



## **Rock Island Preservation Commission**

Council Chambers (third floor) City Hall

1528 – 3<sup>rd</sup> Avenue

Regular Meeting

September 17, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the August 19, 2014 meeting minutes
4. Case #2014-2—Consideration of a Certificate of Appropriateness for a fence and storage shed at 544 23<sup>rd</sup> Street, Rock Island (Levi Haverstick House)
5. Update on regular preservation column with the Argus Dispatch
6. Update on other Preservation Commission outreach activities
7. Other Business
8. Adjourn

MINUTES  
PRESERVATION COMMISSION  
AUGUST 20, 2014  
CITY HALL COUNCIL CHAMBERS

**MEMBERS PRESENT:** Brent Bogen, Lendol Calder, Kent Cornish, Anthony Heddlesten, Craig Kavensky, Lo Milani, John Strieter, Sue Swords, Colleen Vollman

**MEMBERS ABSENT:** None

**ASSOCIATE MEMBERS:** Linda Anderson, Jeff Dimer, Diane Oestreich

**STAFF PRESENT:** Ben Griffith, Brandy Howe

**OTHERS PRESENT:** Jessica Jackson, Andy Klockau

**CALL TO ORDER:** Chairman Bogen called the meeting to order at 5:30 PM.

**AN ORDER APPROVING THE WRITTEN AGENDA:**

**MOTION:** Heddlesten made a motion to approve the agenda as presented. Milani seconded the motion.  
**The motion carried on a vote of 9-0.**

**AN ORDER APPROVING THE MINUTES OF THE JULY 16, 2014 MEETING**

**MOTION:** Kavensky made a motion to approve the minutes as presented. Cornish seconded the motion.  
**The motion carried on a vote of 9-0.**

**ADVISORY SESSION FOR 544 23<sup>RD</sup> STREET, ROCK ISLAND (LEVI HAVERSTICK HOUSE):**

Homeowners Andy Klockau and Jessica Jackson indicated that they are interested in purchasing and installing a 7x7 or 6x8 garden shed that would be placed at the end of the driveway approximately 3 feet from the property line and 6 feet from the rear of the house at a location where a shed had previously existed. They looked at several options for sheds and determined that a resin shed with architectural detailing would work best for their needs as it is made of sturdy material that will withstand weather and would be easy to assemble and disassemble if ever they decided to remove it. They presented a wood alternative to the resin shed that would be painted to match the house.

Associate Oestreich asked if a permit is required to install a shed. Griffith confirmed that there is no permit needed for the size requested.

Cornish asked if the resin shed would be installed on a slab. Mr. Klockau indicated that the resin shed comes with a floor, an advantage over the wooden shed which would require a slab or other foundation at additional cost. Heddlesten noted his concern is that the shed be placed on a sound foundation. Mr. Klockau indicated that the bottom of the resin shed is textured to discourage shifting.

Associate Anderson suggested that landscaping should be encouraged and cited an example near the Augustana campus on 38<sup>th</sup> Street.

Heddlesten suggested the Commission comment on the detailing of the shed that they consider to be appropriate so that they are consistent in their decision making when the time comes to consider a certificate of appropriateness for this or other similar future cases. Associate Dimer noted that historically garden sheds were very utilitarian in design and function and that the proposed shed is in keeping with that and also includes some architectural detailing—siding, trim, corner boards—that is appropriate for a

historic structure. Cornish added that the Commission must remember that this is an advisory session and they do not want to get into a situation where they steer the homeowner in one direction and then pull the legs out from under them when they come before the Commission for a certificate of appropriateness.

Strieter asked if the shed could be placed farther back on the property away from 6<sup>th</sup> Avenue. Mr. Klockau indicated that the topography would not enable that and even if it were possible, it would be visible from 23<sup>rd</sup> Street. Mr. Klockau also indicated that they prefer to have it near the pavement for ease in accessing tools from the shed.

Strieter suggested he'd like to see the shed painted to match the house. Oestreich noted that while paints do exist that would work on the resin material; it is not the Commission's role to control colors.

Associate Anderson added that this discussion points to the need for additional research on what new materials are appropriate for historic structures.

Chairman Bogen confirmed with the Commission that the resin shed as presented was an acceptable option.

#### RESOLUTION TO SUPORT QCCVB BID TO HOST THE 2015 ILLINOIS MAIN STREET/STATEWIDE HISTORICAL PRESERVATION CONFERENCE IN THE ILLINOIS QUAD CITIES:

Howe reported that she had received a letter from Jessica Licko-Avant with the Quad Cities Convention and Visitor's Bureau requesting the Preservation Commission's support for QCCVB's proposal to host the joint Illinois Main Street and Illinois Preservation Conference in June 2015. Cornish jokingly asked why the Commission would not support the QCCVB in their proposal. Associate Oestreich noted that if selected, QCCVB may request that the Commission provide assistance in conference activities, such as walking tours.

**MOTION:** Vollman moved to approve the resolution as presented in the Commission packet. Heddlesten seconded the motion. **The motion carried on a vote of 9-0.**

#### CONTINUED DISCUSSION ON PRESERVATION COMMISSION PROJECTS

Chairman Bogen opened the floor for discussion on outreach activities. Associate Anderson reviewed the list discussed at last month's meeting. Strieter emphasized that home maintenance should be a focus of the Commission. Milani shared a letter he wrote to the Argus requesting a regular column on home maintenance and other preservation-related topics. Strieter asked if that would be duplicative to the efforts of other City Commissions. Milani noted that this might be similar to the activities conducted by Neighborhood Partners and suggested a joint meeting of the Commission and Neighborhood Partners. Associate Oestreich noted that the Neighborhood Partners' Community Solutions Task Force would very likely be supportive of Commission activities to improve property maintenance.

Swords noted her concern about whether a newspaper article would reach their target audience. Vollman suggested that the paper is available online as well and via smart phones. Heddlesten suggested that multiple media outlets should be employed.

Cornish commented that the Commission's responsibility should be to generate awareness about preservation and to provide information related to maintaining historic buildings. He handed out a half page handout listing the following newspaper article suggestions: The value of preservation; What is a landmarked property? How is it designated?; Historic districts – what's the difference?; Historic properties – what is regulated?; Help available for historic properties; Help with exteriors; Yards and fences; Available resources; Modern materials and preservation. Associate Anderson noted that if they receive a commitment from the Argus, the Commission needs to be ready to follow through by regularly providing articles. Cornish asked who would be willing to do the work. Vollman, Swords, and Chairman Bogen volunteered. Associate Oestreich suggested a partnership with Moline as the Argus is a paper that serves

both communities. The Commission agreed with the idea. Chairman Bogen confirmed with the Commission that a regular Argus column is an activity the Commission would like to pursue.

Heddlesten suggested regular tours of historic neighborhoods as another project for the Commission, citing examples from other communities throughout the country. He added that QCCVB would help to market tours if they were consistent and repeatable. Heddlesten added that in addition to the existing brochures, audio tours via smart phones using QC codes could be another approach to providing tours. A lengthy discussion ensued on historic tours. Vollman reminded the Commission that applications for CLG grants will become available at the end of August. The Commission discussed the possibility of using QC codes in the downtown as a pilot project and the possibility of applying for a CLG grant to implement such a program.

Calder asked if it would be desirable to have an undergraduate class at Augustana devoted to historic preservation given the fact that he is currently planning new courses for his students. Vollman suggested that he look into Southeast Missouri State's historic preservation program for course ideas. The Commission unanimously agreed that it would be very beneficial to have Augustana students available to help with projects that promote preservation.

#### OTHER BUSINESS:

Griffith stated that no applications had been submitted for the September 17<sup>th</sup> meeting but while the deadline for landmarks had passed, the deadline for COA's was not until the following Tuesday. Griffith asked if all Commissioners had completed their Open Meetings Act training. It was confirmed that all Commissioners had completed the OMA training. Griffith reminded everyone about the upcoming training on August 27<sup>th</sup> at St. John's Lutheran Church. Howe indicated she would send a reminder to those Commissioners who have not yet RSVP'd. Associate Oestreich reminded the Commission about a Historic Tax Credit Workshop that will be held on Thursday, August 28<sup>th</sup> at the Establishment Theatre. Griffith reminded 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:

**MOTION:** Vollman moved adjourn. Milani seconded the motion. **The motion carried on a vote of 9-0.**

The meeting was adjourned at 6:56 p.m.

Minutes submitted by Brandy Howe

## 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 (Case #2014-2)  
**Date:** August 27, 2014

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#### Historical Review for 830 22<sup>nd</sup> Street

District: Broadway Historic District  
Classification: Landmark

#### Applicable Guidelines and Regulations

Sec. 11-113. Certificate of Appropriateness

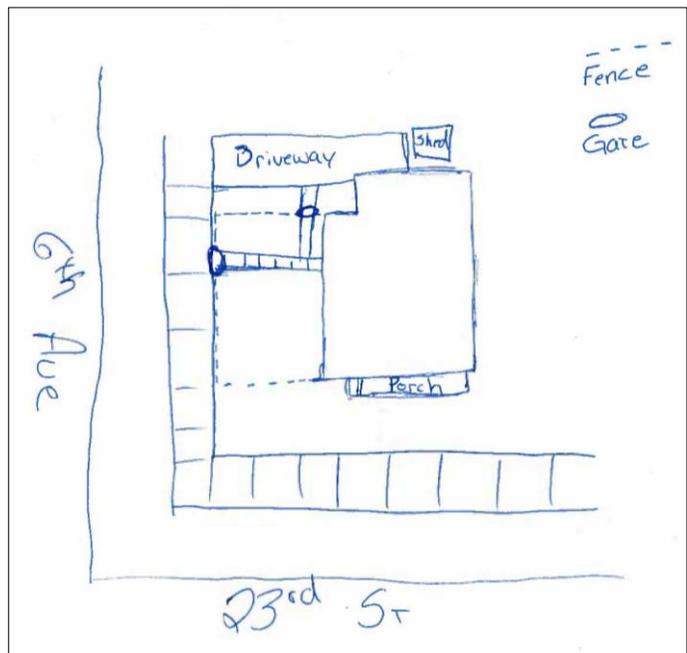
#### Staff Comments

An application for a certificate of appropriateness was submitted on August 26, 2014 to construct a fence and install a storage shed at 544 23<sup>rd</sup> Street. The property is a landmark structure known as the Levi Haverstick House and is located in the Broadway National Historic District. The property owners, Jessica Jackson and Andy Klockau, are the applicants. The certificate of appropriateness is to install:

1. A 4 foot tall wrought iron fence on the south side of the property. The fence would connect to the southeast corner of the house to the sidewalk, run along the sidewalk on 6<sup>th</sup> Avenue, then up the driveway to connect to the southwest corner of the house. The fence will include a gate off the sidewalk and a gate off the driveway.
2. A 7x7 resin garden shed to be located at the end of the driveway at the northwest corner of the property.

Catalog pictures and specifications for the fence, gate, and shed are enclosed. The shed will not be visible from 23<sup>rd</sup> Street.

The proposed fence and shed have come before the Commission on two previous occasions.



The Commission provided comments to the Board of Zoning Appeals (BZA) on July 17, 2014 for the proposed fence. At that time the applicant was requesting a zoning variance to permit a 5

foot wrought iron fence (maximum permitted is 3.5 feet) along the perimeter of the double front yard. The variance request also included locating the fence closer than the required 25 foot setback from the point of intersection of two intersecting streets (6<sup>th</sup> Avenue and 23<sup>rd</sup> Street). The location and height of the fence were requested to provide a contained outdoor space for a dog. After considering the request, the Commission moved to recommend to the BZA that the fence not exceed 42 inches (3.5 feet) in height because a “5-foot tall fence would look disproportionate and out of sync with others in the area.” The BZA considered the variance request and the Preservation Commission’s comments at their meeting of August 13<sup>th</sup>. At that meeting the applicant presented a revised request for a 4 foot fence in only the south front yard. After conducting a public hearing on the matter, the BZA approved a variance for a 4-foot tall fence to be located only in the south front yard as well a variance of 5 feet from point of intersection of the south and east property lines.

The Commission held an advisory session for the applicant for the proposed shed on August 20<sup>th</sup>. At that meeting the Commission discussed the placement and material of proposed garden shed. It was determined by the Commission that the resin shed presented by the applicant was an acceptable option as it included enough architectural detailing to be in keeping with the historic district.

Planning staff has reviewed the application materials and 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.

#### Recommended Motion

Move to approve the certificate of appropriateness for the work described in the application and above.



Rock Island Preservation Commission  
Certificate of Appropriateness Application

For office use only:  
Case # \_\_\_\_\_  
Date: \_\_\_\_\_

Landmark Address: 544 23<sup>rd</sup> Street  
Name and Address of Property Owner: Andy Klockau + Jessica Jackson  
544 23<sup>rd</sup> Street Rock Island IL 61201

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance (hard copy) or Section 11-113 in the Rock Island Code of Ordinances (www.rigov.org).

Go to www.rigov.org for online advice and downloadable design guidelines or contact city staff for additional assistance.

Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional pages if needed.

Want to add 4 foot wrought iron fence to South portion of property. Fence will come off the Southeast corner of the house and go to the sidewalk running along 6<sup>th</sup> Ave., then follow along sidewalk to our driveway, and then meet up with Southwest corner of the house. It will include a gate off the sidewalk and a gate off the driveway. We also want to put up a 7x7 resin garden shed, which will sit at the end of our driveway on the Northwest corner of the property. The house will block view of the shed from 23<sup>rd</sup> Street.

◆ Attach relevant site plans, detail sketches, elevation drawings, photographs, catalog pages. ◆  
Name of architect, contractor or builder: \_\_\_\_\_  
Proposed timeline of work: \_\_\_\_\_

My signature below indicates that I understand that any advice provided during an "Advice Session" or privately by a Rock Island Preservation Commission member is not binding pending submittal of the Certificate of Appropriateness application.

Rock Solid.  
Rock Island.

Applicant Information:  
Name (Please print) Andy Klockau Signature: [Signature]  
Address: 544 23<sup>rd</sup> Street Telephone: (309) 738-9570  
E-mail: jjackson2@permarsecurity.com



Planning & Redevelopment Division  
Community & Economic Development Department  
City of Rock Island

1528 3<sup>rd</sup> Avenue  
Rock Island, IL 61201  
(309)732-2900 phone / (309)732-2930 fax  
planning@rigov.org  
www.rigov.org

**544 23<sup>rd</sup> Street (Levi Haverstick House)**

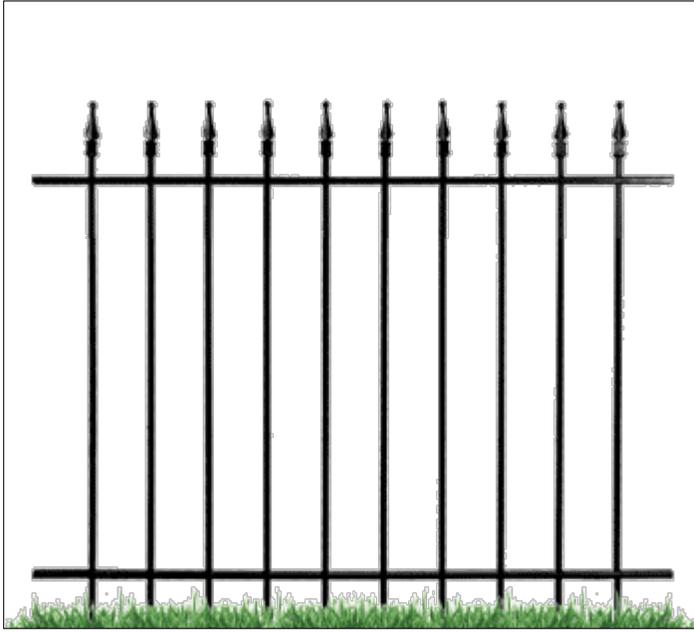


## ***Proposed Storage Shed***



Material	Resin
Width (Feet)	7.0
Length (Feet)	7.2
Peak Height (Feet)	8.6
Siding Color	Faint maple
Color/Finish Family	Brown/Tan
Trim Color	Onyx

## ***Proposed Iron Fence***

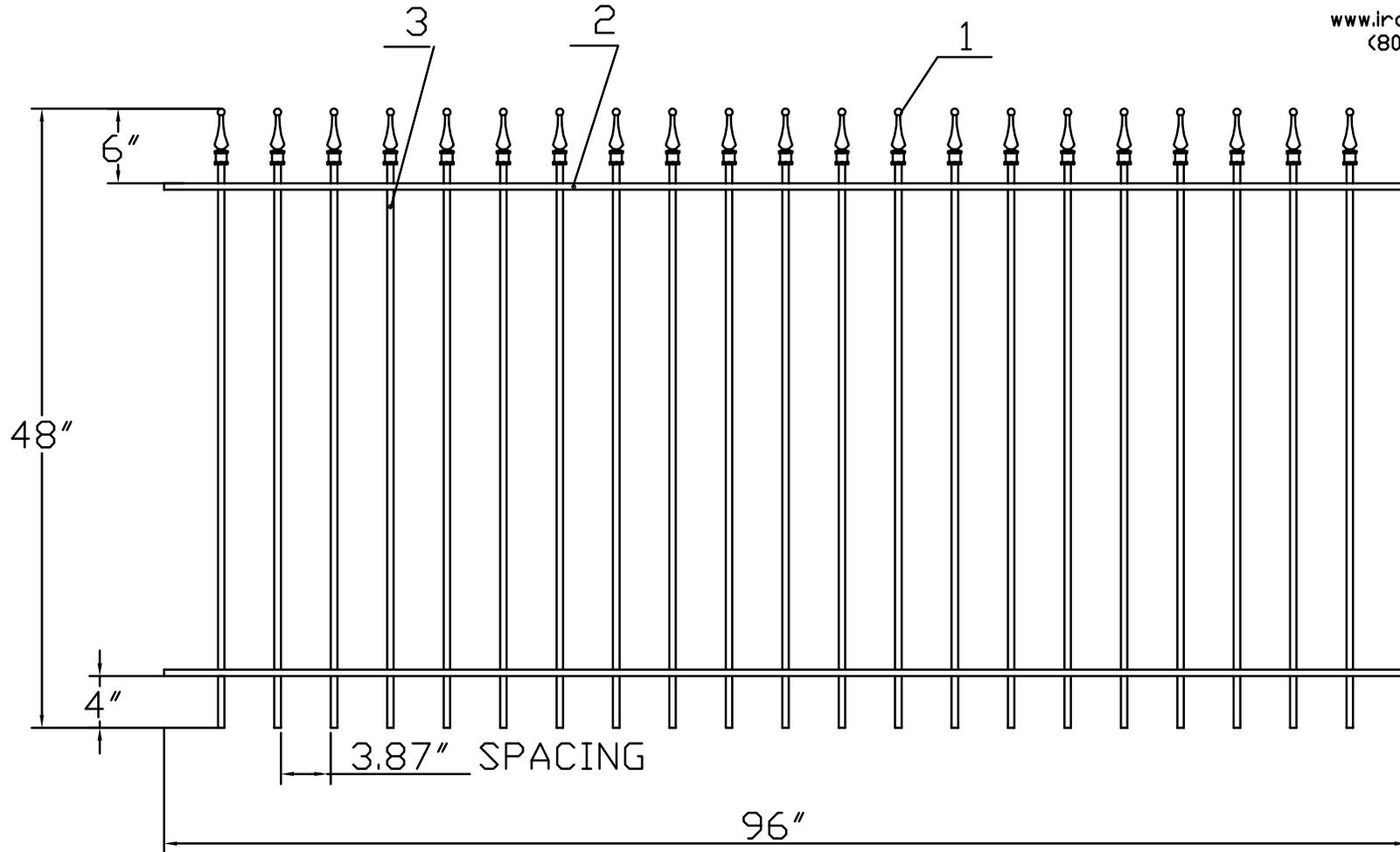


<http://www.ironfenceshop.com/products/iron/residential-grade/4-foot-finial-iron-fence.php#>

4'H X 8'W STRONGHOLD IRON FENCE PANEL -  
RESIDENTIAL GRADE



www.ironfenceshop.com  
(800) 261-2729



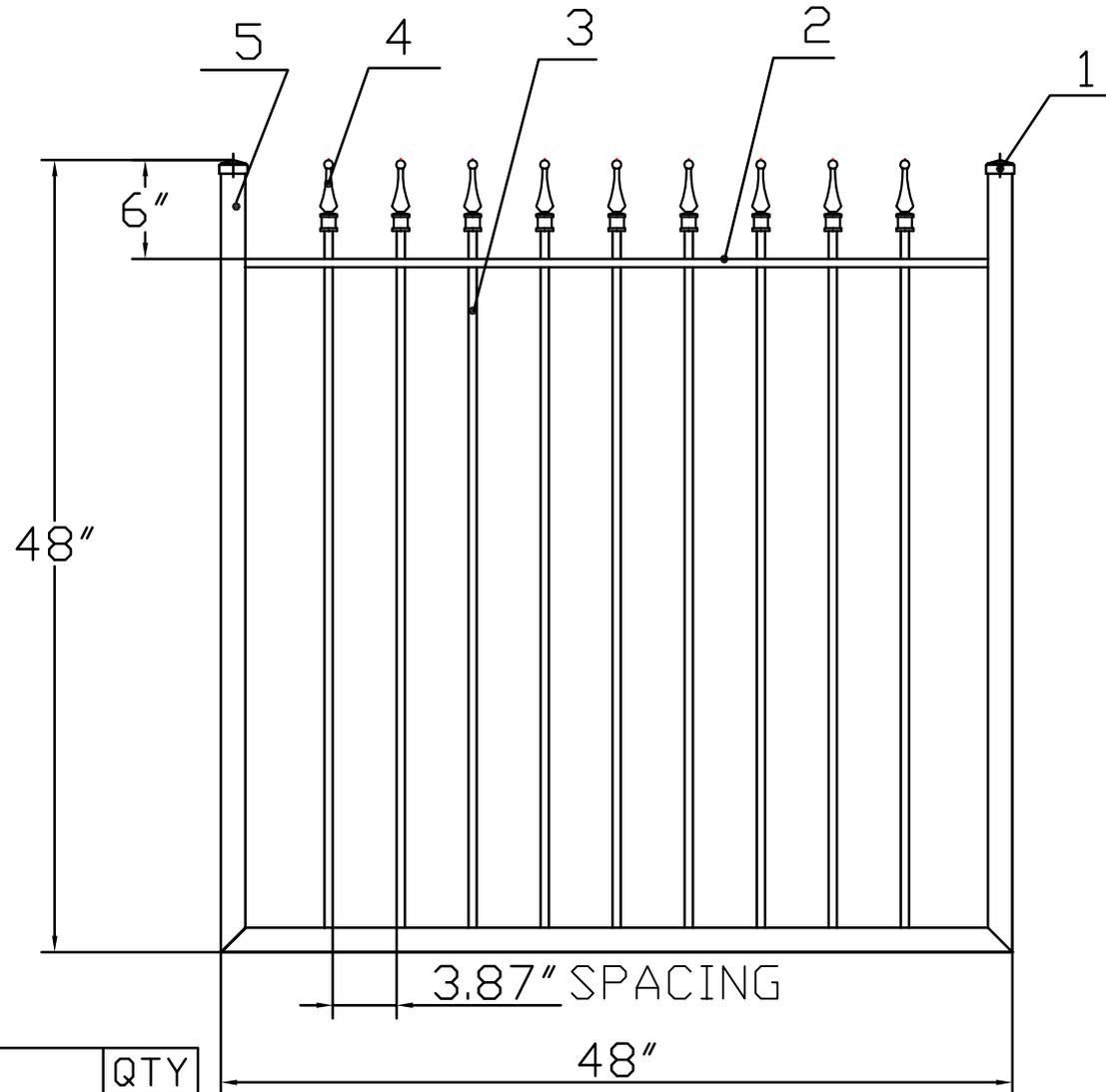
NO.	MATERIAL	QTY
1	CAST IRON FINIAL	21
2	 1"X1/2"X1/8"	2
3	1/2"X1/2"X18ga	21

TP0408-2R

4'H X 4'W STRONGHOLD IRON WALK GATE -  
RESIDENTIAL GRADE



www.ironfenceshop.com  
(800) 261-2729



NO.	MATERIAL	QTY
1	CAST IRON CAP	2
2	┌ 1"X1/2"X1/8"	1
3	1/2"X1/2"X18ga	9
4	CAST IRON FINIAL	9
5	1-1/2"X1-1/2"X14ga	3

TP0404-RG

**RESOLUTION**  
**Rock Island Preservation Commission**  
**Certificate of Appropriateness**  
**Case #2-2014**

- WHEREAS, the Rock Island Preservation Commission received an application from Jessica Jackson and Andy Klockau for a certificate of appropriateness to install a wrought iron fence and storage shed at 544 23<sup>rd</sup> Street, Rock Island; and
- WHEREAS, 544 23<sup>rd</sup> Street, Rock Island, which is known as the Levi Haverstick 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 applicant received a variance from the Board of Zoning appeals for the proposed placement of a 4-foot tall wrought iron fence in the south front extending from the southeast corner of the house toward the south property line, and then west to the driveway, and then north to the southwest corner of the house; and
- WHEREAS, the applicants received advice from the Preservation Commission at the August 20, 2014 meeting regarding the material of the proposed garden shed; 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 projects as itemized below are acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

1. Installation of a 4-foot tall wrought iron fence in the south front extending from the southeast corner of the house toward the south property line, and then west to the driveway, and then north to the southwest corner of the house.
2. Installation of two fence gates; one at the public sidewalk to access the private walkway and the second adjacent to the driveway.
3. Installation of a 7'x7' resin garden shed with architectural detailing at the end of the driveway at the northwest corner of the property.

Adopted this 17 day of September, 2014 by the Preservation Commission.

APPROVED:

\_\_\_\_\_  
Brent Bogen, Chair

ATTEST:

\_\_\_\_\_  
Ben Griffith, Secretary