



APPROVED

**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 – 3rd 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 – 18th 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 – 22ND AVENUE, ROCK ISLAND, KNOWN AS THE YOUNG HOUSE**

Next there came before the Commission the consideration of a Certificate of Appropriateness for 830 – 22nd 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 – 22nd 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 – 18TH 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 – 18th 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 – 20th 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 21st 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