



Rock Island Preservation Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

April 16, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the February 19, 2014 meeting minutes
4. Case #2014-1: Consideration of a certificate of appropriateness for 830 22nd Street, Rock Island, known as the Young House
5. Consideration of 2013-14 Certified Local Government Annual Report
6. Continued discussion on outreach efforts to owners of historic property
7. Other Business
8. Adjournment



UNAPPROVED

**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 Dismer 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 complimentary 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,



Ben Griffith, AICP

Staff Report
Community & Economic Development Department



To: Members of the Preservation Commission
From: Brandy Howe, Urban Planner
Subject: 830 22nd Street, Rock Island (Case #2014-1)
Date: April 4, 2014

Historical Review for 830 22nd Street

District: Broadway Historic District
Classification: Landmark

Applicable Guidelines and Regulations

Sec. 11-113. Certificate of Appropriateness

Staff Comments

An application for a certificate of appropriateness was submitted on March 26, 2014 for exterior improvements to structures located at 830 22nd Street. The property is a landmark structure known as the Young House and is located in the Broadway National Historic District. The applicant is the property owner, Daryl Empen.

The COA application covers the following improvements and repairs:

1. Repair front porch eaves (and possible replacement of front porch roof)
2. Complete section of decorative fence into back yard
3. Replace lattice on south side of front porch
4. Replace garage siding with salvaged siding to match house
5. Possible garage addition

The applicant provides a thorough description of each of the above listed projects along with photos of existing conditions and proposed improvements (see enclosed application).

In addition to the application, email correspondence (see attached) with Mr. Empen indicated that the depiction of the proposed garage with siding and windows added, but without the addition, is an earlier rendition created prior to consideration of an addition. The proposed treatment for the garage without the addition is somewhat different and would not include the awning or the window. The garage siding would be replaced with wood clapboard with a 2 ½ inch reveal, as indicated in the application. However, instead of the treatment as depicted in the application, the applicant plans to use the existing garage door, or another very similar salvaged wood door, with three horizontal panes.

Planning staff has reviewed the application materials. The Chief Building Official has also reviewed this application and has been onsite with the applicant and has no concerns with the proposed projects. It is staff's opinion that the proposed work, as depicted in the application and described above, complies with the requirements in the Preservation Ordinance. Staff recommends that the applicant submit a separate COA application for the garage addition at a time when the designs have been finalized.

Recommended Motion

Move to approve the certificate of appropriateness for the work listed in 1-4 as described in the application and above.

LOCATION MAP



LOCATION MAP

Legend

-  Parcels
-  Subject Property



0 2550 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Certificate of Appropriateness Application
March 2014

Frank & Caroline Young House]
830 22nd Street
Owners: Daryl & Cynthia Empen

This COA covers several items that we plan to improve or repair over next few years. This includes:

- Repair of front porch eaves (and possible replacement of front porch roof)
- Complete section of decorative fence into back yard
- Replace lattice on south side of front porch
- Replace siding on Bullock garage with salvaged siding to match house
- Possible addition to garage

FRONT PORCH ROOF

Our front porch has a metal roof with yankee gutters that have been leaking for years, if not decades. Back in 2005, we were approved to line the gutters with an elastomeric membrane. This solution worked for several years, but we are experiencing several leaks once again. These continuing leaks have led to severe deterioration of the large eaves directly underneath, especially on the very front. We wish to replace the beadboard on the front porch, starting with the front.

Our first step will be to remove the beadboard along the front edge, and we would like to leave this open for a few months (we will tack on screen so birds or animals do not get into the roof structure). This will allow the wood to dry out, and also for us to monitor the gutters from underneath to see how extensive the leaks are, and where they originate. If just a few spots, we will caulk any holes, and maintain the metal roof. If the leaks are extensive, we will consider replacing the roof with a standing seam metal roof, rolled roofing, or asphalt shingles. In either case, the roof structure will have to be taken off, including the metal and 1x6 boards underneath, so that new rafters can be sistered in to the existing rafters to take out the bend for the gutter (see cutaway diagram).

We would like to replace the existing beadboard with a PVC beadboard product (see photo). We initially looked at plywood panels, which would be easy to install, but these would create a seam every 8 feet. Using the PVC would allow us to stagger the seams, and also prevent future rot, even if the roof continues to leak in the future. If we maintain the current roof structure, we would also like install small 2 or 4 inch round vents along the center of the eaves to allow for ventilation in the event of leaking.

We would like immediate approval for replacing the current beadboard with PVC beadboard. If the commission is comfortable, we would also request approval to replace the roof if needed. If the commission would like more details on this, we can submit this at a later date, once we

gets cost estimates for a new metal roof versus shingles. The landmark Drack House at 836 22nd Street, right next door, currently has a standing seam metal roof, so there is precedence for this.

BACKYARD FENCE

In 2004, we were approved to install a decorative privacy fence in the backyard. We completed the fence, but had one small remaining section remaining separating the side yard from the back. We are requesting approval to finish this small 8 foot section with a shorter decorative fence, archway, and gate.

The design would maintain the overall look of the existing fence, but replace the chain link fence that currently exists.

The fence would be made of cedar, using 2x2 pickets, and we would stain antique white to match the rest of the fence. We wish to install a decorative arch over the gate, using a single post. The final design may vary slightly from the proposed pictures, but not the materials.

REPLACE LATTICE ON SOUTH SIDE OF FRONT PORCH

Sometime in the next two years, we would like to replace the existing lattice screening the south side of our front porch. We are not sure when the existing one was installed. We would like to install a more decorative wood trellis, using the arched pattern on our porch skirts and used in our backyard fence. The structure will certainly not be permanent, and will be mounted on posts and attached to the porch columns with a small wooden brace for support (as the current one is now).

REPLACE SIDING ON BULLOCK GARAGE

The detached garage is not original to the house, and has wide Masonite siding. We would like to re-side the garage to match the house. I have salvaged narrow clapboard from Rock Island homes before demolition over the years, and have enough to replace all of the siding.

We would replace the existing siding with wood clapboard with a 2 ½ inch reveal to match the house. We would install corner boards on the corners, and install a window on the south side. The window was a salvaged window from Habitat ReStore. In the two peaks, we would like to use wood or cement-board shakes.

At some point in the next 2-3 years, we would like to add an addition to the east side (facing the house) to the garage, but do not have final designs completed for this yet. The addition would be in keeping with design of the garage (see tentative design first draft in illustrations).



Front Porch Northeast corner (looking towards 22nd Street)



Front Porch Northeast Corner (looking North towards neighbor)



Front Porch Southwest Corner (looking West towards back of house) Standing water along both sides.



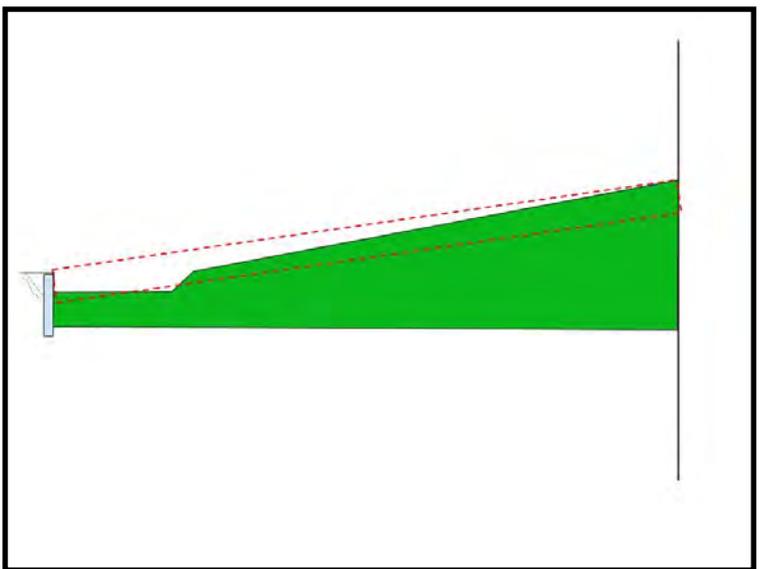
Front Porch looking South



Views of damaged beadboard along front and corners of front porch roof



View of home from front



Cutaway of front porch. If decide to tear off existing roof, would have to sister in new joist to make new pitch extend all the way to edge of roof, and take out slope for existing yankee gutter.

Result for: Shop EverTrue 8-ft Paint C x

0337-1487-02352_0?productId=3341850&Ntt=pvc+beadboard&pl=1¤tURL=%3Fntt%3Dpvc%2Bbeadboard&facetInfo=

MIS MBS UBS Ipay Admin 3SI Security CUMM Admin IHMVCU iQQ Alloya PSS, Inc. Web Client CU Mbrs Mortgage ...

EverTrue 8-ft Paint Grade PVC Double Bead Wainscot

Your Store: **Davenport, IA** Store Info Change Store

Save Item Set a Reminder Go to Your Account



EverTrue 8-ft Paint Grade PVC Double Bead Wainscot
Item #: 80337 | Model #: 02352
★★★★★ Be the first to write a review!

Image shows 1 fastener and package contains 20 fasteners

Enlarged Image

Share Print Tweet +1

Description Specifications Reviews Community Q&A

Finish	Paint Grade	Height (Feet)	8.0
Plank Panel Material	PVC	Square Footage per Package (Sq. Feet)	3.647
Design / Style	Double bead	Linear Footage per Package	8.0
Thickness (Inches)	0.395	Moisture Rating	Highly water-resistant
Width (Inches)	5.47	Installation Surface Recommendation	Direct to stud or over solid surface
		Installation Method Recommendation	Nails and adhesive

PVC Beadboard from Lowes.

ts for soffit v: x

-5

Admin 3SI Security CUMM Admin IHMVCU iQQ Alloya PSS, Inc. Web Client

ALL PRODUCTS (204) ONLINE IN STORE

View Grid List Sort By: Best Match Results Per Page: 24

Select 2 to 4 items to compare

SELECT TO COMPARE SELECT TO COMPARE SELECT TO COMPARE



\$2.07

Speedi-Products 4 in. White Round Soffit Vent

Model # SM-RSV 4
★★★★★ (22)
• Ship to Home Free with \$45 Order
• Ship to Store Free
+ ADD TO CART



\$1.98

Master Flow 16 in. x 8 in. Aluminum Under Eave Soffit Vent in White

Model # EAC16X8W
★★★★☆ (3)
• In Store Only
• Pick Up In Store TODAY Free
+ ADD TO CART

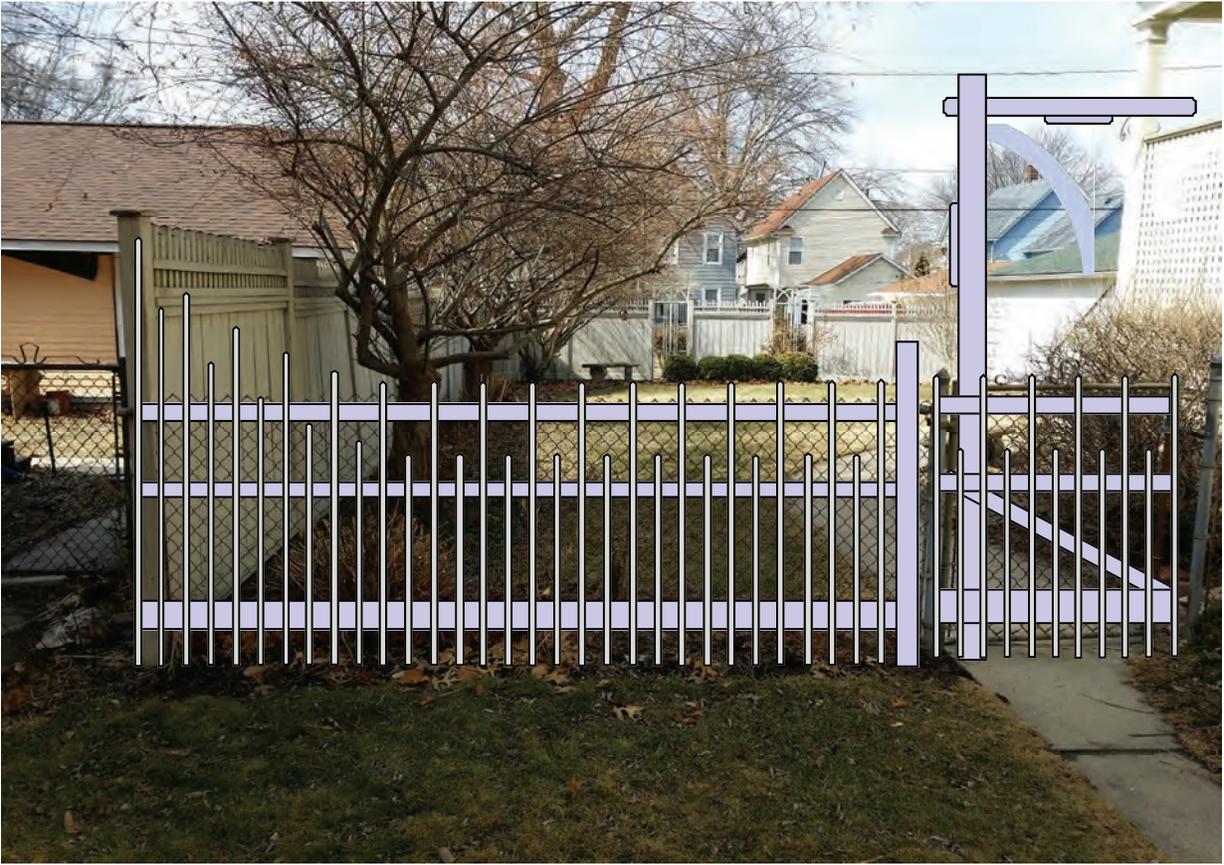


\$1.56

Speedi-Products 2 in. White Round Soffit Vent

Model # SM-RSV 2
★★★★★ (8)
• Ship to Home Free with \$45 Order
• Ship to Store Free
+ ADD TO CART

Round Soffit Vents from Home Depot. Would install one vent every 16 or 24 inches, or less if feel adequate ventilation is accomplished.



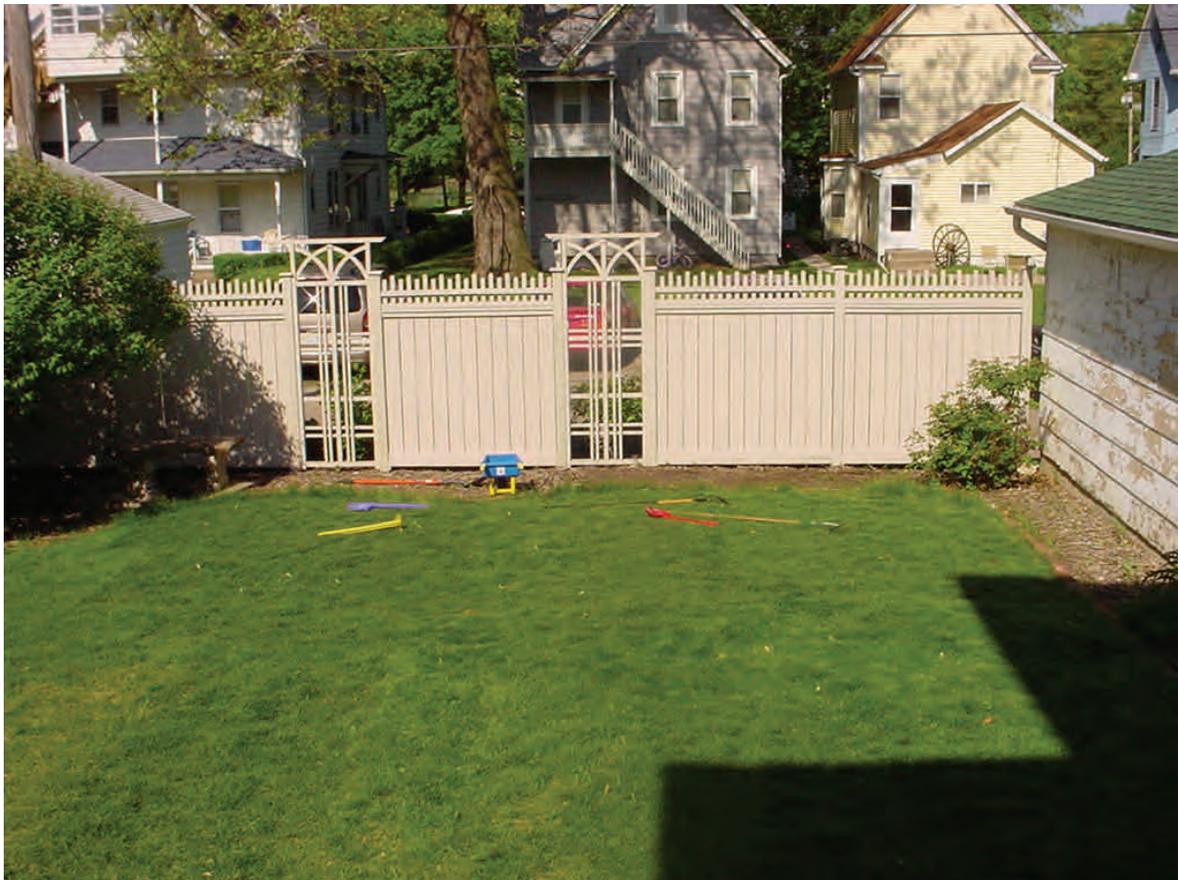
Proposed Backyard fence as seen from East entering back yard.



Proposed Backyard fence as seen from West exiting back yard.



Existing chain link fence into back yard.



Backyard fence after completion in 2005.



Current Lattice, South side of front porch



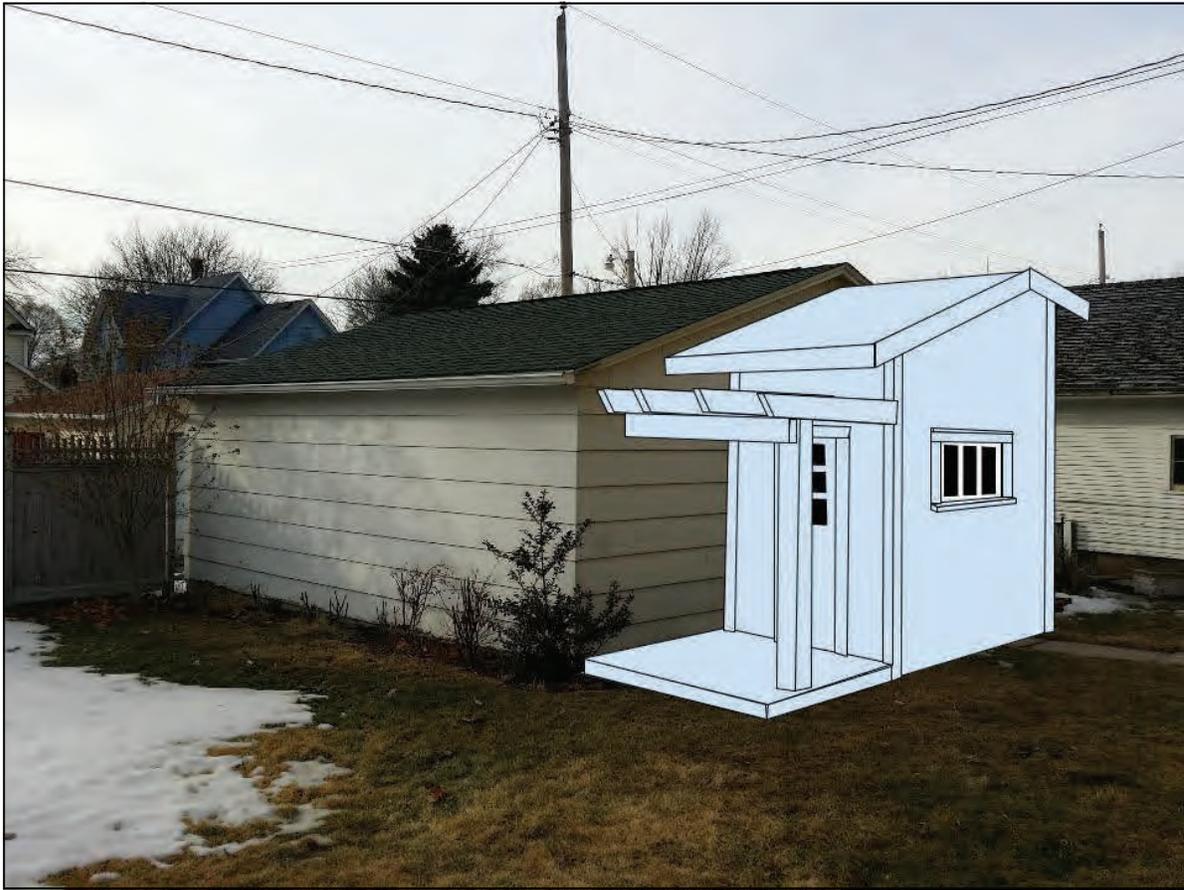
Proposed Lattice, South side of front porch



Existing Garage



Proposed Garage after siding and windows added.



Tentative Garage Addition First Draft



Tentative Garage Addition First Draft

RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #1-2014

WHEREAS, the Rock Island Preservation Commission received an application from Daryl Empen for a certificate of appropriateness for exterior renovations at 830 22nd Street, Rock Island; and

WHEREAS, 830 22nd Street, Rock Island, which is known as the Young House, is a locally designated landmark for which a certificate of appropriateness is required for any construction, alteration, demolition, repair, or relocation requiring a building permit that affects the exterior architectural appearance of any landmark; and

WHEREAS, the Rock Island Preservation Commission determined that the proposed projects will not adversely affect the historically or architecturally significant features of the landmark structure and is consistent with the spirit and purposes of the Preservation Ordinance;

NOW, THEREFORE BE IT RESOLVED that the Rock Island Preservation Commission certifies that the proposed exterior renovation projects as itemized below are acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

1. As described and depicted in the application package, repair front porch eaves by removing and replacing the beadboard with PVC beadboard along the front edge and caulking any leaky holes. If leaks are not extensive, the existing metal roof will remain. If leaks are extensive, the existing metal roof will be replaced with a standing seam metal roof, rolled roofing, or asphalt shingles. In either case, the roof structure will be taken off, including the metal and 1x6 boards so that new rafters can be sistered in to the existing rafters to take out the bend for the gutter. If the current roof structure is maintained, the applicant will install small, 2 or 4 inch round vents along the center of the eaves to allow for ventilation.
2. As described and depicted in the application package, complete an eight foot section of decorative privacy fence into back yard using 2x2 cedar pickets and install a decorative arch over the gate using a single post.
3. As described and depicted in the application package, replace the existing lattice screening on the south side of front porch with a decorative wood trellis using the arch pattern to match the backyard fence. Lattice screening shall be mounted on posts and attached to the porch columns with a small wooden brace.
4. As described in the application package, replace garage siding with salvaged wood clapboard siding with a 2 ½ inch reveal to match house.
5. If construction of the above described projects is not commenced on within three years, this certificate of appropriateness shall expire and the applicant shall obtain a new certificate of appropriateness.

Adopted this 16 day of April, 2014 by the Preservation Commission.

APPROVED:

C. Vollman, Chair

ATTEST:

Ben Griffith, Secretary

City of Rock Island
Certified Local Government Annual Report



Reporting Period: April 1, 2013 – March 31, 2014
Prepared by: Brandy Howe, AICP, Urban Planner II

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Appendix: Landmark Nominations13

I. Historic Preservation Staff

The City of Rock Island employs one full time staff person that is dedicated to historic preservation.

II. Certificates of Appropriateness

Six applications for certificates of appropriateness were filed in Fiscal Year 2013-2014. Four applications were considered at two meetings due to a lack of a quorum to approve or deny proposed requests.

Property Address	Date	Request	Vote
833 17 th Street	5/29/2013	Repair and extend fence and install backyard storage shed	Approved unanimously
700 22 nd Street	8/28/2013	Installation of a WWII era cannon on the front lawn of museum for permanent display	Considered (no quorum present to vote)
3912 8 th Avenue	8/28/2013	Revision to a previously approved COA for home addition	Considered (no quorum present to vote)
401 19 th Street	8/28/2013	Repair stone brick chimney at the Main Branch of the Public Library	Considered (no quorum present to vote)
321 24 th Street	8/28/2013	Addition of two exterior doors	Considered (no quorum present to vote)
700 22 nd Street	9/11/2013	Installation of a WWII era cannon on the front lawn of museum for permanent display	Approved unanimously
3912 8 th Avenue	9/11/2013	Revision to a previously approved COA for home addition	Approved unanimously
401 19 th Street	9/11/2013	Repair stone brick chimney at the Main Branch of the Public Library	Approved unanimously
321 24 th Street	9/11/2013	Addition of two exterior doors	Approved unanimously
700 22 nd Street	10/23/2013	Installation of a second WWII era cannon on the front lawn of museum for permanent display	Approved unanimously

III. Certificates of Economic Hardship

The Preservation Commission considered no applications for certificates of economic hardship in Fiscal Year 2013-2014.

IV. Landmark Designations

Two properties were designated by the Preservation Commission as local landmarks in Fiscal Year 2013-2014. An appeal of the landmark designation of the Audubon School was submitted by the property

owner and was considered by the City Council on May 13, 2013. The City Council rescinded the Preservation Commissions decision to landmark the property.

Property Address	Date	Property Name	Outcome
2617 18 th Avenue	4/24/2013	Audubon School	Approved
917 19 th Street	4/24/2013	KT & Netta [Bartholomew] Anderson House	Approved
2617 18 th Avenue	5/13/2013	Audubon School	Rescinded

V. Survey

Nearly two-thirds of the City of Rock Island (approximately 9,000 buildings) underwent an architectural survey in 1984. This was supplemented by an additional 667 buildings surveyed in seven separate neighborhoods in 1998.

In 2000, new photographs and intensive survey work regarding house plan and integrity were conducted for the 200 homes that are part of the United States Housing Corporation Houses built in 1918-19. In 2003-04, much effort was dedicated to completing information for the Illinois Historic Preservation Agency’s HAARGIS (Historic Architectural and Archeology Geographic Information System) database project. Necessary corrections and additional information (e.g. architectural details, house name, etc.) were provided for each of Rock Island’s existing HAARGIS entries (over 900 records), with 50 new properties added.

In 2009-10, a large database of information on buildings and historical associations was collected as part of the 100 Most Significant Unprotected Structures project, with 342 addresses researched. In June 2011, an on-line database of Rock Island’s Architectural Resources Inventory went live. The inventory contains drop down menus that can sort in the following categories: alphabet, designation type, name, architectural style or type, decade of construction, architect or builder, and street name. The database can be found at www.rigov.org/BusinessDirectoryii.aspx.

In 2013, Chairman Vollman and Associate Members Anderson and Oestreich initiated the process to prepare a preliminary list of properties in downtown Rock Island that are eligible for the National Register of Historic Places. This project is underway and has not been completed.

No additional surveys have been completed in Rock Island during Fiscal Year 2013-14.

VI. National Register

No new National Register of Historic Places applications were prepared within the municipal boundaries of Rock Island during FY 2013-14.

VII. Properties Monitored through Section 106 Reviews

Staff conducts Section 106 reviews for certain U.S. Department of Housing and Urban Development (HUD) programs administered by the City of Rock Island, including the Neighborhood Stabilization and

Lead Healthy Homes programs. The following table lists properties and projects for which Section 106 review was conducted.

Property Address	Project	Submitted to SHPO	SHPO Concurrence Received
1520 7th Street	Emergency demolition	4/11/2013	None received
916 7th Street	Demolition	4/11/2013	None received
2503 17th Avenue	Roof repair/replacement	7/3/2013	7/12/2013
1821 6th Street	Roof repair/replacement	7/9/2013	7/12/2013
4 Waverly Drive	Roof repair/replacement	7/25/2013	8/22/2013
1006 29th Avenue	Roof repair/replacement	7/25/2013	8/22/2013
901 33rd Avenue	Roof repair/replacement	7/25/2013	8/22/2013
916 6th Street	Construction	7/26/2013	8/22/2013
4438 10th Avenue	Roof repair/replacement	8/8/2013	8/22/2013
Friendship Manor Villas	Construction	8/12/2013	8/27/2013
1815 12th Street	Rehabilitation	8/26/2013	9/4/2013
2731 8 1/2 Avenue	Roof repair/replacement	9/4/2013	9/18/2013
1041 12th Street	Roof repair/replacement	9/4/2013	9/18/2013
1001 12th Street	Roof repair/replacement	9/4/2013	9/18/2013
1540 44th Street	Concrete replacement	9/4/2013	9/18/2013
1418 9th Street	Roof repair/replacement	8/22/2013	8/23/2013
1313 14th Street	Roof repair/replacement	9/16/2013	10/3/2013
2514 12th Street	Gutter installation	9/16/2013	10/3/2013
1308 7th Street	Concrete replacement	9/16/2013	10/3/2013
702 12th Avenue	Roof repair/replacement	9/20/2013	10/3/2013
927 14th Avenue	Roof repair/replacement	9/16/2013	10/3/2013
1604 9th Street	Roof repair/replacement	9/16/2013	10/3/2013
2224 32nd Street	Roof repair/replacement	9/16/2013	10/3/2013
417 9th Street	Roof repair/replacement	9/27/2013	10/11/2013
1924 11th Street	Roof and gutter replacement	9/27/2013	10/11/2013
2017 32nd Street	Roof repair/replacement	10/2/2013	10/16/2013
3518 11th Street	Garage demolition	9/25/2013	10/10/2013
817 24th Avenue	Concrete replacement	9/27/2013	10/11/2013
1613 12th Street	Roof repair/replacement	9/27/2013	10/11/2013
1926 9 1/2 Street	Roof repair/replacement	10/11/2013	10/31/2013
1017 14th Avenue	Gutter replacement	10/11/2013	10/31/2013
1927 16th Street	Gutter replacement	10/11/2013	10/31/2013
1812 8th Street	Gutter replacement	10/11/2013	10/31/2013
907 43rd Avenue	Roof repair/replacement	10/22/2013	11/6/2013
1504 14th Street	Lead abatement	10/11/2013	10/31/2013
2812 8th Avenue	Concrete replacement	10/22/2013	11/6/2013
1543 14th Street	Demolition	11/14/2013	11/27/2013
1100 6th Street	Demolition	11/14/2013	11/27/2013
1611 8th Street	Demolition	11/14/2013	11/27/2013
1423 6th Street	Demolition	11/14/2013	11/27/2013

Property Address	Project	Submitted to SHPO	SHPO Concurrence Received
1625 7th Street	Demolition	11/14/2013	11/27/2013
1626 8th Street	Demolition	11/14/2013	11/27/2013
900 12th Street	Demolition	11/14/2013	11/27/2013
1316 10th Street	Demolition	11/14/2013	11/27/2013
1923-25 9th Avenue	Demolition	11/15/2013	3/18/2014
1425 24½ Street	Roof repair/replacement	11/15/2013	11/26/2013
2035 36th Street	Roof repair/replacement	11/15/2013	11/26/2013
2102 15th Street	Lead abatement	11/20/2013	12/6/2013
2419 9th Street	Roof repair/replacement	11/25/2013	12/11/2013
2812 8th Avenue	Lead abatement	12/27/2013	1/10/2014
1833 9th Street	Lead abatement	12/30/2013	1/15/2014
530 21st Street	Lead abatement	12/30/2013	1/15/2014

VIII. Preservation Commission Activities

The activities of the Preservation Commission and staff for FY 2013-14 are detailed as follows:

April 2013

- Public hearing and approved landmark designation of 2617 18th Avenue, Audubon School.
- Public hearing and approved landmark designation of 917 19th Street, K.T. & Netta [Bartholomew] Anderson House in the Broadway Historic District.
- Provided comments to the Planning Commission on a rezoning request of 520 18th Street, which is adjacent to 602 18th Street, Kohn-Bradford House.
- Considered and recommended submittal to the Illinois Historic Preservation agency of the 2012-13 Certified Local Government Annual Report.
- Considered draft procedures for the establishment of a Preliminary Determination Subcommittee.

May 2013

- Elections of Chair and Vice Chair of the Commission. Commission Colleen Vollman was elected Chair and Commissioner Brent Bogen was elected Vice Chair.
- Appointments of Associate Members. Diane Oestreich, Jeff Dismer, Linda Anderson, and Daryl Empen were reappointed as Associate Members of the Commission.
- Considered and approved a Certificate of Appropriateness (COA) to extend an existing fence and install a backyard storage shed at 833 17th Street, Fiebig House in the Broadway Historic District.
- Considered draft by-laws and created a three person subcommittee to revise the proposed by-laws and present to the Commission at a future meeting.

August 2013

- Considered a COA to revise a previously approved COA for a home addition at 3912 8th Avenue, Anna Olsson House.

- Considered a COA to install a WWII era cannon on the front lawn of a museum for permanent display, 700 22nd Street, Karpeles Museum, in the Broadway Historic District.
- Considered a COA to repair the stone brick chimney at the Main Branch of the Public Library at 401 19th Street.
- Considered a COA to install two exterior doors at 321 24th Street, Jackson Square (former Illinois Oil Company).
- Discussion of potential outreach on preservation issues to the general public and owners of properties on Rock Island's 100 Most Significant Structures list.
- Update on an effort by Chairman Vollman and Associate Members Anderson and Oestreich to prepare a preliminary list of properties in downtown Rock Island that are eligible for the National Register of Historic Places.

September 2013

- Considered and approved a COA to revise a previously approved COA for a home addition at 3912 8th Avenue, Anna Olsson House.
- Considered and approved a COA to install a WWII era cannon on the front lawn of a museum for permanent display, 700 22nd Street, Karpeles Museum, in the Broadway Historic District.
- Considered and approved a COA to repair stone brick chimney at the Main Branch of the Public Library at 401 19th Street.
- Considered and approved a COA to install two exterior doors at 321 24th Street, Jackson Square (former Illinois Oil Company).

October 2013

- Considered and approved a COA to install a second WWII era or earlier cannon on the front lawn of a museum for permanent display, 700 22nd Street, Karpeles Museum, in the Broadway Historic District.
- Provided comments to the City Council on a modification to a special use permit for 1808 7th Avenue, which is located across the street from 1906 7th Avenue, Potter House.
- Appointed an Ordinance Review Subcommittee based on outcomes of June Bylaws Subcommittee meeting.
- Continued discussion of outreach efforts on preservation issues.

February 2014

- Provided comments to the State Historic Preservation Agency on a proposed demolition of 1923-25 9th Avenue, a duplex in the Broadway Historic District.
- Continued discussion of outreach efforts on preservation issues.

IX. New Commissioner Resumes

The Rock Island Preservation Commission welcomed new Commissioners Brent Bogen and Sue Swords on March 27, 2013.

Brent Bogen

- Illinois Wesleyan University – B.A. in Political Science - 2008
- DePaul University College of Law – J.D. – 2011
 - Certificate in Business Law
 - CALI Excellence for the Future Award in Real Estate Transactions

Brent Bogen is a Quad-Cities native who, having completed his education in 2011, returned to the area to settle in Rock Island. He and his wife purchased their home on 36th Street largely due to the excellent job of the prior owners in preserving many of the original characteristics of the house, which was built in 1940. Brent is an attorney at Katz, Huntoon & Fieweger, P.C.

Brent concentrates his law practice at Katz, Huntoon & Fieweger in residential and commercial real estate, including representing lending institutions, investors, and individuals. He also represents area businesses in corporate and contract matters as well as aiding individuals in estate planning and probate matters.

Sue Swords

- Augustana College – B.A.
- Western Illinois University – M.A.

Susan Swords is a 39-year resident of Rock Island and co-owner of a home designed by George Stauduhar. She has 35 years of experience as a high school English teacher and has been the owner of Swords Senior Support, Inc. for the past 7 years. Ms. Swords has four adult children, all graduates of Rock Island High School.

- Member of the National Trust for Historic Preservation—40+ years
- Charter member of Landmarks Preservation Council of Illinois
- Active in trying to save the Chicago Stock Exchange
- Active in saving the old Chicago Public Library, now the Chicago Cultural Center
- Member of Rock Island Preservation Society—25+ years
- Secretary of Highland Park Historic District Executive Board
- Active in trying to save a portion of the Villa School

X. Informational/Educational Activities

The Rock Island Preservation Commission and staff participated in the following informational and educational activities during Fiscal Year 2013-14.

- Brandy Howe, Planning Staff, completed the National Preservation Institute’s “Secretary of the Interior’s Standards: Treatment Considerations” training in May 2013.

- Associate Member Oestreich wrote a press release and column for Argus/Dispatch for Rock Island Preservation Awards on May 19, 2013.
- Associate Member Anderson presented Rock Island Preservation Awards at Rock Island City Council Meeting, May 20, 2013.
- Brandy Howe, Planning Staff, completed the National Preservation Institute's "Section 106: An Introduction" training in June 2013.
- Associate Members Anderson and Oestreich attended Statewide Preservation Conference in Evanston, June 27-29, 2013
- Associate Members Anderson and Oestreich served on Arsenal Gateway Steering Committee (through July 2013), which addressed historic preservation in that area.
- Associate Member Anderson presented a program "The Denkmann-Hauberg Gardens – A Pictorial History of a Jens Jensen Landscape" on July 21, 2013 at the German American Heritage Center in Davenport, Iowa.
- Associate Member Oestreich served on Broadway Historic District 25th Anniversary Planning Committee (several months in advance) that took place on September 28, 2013.
- Associate Members Empen and Oestreich designed and printed placards for 29 homes in the 700-800 block of 22nd Street which were posted during Broadway Anniversary Street Festival in September 2013.
- Associate Member Anderson manned a display at the September Broadway 25th Anniversary event featuring Rock Island tour brochures, Rock Island's Most Significant Unprotected Structures List and links to Historic Neighborhood and Historic Preservation information on the City of Rock Island and Rock Island Preservation Society's websites.
- Associate Members Anderson and Oestreich organized and coordinated a visit from Bonnie McDonald and Frank Butterfield of Landmarks Illinois. Several meetings were also arranged with city staff, potential developers, and the general public on September 5, 2013.
- Associate Members Anderson and Oestreich guided people researching their house history at RIPS workshop at RI County Historical Society on October 16, 2013.
- Brandy Howe and Ben Griffith, Planning Staff, attended the National Alliance of Preservation Commission's "Preservation Short Course" on October 30, 2013.
- Associate Member Empen assisted with Great Unveiling of neighbors Steve and Hope McAtee's historic home at 735 22nd Street during the Broadway Anniversary Street Festival.
- Associate Member Empen designed, printed, and framed the 2013 Preservation Awards for the Rock Island Preservation Society.
- Associate Member Empen created a video for the Broadway Historic District for use on the website, promoting the annual Tour of Homes, and updated for the Anniversary Street Festival.
- Associate Member Empen served as Chairman of Rock Island Economic Growth Corporation, which used Neighborhood Stabilization Program II grant to rehabilitate over 40 homes in Rock Island, including several historic homes in the Broadway Historic District. One of these homes was a local landmark, and another was landmarked after completion of the project.
- Associate Member Oestreich guided a walking tour of 22nd Street during Broadway Anniversary Street Festival.

- Associate Member Oestreich served as the Northwest Regional Advisor to Landmarks Illinois.
- Associate Member Oestreich served as a panelist in "Broadway – It's A Hit! Tales of the Genesis and Development of the Broadway Historic District" at RI Library, January 28, 2014
- Associate Member Empen continues to maintain the Broadway Historic District website including all design and content (www.broadwaydistrict.org).
- Associate Member Empen continues to serve as an active member and Treasurer of Rock Island Preservation Society.
- Associate Member Oestreich continues to serve as active member and recording secretary of Rock Island Preservation Society.
- Associate Member Anderson continued as Rock Island Preservation Society's delegate to Neighborhood Partners.
- Associate Member Anderson continued contributing articles to Rock Island Preservation Society's quarterly newsletter.
- Associate Member Anderson was elected Vice President, Neighborhood Partners, February 24, 2014.

XI. Preservation Commission Membership and Attendance

The Rock Island Preservation Commission conducted six meetings during Fiscal Year 2013-14. In addition to the meetings listed below, a Bylaws Subcommittee was established and met on June 19, 2013. Members present at that meeting included Vollman, Bogen, and Oestreich as well as Ben Griffith and Brandy Howe.

Name	4/24/13	5/29/13	8/28/13	9/11/13	10/23/13	2/19/14	% Attend
B. Bogen	Y	Y	Y	Y	N	Y	83%
L. Calder	Y	Y	N	Y	Y	N	67%
K. Cornish	Y	Y	N	N	Y	Y	67%
C. Kavensky	Y	Y	N	Y	Y	N	67%
M. McVey	Y	Y	N	Y	Y	N	67%
I. Milani	Y	N	Y	Y	N	N	50%
J. Strieter	Y	Y	N	Y	Y	Y	83%
S. Swords	N	Y	Y	Y	Y	Y	83%
C. Vollman	Y	Y	Y	Y	Y	Y	100%
L. Anderson (A)	Y	Y	Y	N	N	Y	67%
J. Dismer (A)	Y	N	Y	N	N	N	33%
D. Empen (A)	N	Y	N	N	N	N	17%
D. Oestreich (A)	Y	Y	Y	N	Y	Y	83%

XII. Commission Sponsored Publications



PROCLAMATION

WHEREAS, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, "This Place Matters" is the theme for National Preservation Month 2013; and

WHEREAS, the Rock Island Preservation Commission and Rock Island Preservation Society cosponsor Preservation Month in the City of Rock Island.

NOW, THEREFORE, I, Dennis E. Pauley, Mayor of the City of Rock Island, do hereby proclaim May, 2013 as

National Preservation Month

and call upon the people of Rock Island to join their fellow citizens across the United States in recognizing and participating in this special observance.

April 26, 2013
Date



Dennis E. Pauley
Dennis E. Pauley, Mayor

1528 Third Avenue, Rock Island, Illinois 61201-8678
Phone: 309.732-2012 Fax: 309.732-2055
Email: rimayor@rigov.org



XIII. New Landmark Designation

RESOLUTION
Rock Island Preservation Commission
Landmark Designation
Case #2013-2

WHEREAS, the Rock Island Preservation Commission received an application from Linda Anderson of the Rock Island Preservation Society to designate the property located at 917 19th Street as a local landmark; and

WHEREAS, the legal description for the property is:

The North Sixty-Seven and Seven Tenths (67.7) feet of that portion of Out Lot Forty-Seven (47), in the Southeast Quarter of Section Number Thirty-Five (35), in Township Number Eighteen (18) North, Range Number Two (2) West of the Fourth Principal Meridian bounded as follows: Beginning at an Iron Line, running thence Easterly parallel with said Indian Boundary Line, 282.3 feet to the West Line of the Alley, Thence North along said West Line 67.7 feet, Thence Westerly parallel with the Indian Boundary Line 282.4 feet to the East Line of said 19th Street, Thence South 67.7 feet to the place of beginning, Situated in the City of Rock Island, Rock Island County, State of Illinois; and

WHEREAS, the Preservation Commission considered the application and made a preliminary determination that the property meets one or more criteria for landmark designation at its March 27, 2013 meeting; and

WHEREAS, the Preservation Commission held a public hearing on April 24, 2013 to hear public testimony regarding the proposed landmark designation; and

WHEREAS, after considering the facts and statements presented to the Preservation Commission, the Commission determined that the property meets the nominating criteria of Section 11-111 of the Rock Island Code of Ordinances: Landmark Designation; and

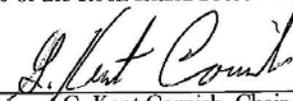
WHEREAS, designation will serve to preserve and protect, through binding review of exterior alterations through the review and issuance of a Certificate of Appropriateness by

the Rock Island Preservation Commission (applications submitted to the City of Rock Island Planning & Redevelopment Division) for future exterior alterations to the structure and site, accessory structures and grounds, for what has been determined to be a unique and valuable part of Rock Island's history and architecture.

NOW, THEREFORE BE IT RESOLVED that the Rock Island Preservation Commission designates 917 19th Street, known as the KT & Netta [Bartholomew] Anderson House, a local landmark.

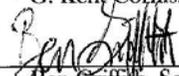
Adopted this 24th day of April, 2013 by a vote of 8 to 0 of the Rock Island Preservation Commission.

APPROVED:



G. Kent Cornish, Chair

ATTEST:



Ben Griffith, Secretary

Prepared by and return to:

Planning & Redevelopment Division
City of Rock Island
1528 3rd Avenue
Rock Island, IL 61201

Appendix: Landmark Nominations

Landmark Nomination Report

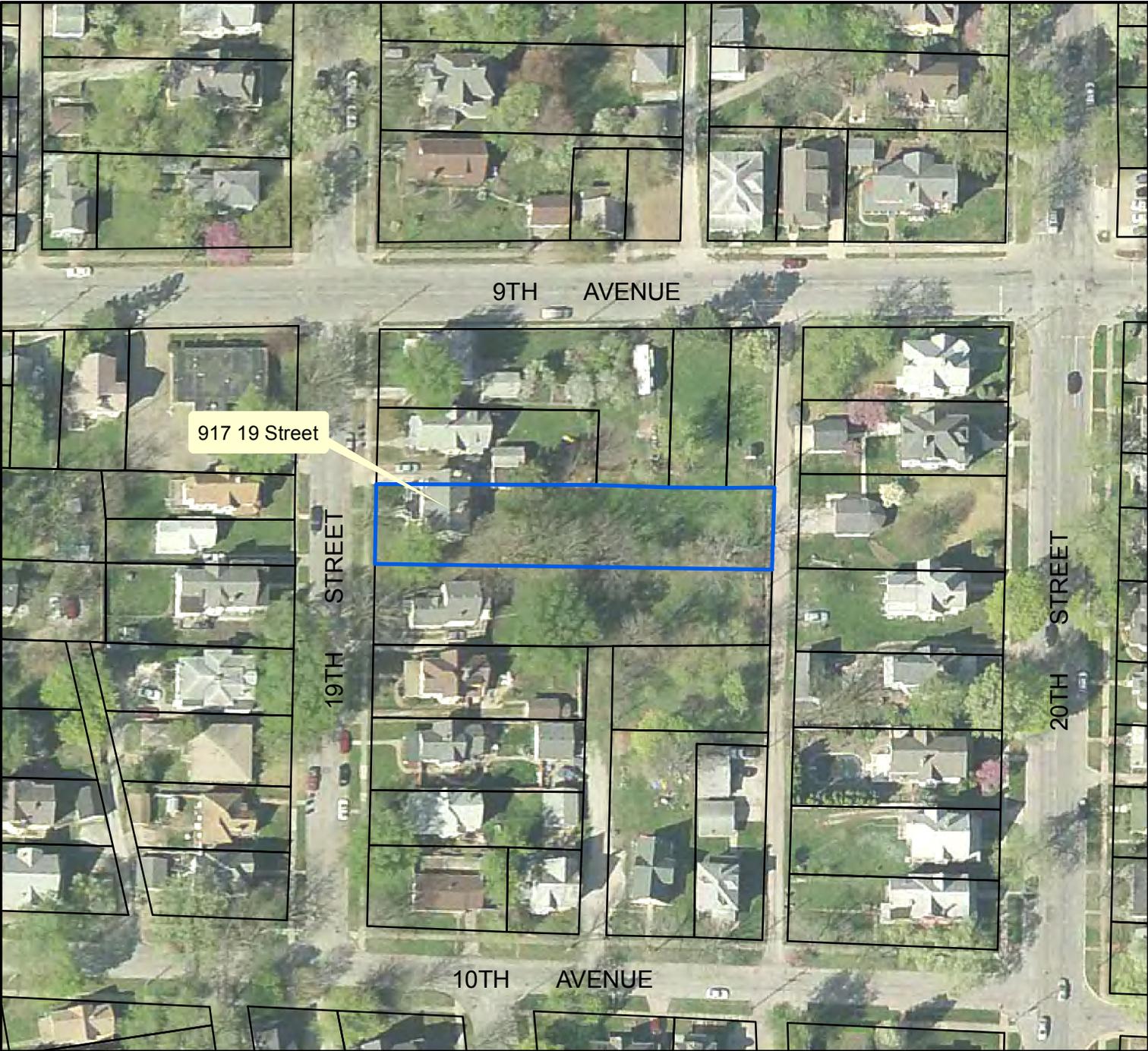
917 19th Street, Rock Island, IL

K.T. & Netta [Bartholomew] Anderson House

Prepared by: Linda Anderson, representing Rock Island Preservation Society

Landmark Designation Approved by the Preservation Commission on April 24, 2013

Location Map



LOCATION MAP

917 19th Street

Legend

-  Subject Property
-  Rock Island Parcels



0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Rock Island Landmark Application

K.T. & Netta [Bartholomew] Anderson House

917 19th Street, Rock Island, IL 61201

Legal Description: N ½ outlot 47 outlots 1N Sec 35 18N 2W

Nomination Criteria

The K. T. & Netta [Bartholomew] Anderson House at 917 19th Street is worthy of landmark designation based on three criteria in the Rock Island Preservation Ordinance.

Criteria 3: Representative of the distinguishing characteristics of an architectural...style inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity. *The K.T. & Netta [Bartholomew] Anderson house is one of the most outstanding examples of the Colonial Revival style in Rock Island. Built ca 1901, the house remains remarkably intact. Special features include a stunning front porch; interesting Palladian style windows on the front façade and near the peaks of both the north and south gables; art glass windows at several points around the house; unique clapboard siding not known to exist elsewhere in Rock Island.*

Criteria 4: Notable work of a master builder, designer, architect or artist.

Architect: The Anderson house was designed by prominent Rock Island architect Olof Z. Cervin. Cervin, on his own and later in partnership with Benjamin Horn and William Stuhr, designed a broad portfolio of buildings including publication buildings, auto garages, apartment buildings, hotels, churches, theaters, municipal buildings, hospitals businesses, schools and homes. Recognizable buildings include the Safety Building, Argus Building, Fort Theater, Illinois Oil, Augustana Seminary and Broadway Presbyterian Church. His work with the U.S. Housing Corporation resulted in a project of national significance, a public, private partnership that resulted in the construction of 421 homes in Rock Island, Moline and East Moline to serve the influx of families moving here to work at the Rock Island Arsenal during World War 1.

Master Builder: Henry W. Horst immigrated to the United States from Germany when he was just 17 years if age. He built a construction company that would have offices both locally and in Philadelphia, Pennsylvania and build projects as varied as his modest family home and million dollar subways. Locally many of his buildings stand today, contributing to our architectural fabric. A partial list of his many projects include Rock Island Arsenal buildings, Safety Building, Rock Island Argus Building, Washington Junior High, and the 421 homes built for Arsenal workers in conjunction with the U.S. Housing Corporation in 1918.

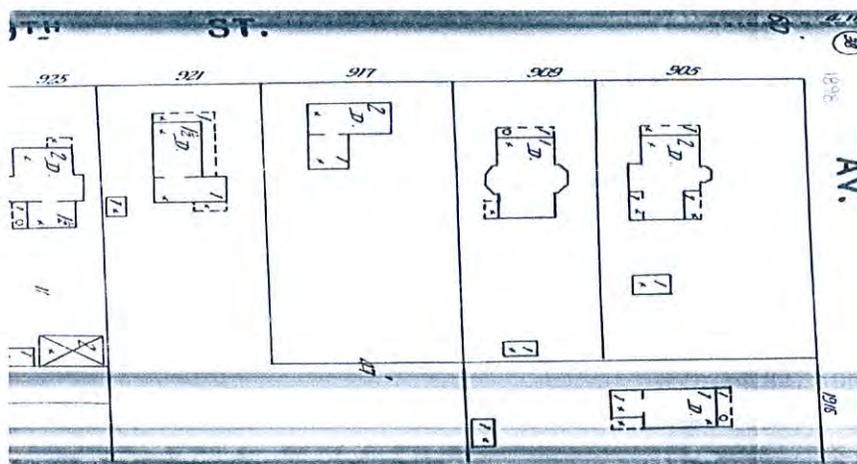
Criteria 2: Associated with an important person or event in national, state or local history. *While architecture is the primary criteria for designation, the role that Netta [Bartholomew] Anderson played in the maturing of Augustana College, her documentation of the contributions of pioneer women in our area and her broad support for the social safety net of her day, support the criteria of an important contributor to local history.*

Contents

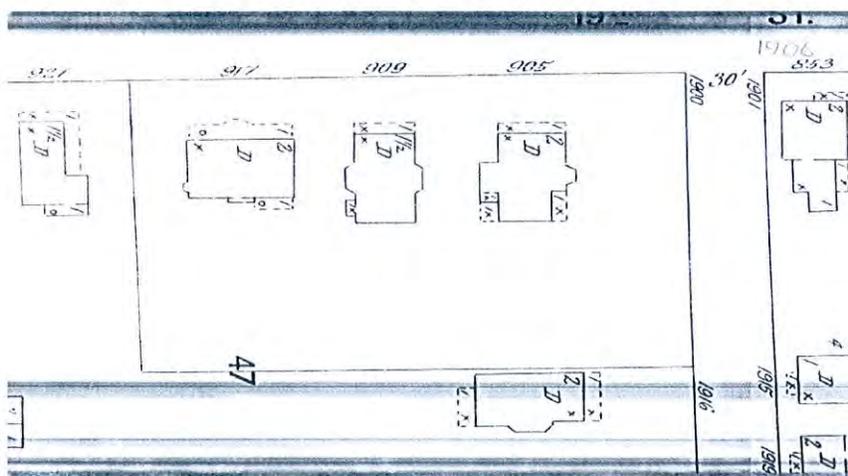
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Land History

Beginning in 1891, several families called this address home. But it is clear from the outlines of the structures documented on the 1898 and 1906 Sanborn maps, that the original house was replaced. Circa 1901 the current house was built by K.T. and Netta Anderson. The Andersons had 3 children, one dying in infancy. They lived in the family home for decades, retiring to Florida in 1950.



Sanborn Map 1898 – 19th Street



Sanborn Map 1906 – 19th Street

Ownership of the house in following decades is not entirely clear. According to city directories, the home was occupied by Rose Buder between 1959 and 1972 and it may have been used as a boarding house during that time. In the 1980s Tom and Rose Kuhn returned the home to single-family use. They lived here until at least 2005.

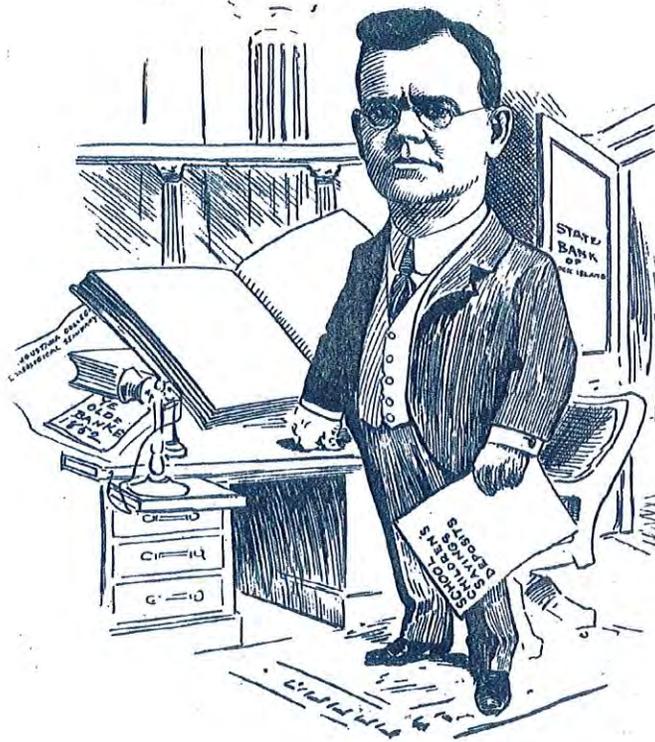
In 2011 the house was headed to foreclosure and was purchased by Rock Island Economic Growth Corporation (GROWTH), a non-profit economic development organization. Using funds from the federal Neighborhood Stabilization Program, the house has undergone extensive renovation.

The Bartholomew - Anderson Family

K.T. and Netta [Bartholomew] Anderson

Knute Theodore Anderson, always known as "K.T.", was born in Sweden in 1869. He became an American citizen in 1878. He worked as a banker at the State Bank of Rock Island. His name was featured in bank advertisements as the bank's cashier. The State Bank of Rock Island was the successor to Mitchell & Lynde Bank, carrying on a long banking tradition in our community. His caricature, included in *A Portfolio of Cartoons* published by The Rock Island Union in 1913, acknowledged his role as a prominent local businessman. K.T. was Rock Island City Clerk between 1899 and 1901.

K. T. ANDERSON.
Sing a song of savings,
And of children in the school.
Each youngster finds his bank book
A very useful tool.
Sing praises to "ye olde bank,"
And to ye brave cashier,
If "K. T." handles your account
You'll have no cause for fear.



A Portfolio of Cartoons as Published by The Rock Island Union 1913

Verses by W.B. McIntyre and Ralph C. Smedley

Netta C. Bartholomew was born on April 13, 1873, in Clark City, Missouri to parents Edward Fry (E.F.) and Catherine Bartholomew. She attended schools in Carthage, Illinois until her family relocated to Rock Island, when her father took a teaching job at Augustana College and Theological Seminary in 1888. In 1894, she was one of the first six women to graduate from Augustana College.

K.T. and Netta were married on June 16, 1897, at the home of Netta's parents. A newspaper clipping described the evening wedding as "performed by the bride's father...in the presence of a small group of family and friends". The next morning "with the early morning train...the bride and groom departed on a wedding tour to Chicago and other various points on the lakes". A reception for friends was planned upon their return. (Ref 1)

In 1901 they moved into their new home at 917 19th Street and the home quickly became a hub of family activity. Both K.T and Netta were very active in the community and they entertained frequently. Newspaper articles clipped and saved by Netta, describe dinner parties for friends such as this one where "covers were laid for fourteen. The table was tastily decorated in smilax and red cyclamen. The place cards were miniature telegrams with a special message to each guest." An article from an undated society column recounts a mystery party hosted at the home by daughter Margaret for sixteen of her young friends that started with everyone gathering at a designated location and then following clues from address to address until they arrived at the Anderson house. And an article from the Augustana Observer describes a New Year's Eve party at the home of Mr. and Mrs. K.T. Anderson where guests included students from the college who were not able to go home for the holidays. "The students came in masse...They were given little bits of lacerated post cards, which they were to so combine as to make sense, form and beauty of them....In the second wee hour of 1916 they took themselves to their respective homes, happy at having been entertained by so delightful a hostess and host." (Ref 1)

In 1950, K.T. and Netta sold the family home and retired to Florida.

Netta Bartholomew Anderson, the Feminist

A deeper look into the life of Netta Bartholomew Anderson reveals one of honoring the role of women in pioneer history and challenging the restrictions imposed on women of her day.

When Netta enrolled at Augustana College, she soon realized that the institution was coeducational in name only.

"...We were frankly told that while (male students) loved us as girls, they did not care for us as students...I very much resented this male assumption of superiority, and this accounts for some of the willful forwardness that made me somewhat of a "problem child"... (Ref 2)



Netta Bartholomew Anderson

Netta found this sexism infuriating and set about changing the culture at Augustana College. Her first target was the all-male Adelpic Literary Society. On a dare, she walked into an evening meeting of the society at Old Main. The president made his way to her side and quietly told her that it was customary that new members give a three minute extemporaneous speech. Netta recounts the event:

"...(N)o one can know what agonies of apprehension I suffered before my turn came...(M)y knees turned to jelly as I pulled myself out of my chair, the one lone girl in that room, went to the front and faced what seemed like a limitless sea of boys' faces all grinning expectantly at me. There wasn't a vacant seat in that old history room and even standing room was...taken, for all who could crowd in had come to see the fun, a girl really trying to make a speech!" (Ref 2)

But make the speech she did, and thus she earned her place as the first woman in the Adelpic. And she followed this by becoming the first woman to speak from the platform in the college chapel by winning an oratorical contest. She was a member of the first gymnastic class and a member of the first ladies singing group at the college. After graduation, Netta became the first female member of the Augustana College Board of Directors and the first president of the "tri-cities" alumni association. She was a life-long supporter of Augustana College, all the while advocating for equal educational opportunities for and full colligate involvement for women. Although living in Florida at the time, Netta was here in Rock Island attending a homecoming banquet on the Augustana College campus on October 24, 1960 when she suffered a massive heart attack and died.

Netta Bartholomew Anderson, the Community Leader and Historian

When Netta graduated from college she was faced with the challenge of what to do with her life. The job market for educated women was limited. Instead, Netta threw her energies into supporting a variety of civic organizations, including Bethany Homes, the Red Cross, Royal Neighbors of America, the Ladies' Aid Society of Grace Lutheran Church, the Rock Island Choral Society, and the Rock Island Women's Club. And in all her endeavors, she continued to work to open doors for women.

In 1912, Netta became the first woman to serve as an officer of the Rock Island County Historical Society. The Society was originally organized in 1905 with the mission to study and learn, to collect and preserve, and to disseminate the history of Rock Island County. Members would meet in various locations to present papers on the history of the county. But for a variety of reasons, membership in the Society did not grow. The term "society" held the connotation of a social club for men. And in fact the Society at the time did not admit women as members. In 1912, twenty-one people, including Netta and K.T., signed a new constitution reorganizing the Society and opening its membership to women. From this reorganization, and with the support of many women, the Society has grown to the museum, research library and repository of Rock Island County History we know today.

Speaking at a public meeting of the Rock Island County Board on March 10, 1915, Netta demonstrated her commitment to community involvement. The site of a new jail building was being discussed. While many supported building near the Court House, Netta argued that the jail should be constructed away from the city. And she suggested that a workhouse should be built as part of the project. (Ref 3)

Continuing her community involvement, in 1918, Netta assumed chairmanship of the recently established City Welfare Department of the Rock Island Women's Club. The department, or committee as we would refer to it today, had the goal of improving the welfare and living conditions of the citizens of Rock Island and to make Rock Island a clean, healthful and beautiful city. Netta's remarks made as she accepted the chairmanship were published in a local paper and she challenged the members to be "women of more than one idea at a time...for

there is a long time coming after the war is over and it is just as important to keep the home fires burning as it is to do the more spectacular duties that the stress of war creates." (Ref 1)

Organizations such as the Rock Island Women's Club, Bethany Home, Red Cross and the Ladies' Aid Societies of various churches played a very important role in providing the social safety net of the day. The financial support and the volunteer work of civic minded men and women who supported these organizations cannot be overstated.

History and the role of women in that history, was a life-long area of interest for Netta. And it led her to collect oral histories from a wide variety of women. An article in the *Daily Union* on September 27, 1908 describes "an old fashioned tea party...(with) guests relating many interesting reminiscences of earlier days...As all these guests were over 76 years of age many interesting facts were told of the early local history." Netta combined the oral histories she collected into a paper entitled. "Some Reminiscences of Pioneer Rock Island Women" which was presented at a meeting of the Illinois State Historical Society in 1912. (Ref 4)

In her own words as written in the paper, "I thrill with admiration for those who dared to leave behind home, friends and the comforts of civilization and strike out into the pathless wilds. To me there is nothing more interesting than to dwell on the stories of early times, especially those as told to me personally by some of the earliest settlers of our county. Many of these accounts are in a sense similar and yet each individual has looked back upon the life and viewed it from a different angle, so that each one's story has a value of its own." (Ref 4)

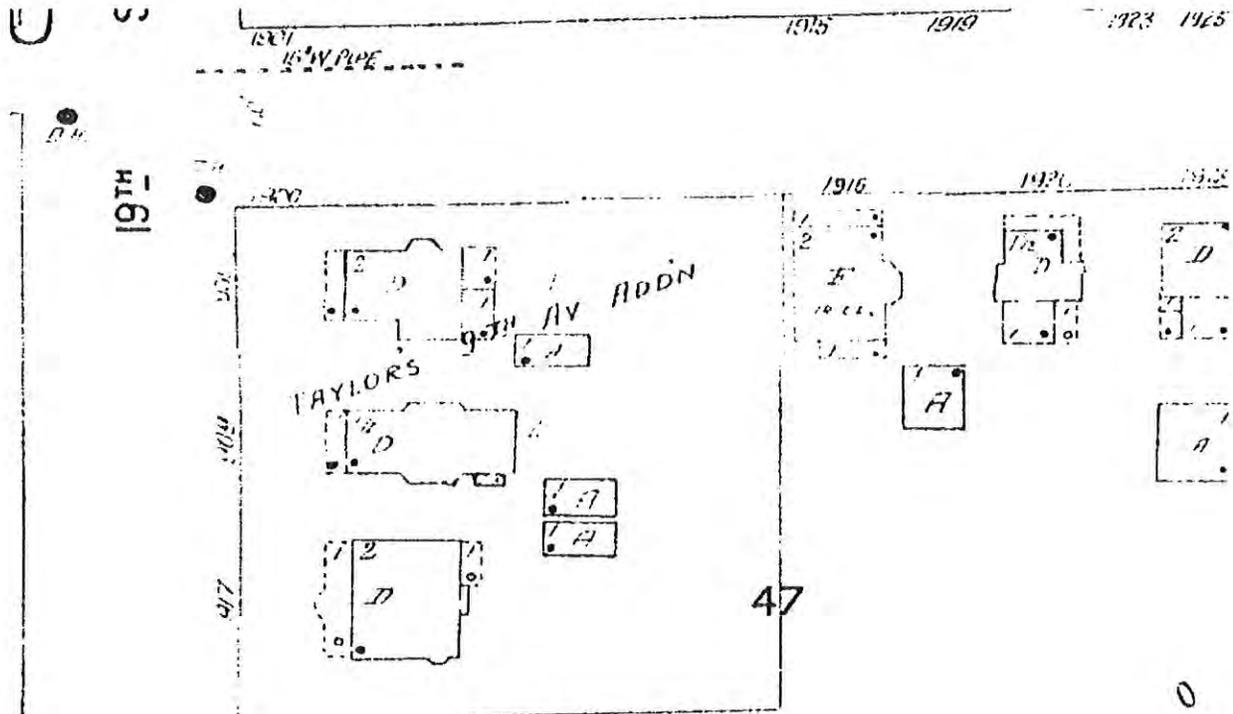
Netta's writings about local history were numerous and varied. Titles include The Story of Fort Armstrong; Mastodon and Mammoth Remains in Illinois and Iowa; Notes on Rock Island History, 1908; The Confederate Cemetery on Rock Island. (Ref 1)

Towards the end of "Reminiscences", words written by Netta herself, describe how she appears to have lived her life as an advocate for women, for social well being, and her home town, Rock Island. "The Indian has long since departed; the wigwam and the log cabin with its primitive equipment have given place to the comfortable modern home; the ox team and prairie schooner have disappeared. And it is for us of the present generation with our far greater advantages, to leave an impress upon our times as noble and worthy of being perpetuated as did the generation before us".

Architecture

History

The K.T. & Netta [Bartholomew] Anderson house looks very much as it did when it was constructed circa 1901. The 1906 Sanborn map shows the footprint of the house, a two-story clapboard dwelling with a full width one-story front porch, including the semi-circular curve at its center. There is a curved one story bay on the rear third of the south side of the house and a bump out 1 story porch on the back of the house covering the back door. All these features remain today. There were no garage or out buildings on the property in 1906, but a 1957 updated Sanborn map shows side by side driveways and a one car garage behind both 909 and 917 19th Street. Today there is no garage on the property. The driveway remains, as does a garage at 909 that is probably similar to what was on 917.



Style

The K.T. & Netta [Bartholomew] Anderson house is one of the most outstanding examples of the Colonial Revival style in Rock Island. The style became very popular after the 1880s as people's tastes began to turn away from the "excesses" of the ornate Queen Anne style to the simple classical lines of the Colonial Revival. Inspired by the Georgian and Adams housing styles of our country's earliest days, the Colonial Revival marked a return to historic styling complimented by modern materials.

Colonial Revival homes are distinguished by a balanced front façade and an accentuated front door. Decorative elements include pediments, door crowns, sidelights, fanlights and porticoes. Windows are often double hung with multiple panes in one or both sashes. In contrast to the historic Georgian and Adams styles, bay windows, paired windows or decorative feature windows are often included. Wood siding was used on early vernacular houses and is the predominant siding seen on Colonial Revivals in Rock Island. But nationwide, as veneering techniques became more widespread in the 1920s, masonry construction predominated.

Exterior



West facade

The main façade of Bartholomew Anderson house faces west. It is symmetrical with a prominent central triangular pediment. While the front door is not centered in the house, its placement next to a rectangular feature window gives it center prominence. There is an art glass window in the sidelight panel just to the left of the door. The rectangular window to the left of the door is clear glass, but is very similar in size and design, opening casement style, to a leaded glass window on the north side of the house.



West Façade – Front door and side light

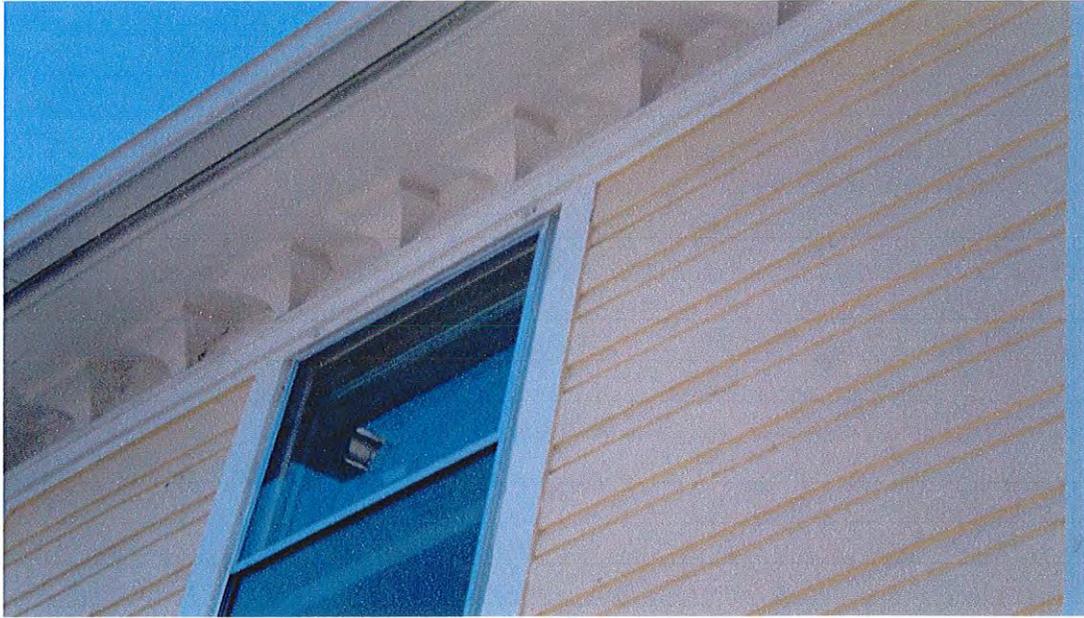
On the second floor, an elaborate three section window is decorated with Tuscan pilasters, modillions and dentils. Centered in the prominent pediment above, is an unusual and intact “spider” window. Dentil molding accentuates the raking cornice. Dormers pierce the roofline on either side of the pediment. They too are highly decorated with Tuscan columns sitting below roof returns and intricate arched glass windows topped with keystones.

The rest of the windows on the front faced are double hung and topped with simple hoods. A series of interesting molding blocks accentuate the cornice. An element of special interest is the pattern of the clapboard siding. It is a unique cut, one not documented elsewhere in Rock Island. Wide bands of siding with narrow beveling across their top surface, alternate with narrow bands that are further accented by wide beveling on the top of the board.

The half round front porch of the house is stunning. What we see today is an accurate restoration of what was nearly lost forever. Ionic columns and pilasters support the porch roof. The porch floor extends across the entire front façade and is accented with a balustrade of intricately turned balusters. Inset paneled posts anchor the corners. The balustrade curves and continues down the front stairs terminating in square newel posts. Atop the porch a similar balustrade follows the half round curve of the roof line adding grandeur to the porch. The porch floor is supported by decorative block posts. A simple, wooden skirting compliments the Colonial style.



Clapboard Siding Detail



Front Façade – Cornice Detail

The north side of the house features a gabled roof line with dentil molding and significant returns. Centered in



North Façade -Note: art glass window on the 1st floor, west side was out and being repaired when picture was taken

the gable is a beautiful three part window. The arched central portion is identical to the window in the front dormers. It is flanked by two glass panes that feature Tuscan columns and ornate hoods. On the first floor, the west window is casement in style and features art glass similar to the other art glass windows in the house. All are similar in style, but unique in design.



North Façade – Art Glass Window

The back of the house faces east. The primary feature is the back bump out and connecting back porch. The porch is simple and features Tuscan columns and a simple railing. The windows on this façade reflect the function of the interior of the house. A single dormer with a simple and double-hung window pierces the roofline. The second floor window below the dormer is positioned to be at the landing of the center staircase. .



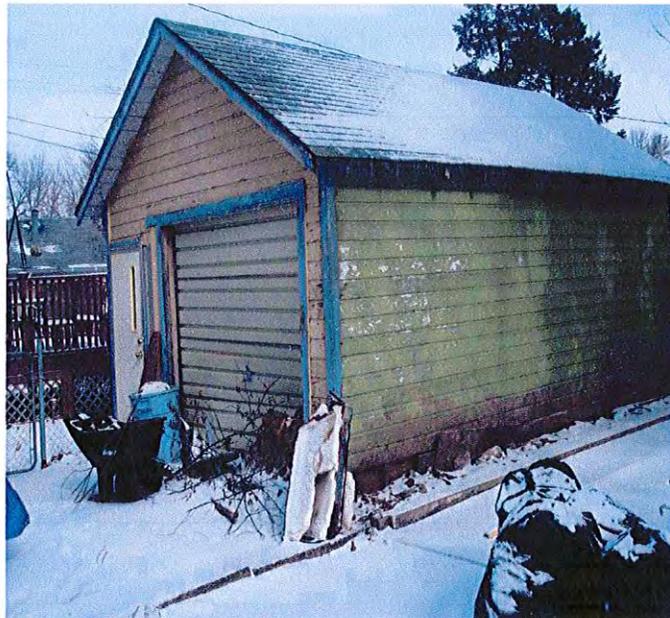
East Façade

There is another rectangular art glass window on the first floor placed and sized to sit above a sideboard in the dining room.



West Façade – Dining Room Window

In the back yard, the concrete outline of the garage that once stood at the end of the driveway is still visible. It appears that garages were built at 909 and 917 at the same time. The garage at 909 remains so a picture is included to shed light on what the garage might have looked like.



Garage at 909 19th Street and Foundation Remnants of Garage That Once Stood at 917 19th Street

The south side of the house features a gable window that matches the one on the north, with one exception. Currently the glass in the two side panels has been replaced with wood. As on the north side of the house, dentil molding accentuates the roofline. On the first floor, there is a one story bay window of simple design. The rusticated block foundation is clearly visible on this side of the house. As is the flared decorative trim at the base of the siding and the corner trim that runs from the roof line to base trim at the front corners of the house.



South Façade



South Façade – Gable Window

Architect – Olof Z. Cervin

A full page advertisement in The Rock Island Argus on December 31, 1925 documents the work of Cervin and Horn, Architects. Dozens of buildings are listed in categories of Publication Buildings, Garages, Apartments and Hotels, Churches, Clubs and Fraternities, Theaters and Auditoriums, Municipal Buildings, Hospitals and Homes, Businesses and Schools. And listed in the Residences category is the home of “Anderson, K.T., Rock Island”. (Ref 6)

Son of an ordained minister and Augustana College professor, Olof Z. Cervin was born in 1868 in Paxton, Illinois. When he was six years old, Augustana College moved to Rock Island and the Cervin family followed. Olof learned to draw and developed an appreciation for art from his aunt who was a trained artist and teacher. He was also interested in science and graduated from Augustana College with a Bachelor of Science degree in 1887. At this point he moved to New York where he worked in an architect’s office and attended graduate school at Columbia University. Upon receiving a degree in architecture in 1894 he worked for a time in Chicago and then opened his own firm in Moline, Illinois in 1896. In 1908 he moved his office into the newly completed Safety Building in downtown Rock Island, a building he had designed and that he owned in partnership with L.S. McCabe. In 1918 Ben Horn became a partner in the business and in 1929 William Stuhr joined the firm. Over the years it has often become difficult to identify exactly which architect designed which building. The portfolio of the firm is impressive.

Over the years, Olof Cervin became known for his architectural “firsts”. He was the first in the area to use reinforced concrete when he designed the Safety Building. Grant School was the first fireproof school in the area. And Washington Junior High was the first school in the mid-west to have each room heated separately by a blower system.

Downtown Rock Island buildings of note include the Safety Building at 1800-04 3rd Avenue. When it was completed in 1908 a cost on \$125,000.00 it was the tallest building in Rock Island, but it was designed so as not to overwhelm its neighbors. The building was home to the Rock Island Safety Deposit Company on the first floor, thus the building’s name, and offices occupied the upper stories. Other downtown buildings designed by Cervin and his firm include, the London Building at 1902 2nd Avenue, the Mosenfelder Building at 1706 2nd Avenue, the Masonic Temple (Skellington Manor) at 420 18th Street, the Fort Theater (Circa 21) (original design by Ben Horn) at 1826 3rd Avenue, and Illinois Oil Company (Jackson Square) at 24th Street and 4th Avenue. The mosaic work in these latter two buildings has been attributed to draftsman and later architect Rudolph Sandburg who was working with the Cervin firm at the time.

Cervin and his firm designed factories including Servus Rubber (1136 2nd Avenue) ,churches including Broadway Presbyterian (710 23rd Street), South Park Presbyterian (1501 30th Street) and St John’s Lutheran (4501 7th Avenue) and schools including Edison (42nd Avenue & 9th Street), Grant (11th Avenue and 6th Street), Washington Junior High (18th Avenue & 33rd Street) and Rocky Stadium (17th Street & 24th Avenue). And he designed buildings for his alma mater, Augustana College including the Augustana Seminary, a complex of two gothic style buildings joined by an arched walkway and housing the Ascension Chapel (1923) which remains a campus landmark.

Public use structures were only a portion of Cervin designs. His home, built in 1914 in the Craftsman style, is located at 3400 10th Avenue nestled in a beautiful wooded area overlooking a ravine. The screened living, dining and sleeping porches melded the home to its surroundings. Original floor plans of the house show it to contain a living room, dining room, kitchen, study, 3 bedrooms, trunk room, large second floor studio spacious enough a pool table and a piano. The living room had space reserved for a baby grand piano. Construction cost at the time was \$7,500.00.

At the age of 80, Cervin retired from active practice, but continued to work as a consultant until his death on December 2, 1949 from injuries received in a traffic accident. His firm, now Scholtz, Gowery, Gere, Marolf, Architects & Interior Designers, continues to this day with offices in the Safety Building.

Based on the date of construction of the K.T. [Bartholomew] Anderson House (ca 1901) and the fact that Benjamin Horn did not join the firm until 1918, we can be certain the Olof Z. Cervin was the architect. Based on the quality, the breadth of his work and his commitment to the idea of quality housing for everyone, there can be no doubt that Olof Z. Cervin is one of the most influential architects in Rock Island.

Builder – Henry W. Horst

Henry W. Horst was born in Rendsberg, Germany, May 3, 1864, where he later apprenticed as a carpenter. At the age of 17 he came to the United States, lived with an uncle in Davenport, Iowa and worked at Mathias Schnell's carpenter shop. He married Mollie Empke in 1884 and for seven years they homesteaded in Kansas. They returned to Rock Island and after a short partnership with another contractor named Peterson, Henry started his own business in 1900. He built his own home at 1049 17th Street and despite the success of his construction company, lived there until he died in 1949.

Henry and Mollie had eight children, four sons and four daughters. Anton E. studied engineering at the University of Illinois, and then followed Henry into the construction business. In 1914 there was a formal announcement of the partnership between Henry, Anton and L.F. Wendt (Henry's son-in-law) under the name of Henry W. Horst Company, General Contractors. A thirty-five page commemorative booklet was produced at the time documenting the wide variety of buildings built by Horst. (Ref 7)

HENRY W. HORST CO.

GENERAL CONTRACTORS



GENERAL OFFICE HORST BLDG. ROCK-ISLAND, ILL.

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A partial list of his many projects include Rock Island Arsenal buildings, Safety Building, Rock Island Argus Building, Washington Junior High, John Deere Harvester Plant, East Moline, Crescent Macaroni and Cracker Factory, Davenport, 461 homes for Rock Island Arsenal workers in a joint project with the U.S. Housing Corporation in 1918 and a large number of private homes including the K.T. Anderson house which is prominently featured in the center of one of the first pages of the booklet.



Anton opened a branch office of Henry W. Horst Company in Philadelphia in 1927. This branch worked on many government contracts, built a \$3 million subway in Philadelphia, and served as contractor for the Walnut Lane Bridge, the first prestressed concrete bridge in America, which spawned the multi-billion dollar precast/prestressed concrete industry. The bridge is listed on the National Register of Historic Places.

Here in Rock Island, Henry continued to make a name for himself not only as a contractor, but also as a community leader. In memory of his daughter, Helen, who drowned in the Rock River in 1912, Henry and Mollie built a wading pool with dressing rooms and fountains in Long View Park. That same year, Henry with his second oldest son, Henry T Horst and M.E. Strieter formed the Horst & Streiter Ford dealership that was located on 2nd Avenue and 15th Street.

Henry was particularly modest about the church construction he did, charging half of the true cost of the of the contract specifications. In 1943, he told George Wickstrom that he was not a rich man, partly because large contracts required large risk and partly out of his desire to give back to churches and his adopted country. He was a member of the board of directors of the Missouri Synod of Lutheran Churches from 1917 to 1944, where he advised and evaluated all the buildings of the synod. He was one of six men appointed in 1931 by the American Engineering Council and the Associated General Contractors of America to investigate and report on Hoover Dam. Henry W. Horst died in 1949. During his lifetime his name became synonymous with honesty and integrity. (Ref 8)

Significance

The K.T. & Netta [Bartholomew] Anderson House meets three criteria for significance according to the Preservation Ordinance: Important person – Netta [Bartholomew] Anderson; Architecture – Colonial Revival Style; Notable work of a master builder...architect - designed by a significant local architect, Olof Z. Cervin and built by master local builder, Henry W. Horst.

Important Person – Netta [Bartholomew] Anderson

By many measures, Netta [Bartholomew] Anderson led an ordinary life. But her interest in the lives of women who came before her, her advocacy for opportunities for women of her era, and her decades - long commitment to the welfare of all residents of Rock Island, left a lasting impact on our community.

Augustana College came to Rock Island in 1874 and has played an important role in the city ever since. Netta, one of the first female students at Augustana College, encountered a culture where women could attend classes, but could not participate fully in the educational process. She challenged these conventions and today her efforts are credited with breaking down barriers and setting the college on a path for equal educational opportunities for women. (Ref 5) Her involvement with the Alumni Association and her appointment to the Augustana Board of Directors ensured equal opportunity for all.

In 1908, when Netta was gathering her reminiscences of earlier days, Rock Island was 65 years old. Netta realized that first and secondhand accounts of the early settlers would soon be gone. Committing these stories to writing and sharing them with others through speeches and publication ensured that the history would not be lost. As did her work with reorganizing and strengthening the Rock Island County Historical Society.

Civic organizations and churches provided public welfare services and were responsible for many community improvement projects in the years prior to the great depression and the advent of a public social safety net. Netta made tireless contributions to many civic organizations. Under Netta's chairmanship, The Rock Island Women's Club with its Welfare Division (or committee) worked to meet the social service needs of the community. By appreciating the lessons of our past, while working to broaden opportunities for all moving forward, Netta Bartholomew made a positive impact on our city.

Architecture – Colonial Revival Style

The K.T. & Netta [Bartholomew] Anderson house is one of the most outstanding examples of the Colonial Revival style in Rock Island and it remains remarkably intact. The stunning front porch, intricate feature Palladian style windows, art glass accent windows and unusual clapboard siding transform what could be ordinary to the distinctive show piece.

Architect – Olof Z. Cervin

The Anderson house was designed by one of Rock Island's premiere architects, Olof Z Cervin. Cervin and his firm are responsible for many structures we all recognize as contributing to the fabric of our community: The Safety Building, Argus Building, Masonic Temple, Fort Theater, Illinois Oil, Augustana Seminary, Broadway Presbyterian, South Park Presbyterian, St John's Lutheran, Edison Elementary, Washington Junior High and Rocky Stadium, and a variety of family homes including from the elaborate to the simple. Olof Cervin's commitment to quality housing for everyone is exemplified by his work with the U.S. Housing Corporation in 1918. His designs exemplify his belief that every building regardless of its size or function should from its foundation to its exterior be of quality design and construction and have true character.

Builder – Henry W. Horst

The Anderson house was built by Henry W. Horst whose work and community involvement have left a lasting impact on Rock Island. A partial list of his many projects include Rock Island Arsenal buildings, Safety Building, Rock Island Argus Building, Washington Junior High, dozens of Lutheran Churches across the mid-west and the 200 homes built in Rock Island for Rock Island Arsenal workers in conjunction with the U.S Housing Corporation. His reputation for honesty and integrity was well deserved and resulted in quality construction of the 1918 housing, despite time and financial pressures. All of the homes remain standing today.

The K.T. Anderson house has a connection to several other significant structures in Rock Island.

E.F. Bartholomew House – 731 34th Street. This was the home of Netta's parents, E.F. and Catherine Bartholomew. Paul Bartholomew, E.F.'s son designed and built the home. At the time this house was constructed, Paul was employed by John Volk & Co., one of the largest builders in the area. He constructed a large, one and a half story carpentry shop at the rear of the property. From there, Paul designed and built the grand Foursquare house. When Paul died in 1974 at age 90, his heirs sold the house and carpentry shop intact to the next owners, George and Zen Henning. Inside the carpentry shop was an incredible collection of old tools, homemade storage containers made from cigar boxes, wooden pulleys, brass door knobs and other evidence that nothing was ever wasted. The shop remains intact to this day.

Olof Z. and Ruth Cervin Home – 2400 10th Avenue

Henry W. and Mollie Horst Home – 1049 17th Street

References

1. Netta Bartholomew Anderson Papers, Augustana College Library, Special Collections
2. Netta Bartholomew Anderson, "Augustana Fifty Years Ago through a Co-ed's Eyes."
3. Rock Island Argus, March 10, 1915 clipping
4. Transactions of the Illinois State Historical Society, Vol. 17
5. Light and Leaven, Women Who Shaped Augustana's First Century by Ann Boaden, 2011
6. Rock Island Argus, December 31, 1925
7. Henry W. Horst Co. General Contractors Commemorative Booklet, Rock Island County Historical Society Library
8. City of Rock Island website www.rigov.org Historic Preservation, Historic Structures, Henry W. Horst

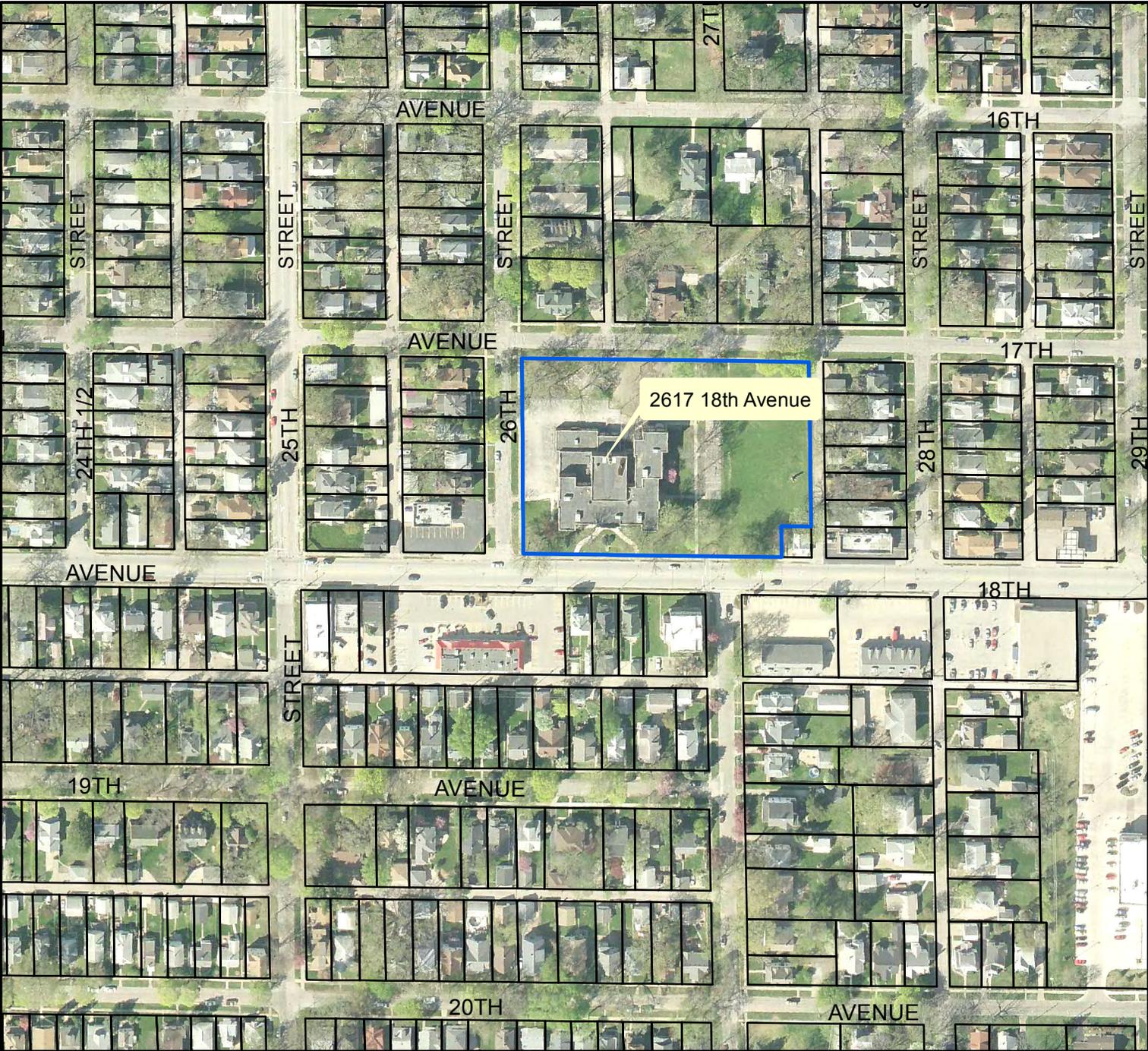
Landmark Nomination Report

Former Audubon School

Prepared by: Alexandra Elias of San Diego, CA

Landmark Designation Approved by the Preservation Commission on April 24, 2013

Location Map



LOCATION MAP

2617 18th Avenue

Legend

-  Subject Property
-  Rock Island Parcels



0 50 100 200 300 400 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



**Audubon School
2601 18th Avenue**

Name of Property Proposed for Designation

Audubon School, Rock Island, IL. Legal description: Wallace Grove W 80 ft, Lot 8, all Lots 9, 10, 11, 12, 13 & 14 Block 4. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 Block 5

Reason(s) for Designation

Architectural significance; quality of design and significant value as part of the heritage of Rock Island: "The architectural flagship of Rock Island's remaining historical schools" according to its listing on the Rock Island Preservation Commission's "100 Most Significant Unprotected Structures."¹ It is identifiable as an important visual feature and highly valued community resource.

Executive Summary

The Audubon School and its associated landscape is an excellent example of the Georgian Revival style of architecture prevalent in the early 20th century, and an important example of the early school designs in Rock Island County. Further, its presence on 18th Avenue is an anchor of the community, a visually pleasing break from the existing surface parking lots and irregular setbacks of commercial structures that currently line the street, and an important link to the residential neighborhood that surrounds it. The park-like setting in which mature oak and elm trees reside is an amenity to residents and visitors alike from a historic, cultural and aesthetic perspective.

Construction Date

1922-23; 1947 and 1957 additions.

Architect/Builder

Benjamin A. Horn; William Stuhr: Cervin & Horn

Design & Construction

Construction for Audubon school began in 1922 and was not completed until 1923. The opening celebration had to wait until the old frame school could be

¹ Much of the information in this application was adapted from the City of Rock Island's Historic Structures Inventory.

removed from the grounds and some other landscaping completed. The building was designed by Benjamin A. Horn, of the Rock Island firm Cervin & Horn. The *Rock Island Argus* reported: "In the tour of the building, two rooms stood out as worthy of notice above all the others, one the library and the other the combination auditorium and gymnasium. The library is a large room and many windows on the east side furnish plenty of light. Something new has been worked out in the combination auditorium and gymnasium. The auditorium with the balcony will easily seat 500 people. When the auditorium is needed for a gymnasium, the front seats of the auditorium directly below the balcony to the stage are rolled under the stage out of the way with the result that part of the auditorium has been converted into a good sized gymnasium."



Audubon School – Front (South side)

Architecture:

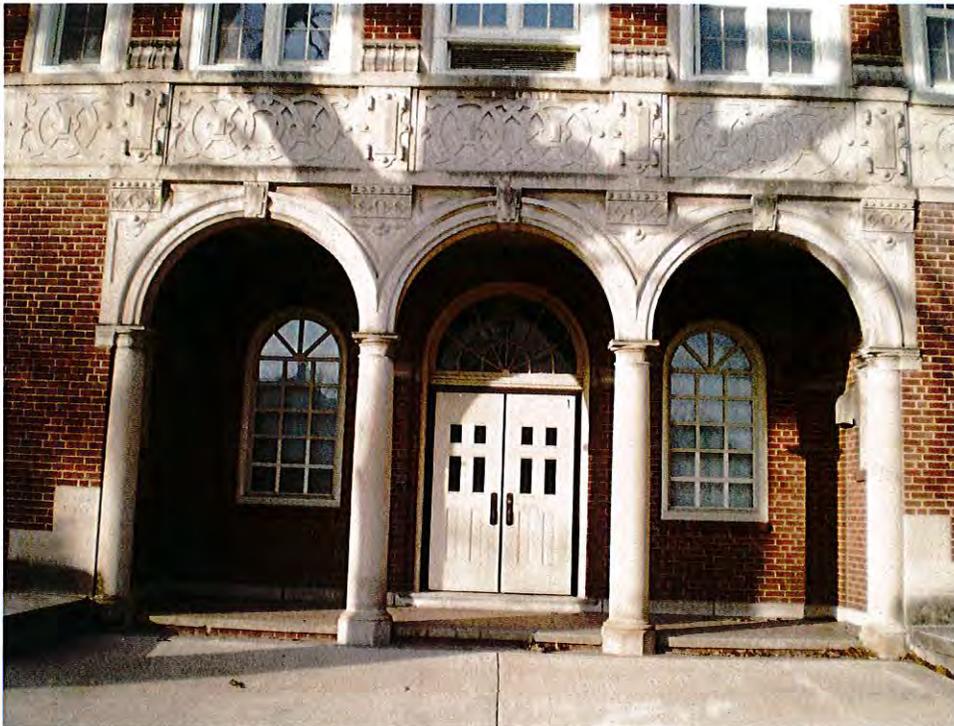
Audubon is similar to Edison Jr. High (1930) and Longfellow (1935) and Frances Willard (1937) schools. These schools were built by Cervin & Stuhr. An addition to Audubon was made in 1947 (Cervin & Stuhr) and a two-room addition was made in 1957, designed by William Stuhr.

The building is a primarily two-story structure occupying the approximate midpoint of a large urban site that is marked by its spacious lawns and mature trees. Rear portions of the building are one story in height.

Audubon is an excellent example of the Georgian Revival style, a subtype of Classical Revival or Colonial Revival, with its symmetrical composition and classical detailing. Its well-preserved details also feature a number of intact decorative features that contribute to its overall aesthetic. There appear to be few features removed over time, and a 1957 addition to the building was integrated into the original structure.

Unique Design Features:

The main entrance features a three-bay recessed entry framed by a series of four columns, as well as fanlight windows flanking the doors and a decorative entablature above.² The entry features stone Tuscan columns and keystones in the arch above. Above the arches are sections of classical motifs in relief consisting of a series of linked circles and half circles that have the visual effect of creating the letter “A” in the design.



Main Building Entrance – Facing South

Other elements of the façade include scroll-shaped details at the top of each arch joining the columns, as well as individual scrolls separating the windows at the base of each. Larger scrolls appear on raised panels on the east and west

² The fanlight above the doors is original. The fanlight windows flanking are not. They are aluminum clad with applied muntins.

facades of the building. Additionally, end sections of the building have stone quoins.



Main Building Entrance – Facing South

One of Audubon's most distinctive features is its patterned brick, which appears on the front facing pediment as well as on large sections of the façade flanking the main entrance. The main ochre color of the brick is highlighted by a buff-colored brick laid in a trellis pattern on the front second story to the pediment, as well as on two large sidewalls on the east and west sides of the building.



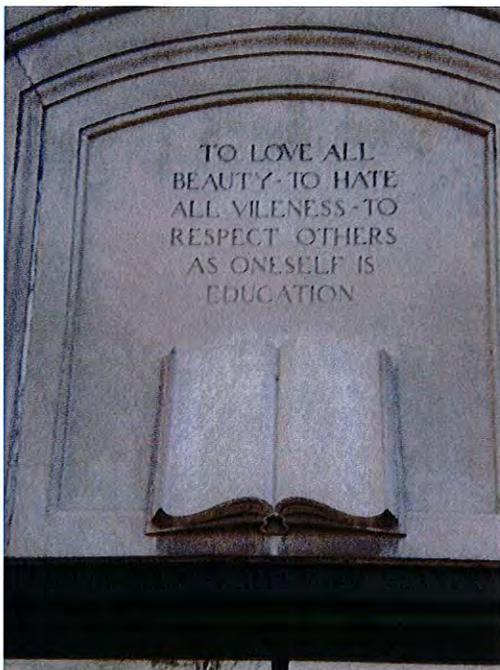
Brick pattern on pediment at main entrance (facing south)

Additionally, a decorative cornice is highlighted by two stone rams head features at the base of each of the columned edges of the pediment.



Brick pattern and rams head design on pediment (left) and scroll detail atop pediment (right). Both at main entrance facing south.

Decorative scrolls are found in other locations on the building. The eastern façade features a scroll with the words: “To love all beauty, to hate all vileness, to respect others as oneself is education” and an open book underneath. The cornice on the western side of the building entrance is marked with a decorative panel that includes a border of scrolls surrounding an urn.

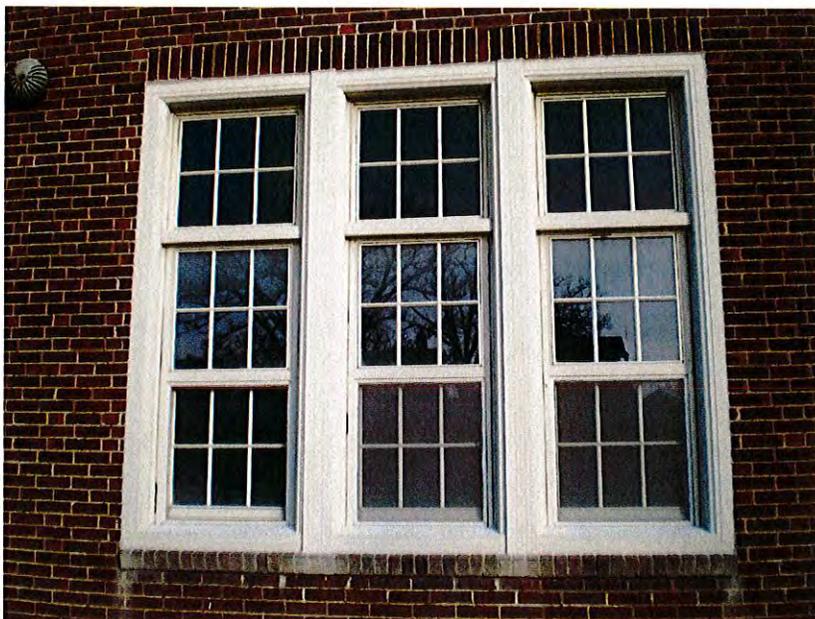


Panel detail over entrance on eastern façade (left) and scroll detail atop western facade (right).

The windows in the building are a mix of double hung, fanlight and what appear to be triple hung windows but are actually double hung with a solid pane of glass with three over three muntins at the top. A narrower, two over two pattern appears in the windows above the main entrance of the building.



Two over two patterns in the muntins appear over the main entrance (facing south).



Three over three window design on west side of building.

History

The first Audubon school was built on this site in 1912. It was a frame structure and soon proved to be inadequately sized. It is now an apartment building located at the southwest intersection of 18th Avenue and 27th Street. That early Audubon School is believed to have been designed by [George P. Stauduhar](#). He is most known for designing Roman Catholic churches (more than 200 in the Upper Mississippi Valley) and high-style residences.



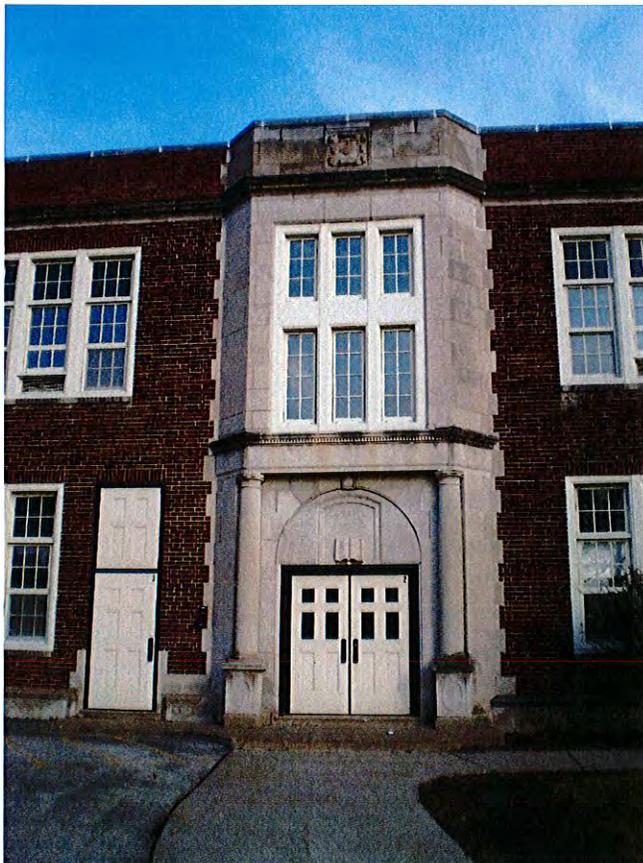
North Side of Audubon School



Uniform window pattern on east elevation with stone quoins also visible at left.



Uniform window spacing and symmetrical design at west side of building.



A stone entryway carries the pillars and the stone quoin design to the west façade.

Events of Importance

Opening Celebration: Three hundred and twenty-four students began the fall term in the new building, but the dedication for the new Audubon school took place on November 27, 1923. It was attended by over 1,500 people during a formal opening, ceremonies and inspection. Addresses were made by [Mayor Walter A. Rosenfield](#); J.F. Witter, president of the Rock Island Board of Education; R.W. Bardwell, Superintendent of the Rock Island Public Schools; and Benj A. Horn of the Cervin & Horn architectural firm. "Trip Around the World" was the theme for the celebration, with each school room decorated in the manner of a different country and offering food from that region.

People of Note:

Principal Jane Wilcox: In her February 8, 1924, obituary, Principal Jane L. Wilcox was credited for coordinating the effort behind the construction of the new Audubon school. She had been a teacher in the Rock Island school district for 35 years, arriving at Audubon in 1912 with the construction of the first school and receiving a promotion to principal to oversee the construction of the new school. John Hauberg, Sr. was one of Jane Wilcox's pallbearers, and it is her friendship with [Susanne Denkmann Hauberg](#) and John Hauberg that resulted in the gift of 21 valuable Audubon engravings to the school. According to a 1994 letter explaining the history of the Audubon engravings, John Hauberg, Jr. said his "Aunt Jane" promised Susanne Hauberg she would stay as principal at Audubon – which was their neighborhood school – until he and his older sister Catherine were through the sixth grade. Unfortunately, Jane died suddenly of a heart attack just five months after the school opened. It is unknown if the engravings were donated by the Haubergs in appreciation of Jane Wilcox or in memory to her. Regardless, the valuable John James Audubon engravings included 13 of the original "double elephant" sized series and seven of second, smaller series. Both of these series of steel engravings were authorized and overseen by John James Audubon before his death in 1851. The engravings were rediscovered in 1987 by a parent looking for a storage box who recognized the value of the collection. The valuable prints were ultimately sold to a Chicago art house for \$15,289, except for one of a whippoorwill, which was donated to [Augustana College](#) in Rock Island, and restored.

Succeeding Jane Wilcox as principal was Ellen Freed (or Fried) from 1924 to 1942. Edna Barwick was principal in 1947 and 1957, at which time additions were made to the building. By 1966-67, Frank Brooks was the principal and the enrollment stood at 560 students.

Summary

For reasons stated above, and for its significant value to the Rock Island Community, it is requested that the Preservation Commission and the City Council of the City of Rock Island grant Landmark Status to this important historic resource.