



## **Rock Island Preservation Commission**

Council Chambers (third floor) City Hall

1528 – 3<sup>rd</sup> Avenue

Regular Meeting

July 16, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the April 16, 2014 meeting minutes
4. Welcome to New Member Anthony Heddlesten
5. Elect Chair and Vice Chair
6. Comment on a Variance for 544 23<sup>rd</sup> Street, Rock Island (Levi Haverstick House)
7. Discussion on Preservation Ordinance Statement of Purpose (Section 11-91)
8. Other Business
9. Adjourn to Executive Session

### **Executive Session**

1. Call to order
2. Consideration of reappointments of Diane Oestreich, Daryl Empen, Jeff Dimer, and Linda Anderson for one-year terms as Associate Members
3. Reconvene Regular Session

### **Regular Session**

1. Call to order
2. Adjournment



**UNAPPROVED**

**MINUTES OF THE PRESERVATION COMMISSION  
MEETING OF APRIL 16, 2014  
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Preservation Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3<sup>rd</sup> Avenue, Rock Island, Illinois. The meeting was called to order by Chairman Colleen Vollman at 5:30 PM. Present were Commissioners Brent Bogen, Lendol Calder, Craig Kavensky, Lo Milani, Sue Swords, Colleen Vollman, and Associate Members Linda Anderson Jeff Dismer, Daryl Empen and Diane Oestreich. Commissioners Kent Cornish and John Strieter were absent. Also in attendance were Ben Griffith and Brandy Howe.

**AN ORDER APPROVING THE WRITTEN AGENDA**

The Commission considered the matter of approval of the written agenda. Mr. Griffith asked the Commissioners to consider adding an item to review and provide comments for a Special Use Permit at 2100 – 18<sup>th</sup> Avenue as a new item #5. Commissioner Swords made a motion to approve the agenda as proposed to be amended by staff. Commissioner Bogen seconded the motion and the Commission voted unanimously to approve the amended agenda.

**AN ORDER APPROVING THE MINUTES OF THE FEBRUARY 19, 2014 MEETING**

The Commission considered the matter of approval of the minutes of the February 19, 2014 meeting. Commissioner Swords made a motion to approve the minutes as presented. Commissioner Milani seconded the motion and the Commission voted unanimously to approve said minutes as presented.

**CASE #2014-1: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR  
830 – 22<sup>ND</sup> AVENUE, ROCK ISLAND, KNOWN AS THE YOUNG HOUSE**

Next there came before the Commission the consideration of a Certificate of Appropriateness for 830 – 22<sup>nd</sup> Avenue. Ms. Howe provided a brief review of the staff report which had been included with the meeting packet. She stated that the applicant had provided a request for five items, but recommended that the fifth item regarding a possible garage addition be applied for at a later date when more definitive and detailed plans were available. Hearing no questions from the Commissioners for staff, Chairman Vollman asked Mr. Empen to address the Commissioners.

Mr. Empen described the issues and possible resolution of the leaking porch roof and rotted wood trim and the various materials available. He also described how he would build the wooden fence for the back yard and the lattice work for the front porch. Mr. Empen also discussed the proposed work on the garage; replacement of siding and the installation of a window for now and a possible addition in the future.

The Commissioners asked questions and discussed the various roofing materials available for the porch roof and the trim. Several suggestions and possible alternatives were also discussed by the group, as well as the potential cost of these alternatives. After further discussion, Chairman Vollman asked the Commissioners if they were ready to make a motion.

Associate Member Oestreich commented that staff had recommended not including the garage at this time. Mr. Empen stated that he would not do an addition to the garage at this time, but would like to replace siding and add a window. He stated that he would use wood siding that would closely match the siding on his house and that he intended to use a small window that would match his house. Associate Member Anderson stated that Mr. Empen had not provided exact dimensions of the window as was usually asked for by the Commission. Mr. Empen stated that he intended to use salvaged wood siding from demolished houses that would match the siding on his house; a 30"x30", single three-pane fixed window with 1"x4" cedar trim with a drip cap and cedar windowsill and cedar corner boards; and either wood or possibly PVC shakes on the gable that would match the gabled dormers on his house.

After a brief discussion, Commissioner Calder made a motion to approve the request for a Certificate of Appropriateness as just described in detail to the Commissioners by the applicant. Commissioner Kavensky seconded the motion. The Preservation Commissioners then voted unanimously to approve the Certificate of Appropriateness for 830 – 22<sup>nd</sup> Street, known as the Young House. Chairman Vollman asked Planning staff to draft a resolution with appropriate verbiage to reflect the approval.

**REVIEW AND COMMENT ON SPECIAL USE PERMIT REQUEST LOCATED AT  
2100 – 18<sup>TH</sup> AVENUE, ACROSS FROM THE HIGHLAND PARK HISTORIC DISTRICT**

Next there came before the Commission review and comment on a Special Use Permit request located at 2100 – 18<sup>th</sup> Avenue. Mr. Griffith provided a brief review of the request by Mr. & Mrs. Strieter for the existing office building located there. The property is zoned O-1 which does not allow a beauty salon by right. He stated that the salon would have two chairs and be located in the basement of the building. He also stated that there was adequate parking at the rear of the property and that the only outward appearance of the beauty shop would be their sign.

Associate Member Anderson asked if the proposed sign was comparable to what was already located on the site and Mr. Griffith answered that it was. After a brief discussion, Commissioner Bogen made a motion that the proposed use would not have any impact on the adjacent Highland Park Historic District and that the signage proposed would be in conformance with the rest of the signage on the property. Commissioner Swords seconded the motion and the Commissioners voted unanimously in the affirmative.

**CONSIDERATION OF 2013-14 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT**

Next there came before the Commission the consideration of the 2013-14 Certified Local Government Annual Report. Ms. Howe provided a brief overview of the report and asked if there were any revisions necessary. Commissioner Swords suggested that on page 2, some verbiage be added regarding the demolition of the Audubon School. Associate Member Oestreich stated that in the past, paper copies of landmark reports had been included with the CLG report. Chairman Vollman asked if there was any further discussion and seeing none, asked Ms. Howe to make the necessary revisions and forward the report to the State.

### **CONTINUED DISCUSSION ON OUTREACH EFFORTS TO OWNERS OF HISTORIC PROPERTIES**

Chairman Vollman stated that she was not sure what the purpose of sending out postcards to landmark property owners and wanted to hear what the Commission had to say. Associate Member Anderson stated that the purpose was to invite landmark property owners to informally meet with the Commission for guidance on how to make repairs and improvements to their properties. She stated that the Commission had negotiated with Mr. Empen this evening and that was not how Certificate of Appropriateness' were discussed in the past, adding that an applicant would've provided more detailed information and the Commission would've decided what was approved or not. She concluded by stating that the proposed informal sessions could be held before or after their regular meeting. Chairman Vollman suggested that they send out postcards to landmark owners and see who responds. Associate Member Oestreich asked Chairman Vollman if she would send the verbiage of the postcards to Ms. Howe and that she could forward it to the rest of the Commissioners for review and feedback. Chairman Vollman stated that it was a good idea and asked everyone to be on the lookout for and e-mail from Ms. Howe and that she would move on.

### **OTHER BUSINESS**

Commissioner Milani asked if anyone had any issue with the home located at 803 – 20<sup>th</sup> Street. He stated that he was working with the property owner and asked if anyone had any comments on the project. Associate Member Oestreich stated that she was delighted with what was going on at the property, stating that she understood the owner was making renovations as he could afford them and that it was going to take him a while to get them completed. There were several positive comments regarding the project and overall pleasure at seeing something positive taking place there.

Mr. Griffith stated that no applications had been submitted for the May 21<sup>st</sup> 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 Bogen made a motion to adjourn the meeting at 6:17 PM which was seconded by Commissioner Calder. The next regularly scheduled meeting of the Preservation Commission would be May 21, 2014.

Respectfully submitted,



Ben Griffith, AICP

**Staff Report**  
**Community & Economic Development Department**



**To:** Members of the Preservation Commission  
**From:** Brandy Howe, Urban Planner  
**Subject:** 544 23<sup>rd</sup> Street, Rock Island  
**Date:** July 8, 2014

Preservation Commission Comments for a Zoning Variance

District: Broadway Historic District  
Classification: Landmark (Levi Haverstick House)

Applicable Guidelines and Regulations

Sec. 11-106(13) – Powers and duties of the Preservation Commission – To review applications for zoning variances that affect designated landmarks and historic districts.

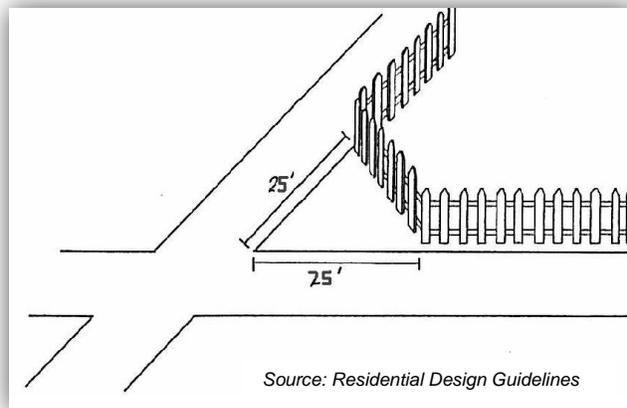
Comments provided by the Preservation Commission will be submitted to the Board of Zoning Appeals for their consideration in addition to testimony received at a public hearing scheduled for August 13, 2014.

Staff Comments

An application for a zoning variance was submitted by Andy Klockau and Jessica Jackson, owners of the Levi Haverstick House located at 544 23<sup>rd</sup> Street. The request is to place a 60" wrought iron fence around the perimeter of the property and to place the fence 6 feet from the corner of the property at 6<sup>th</sup> Avenue and 23<sup>rd</sup> Street. The property in question sits on a corner lot. The applicant is requesting the taller fence to provide an enclosure on the property for a large dog. The applicant has not yet provided specifications for the fence or a sample photograph.

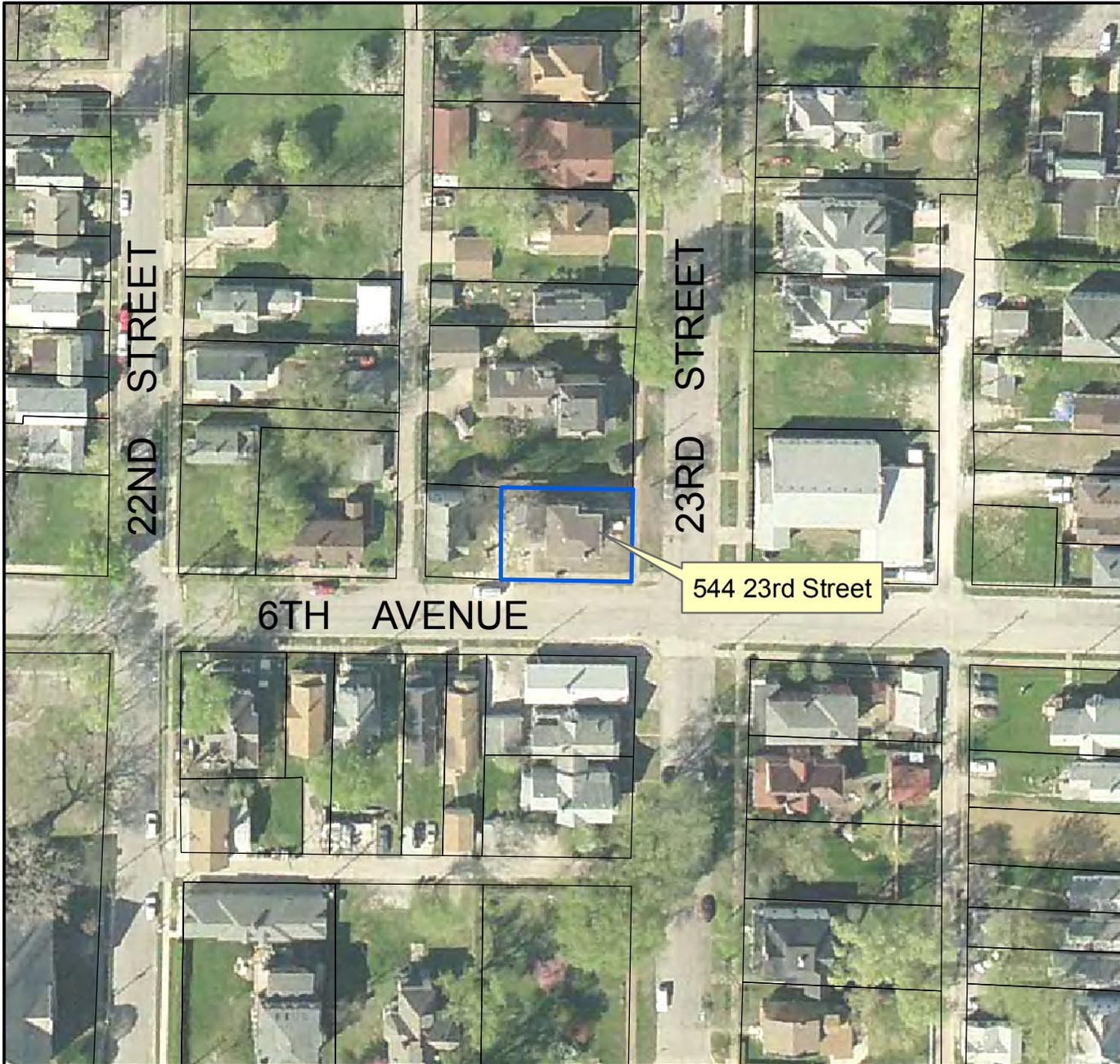
Planning staff reviewed the application materials against the applicable City ordinances and design guidelines.

The *Zoning Ordinance* does not permit fences in excess of 42" adjacent to public streets on a residentially zoned property; however, fences up to 6 feet in height are permitted in rear and side yards. Zoning restrictions are also in place to ensure line of sight at intersections of public right of way.



The *Residential Design Guidelines for Rock Island Historic Districts and Landmarks* indicates that fences in historic neighborhoods should be appropriate for the size and scale of the property and that ornate iron fences are appropriate and compatible. The design guidelines further states that fences appropriate for front yards are low (i.e. no taller than 42 inches). The design guidelines also indicate that fences must be set back 25 feet from corners.

# LOCATION MAP



## LOCATION MAP

### Legend

-  Parcels
-  Subject Property



0 20 40 80 120 160 Feet



City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



## **Sec. 11-91. Statement Of Purpose:**

The purpose of this article is to promote the educational, cultural, economic and general welfare of the community by:

- (1) Providing a mechanism to identify and preserve the distinctive historic, architectural and/or landscape characteristics of Rock Island, which represent elements of the city's cultural, social, economic, political and architectural history;
- (2) Fostering civic pride in the beauty and noble accomplishments of the past as represented in Rock Island's landmarks and historic areas;
- (3) Stabilizing and improving the property value of Rock Island's landmarks and historic areas;
- (4) Fostering and encouraging preservation, restoration and rehabilitation of our buildings; and
- (5) Ensuring that all of the economic benefits resulting from preservation, including tax incentives, new jobs and renewed buildings, are available to our citizens. (Ord. 83-61, § 1, 2-13-1984)