



Rock Island Preservation Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

April 15, 2015

5:00 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the March 18, 2015 meeting minutes
4. Case #2015-1: Consideration of a certificate of appropriateness for 1711 21st Street, Rock Island
5. Elect Chair and Vice Chair
6. Other Business

MINUTES
PRESERVATION COMMISSION
MARCH 18, 2015
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Brent Bogen, Lendol Calder, Sue Swords, Anthony Heddlesten, Craig Kavensky

MEMBERS ABSENT: Colleen Vollman, Lo Milani, John Strieter, Kent Cornish

ASSOCIATE MEMBERS: Linda Anderson, Diane Oestreich

STAFF PRESENT: Ben Griffith, Brandy Howe

CALL TO ORDER: Chairman Bogen called the meeting to order at 5:32 PM.

AN ORDER APPROVING THE WRITTEN AGENDA:

MOTION: Kavensky made a motion to approve the written agenda. Swords seconded the motion. **The motion carried on a vote of 5-0.**

AN ORDER APPROVING THE MINUTES OF THE JANUARY 21, 2014 MEETING:

Chairman Bogen asked if there were any corrections to the minutes of the January 21, 2014 meeting. Associate Member Oestreich requested a correction be made on page 3, that the Griffith be changed to Heddlesten in the first line of the third paragraph under Other Business. Chairmen Bogen asked for a motion to approve the minutes as amended. Heddlesten made a motion and Swords seconded the motion. **The motion carried on a vote of 5-0.**

REVIEW AND PROVIDE COMMENTS TO CITY COUNCIL ON A SPECIAL USE PERMIT REQUEST FOR 2106 7TH AVENUE:

Chairman Bogen asked Howe to provide a report. Howe reported that CED staff received an application for a special use permit from Steve Pressly to add a crematorium to the former funeral home at 2106 7th Avenue. The subject property is in the Broadway National Historic District and is immediately to the west of the Karpeles Museum, a landmark property. The former funeral home did not have a crematorium in its business operation. The space proposed for the crematorium is an attached garage located on the east side of the structure. The applicant also plans to renovate the existing chapel area to be used for visitations. Exterior improvements are also proposed to the parking area and grounds. It is expected that the existing lighted freestanding sign will also be utilized. One full-time employee will work out of the facility with the possibility of an additional part-time employee added in the future. The applicant also provided an emissions testing report which indicated the proposed cremator will emit no visible smoke and will produce no odor. Further, the stack will have a low profile and will be visually unobtrusive.

Chairman Bogen asked the applicant if he would like to make a statement. Mr. Pressly commented that he is requesting to add an appliance to the facility. He has looked at viable locations in other cities but would prefer to purchase the property in Rock Island. He added that the retort would be added to the garage and have very low visibility. Mr. Pressly stated that the manufacturer requires the stack to be at least 17 feet above the floor that the crematory is installed upon and that it would be approximately 2 feet above the roof. He added that it would be wrapped in brick to look like a chimney. Mr. Pressly indicated that installation of the retort will be necessary to make this business expansion feasible.

Chairman Bogen asked if Mr. Pressly is currently under contract for the building. Mr. Pressly indicated that he has entered into a purchase agreement but approval of the special use permit and testing of mechanical equipment will be necessary to move forward with the purchase. Mr. Pressly added that it is

his intention to restore the structure to its 1934 appearance when it was originally a funeral home. This would include removal of the cobblestone parking lot which is hazardous in the winter with ice accumulation. Mr. Pressly added that he has been in communication with John Snow of the Karpeles Manuscript Museum who has provided an email of support for the proposed new use for the building. Associate Anderson commented that she is excited to see someone investing in the property.

David Levin, realtor for the Pressly's, stepped up to the podium and commented that the building has been on the market since December 5, 2012. It was initially listed for \$440,000 and is now down to \$149,000. Mr. Levin has shown the property to many interested buyers over the years, including doctors, churches, and theatre groups, but the costs involved to improve the property have proven to be cost prohibitive. Mr. Levin added that the fact that the Pressly's intend to purchase the building and use it for its original purpose is remarkable.

Chairman Bogen asked for any additional comments. Hearing none, Chairman Bogen asked for a motion. Kavensky made a motion that the Preservation Commission is in favor of the City Council issuing a special use permit to Mr. Pressly. Calder seconded the motion. **The motion carried on a vote of 5-0.**

OTHER BUSINESS:

Chairman Bogen asked if there was any further business to discuss. Howe indicated that the CLG annual report will need to be submitted to the state in the spring. She asked that the Commissioners provide any educational activities that they have participated in over the past year to be added to the report. Howe added that they are still waiting to hear from the Illinois State Historic Preservation Agency regarding the CLG grant award.

Associate Oestreich noted that National Geographic is accepting applications for geo-tourism sites along the Mississippi River. She suggested this is a great opportunity for Rock Island to showcase some of its historic and other tourism sites. Associate Anderson added that the applications will likely be due in the next three months. Chairman Bogen added this is an fantastic opportunity for economic development.

Chairman Bogen asked if there was any further business to discuss. Griffith stated that no landmark applications or applications for a certificate of appropriateness have been submitted. 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:

Chairman Bogen asked for a motion to adjourn. Calder moved to adjourn. Heddlesten seconded the motion. **The motion carried on a vote of 5-0.** The meeting was adjourned at 5:30 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: 1711 21st Street, Rock Island (Case #2015-1)
Date: April 7, 2015

Historical Review for 1711 21st Street

District: Highland Park Historic District
Classification: None

Applicable Guidelines and Regulations

Sec. 11-113. Certificate of Appropriateness

Staff Comments

An application for a certificate of appropriateness was submitted on April 3, 2015 by Sean O'Hanlon to replace an existing chain link back yard fence with a 6 foot, unpainted cedar picket fence with a 1" gap between slats and with locking gates at the east and west side of the property. A photo of a similar fence at 1620 22nd Street has been provided by the applicant (below). The applicant indicated that the fence to be installed on his property will be painted similar to the one shown below after it has had a year to weather.



In addition to the fence, the applicant is also requesting to replace an existing concrete pad with a larger concrete dining area. An existing concrete walkway to the garage will be replaced on a slightly raised elevation and connect the dining area to the garage. A Belvedere stone fire pit will

also be added in the southeast corner of the back yard. It will be surrounded by compacted crushed granite. Renderings of the proposed concrete pad, walkway, and fire pit are enclosed.

The applicant also indicated the addition of new landscaping in the back yard. Notably, certificates of appropriateness are not required for landscaping; therefore, the Commission shall consider only those items described above.

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.

CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Rock Island Planning Office
City Hall, 1528 3rd Avenue
Rock Island, Illinois 61201
Phone: (309) 732-2900 Fax: (309) 732-2930
Email: planning@rigov.org



LANDMARK INFORMATION

Landmark Address:

1711 21st St, Rock Island, IL 61201

Name and Address of Property Owner:

Sean O'Hanlon - 1711 21st St, Rock Island, IL 61201

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

Back yard chain link fence with gate at front will be replaced with unpainted cedar picket fence, 1" gap, 6' high with locking gates at front and back. Fence may be painted after weathering.

Unimproved back yard will be landscaped. Belvedere stone firepit added in SE corner, surrounded by compacted crushed granite, 12" & 18" tall boulders for seating and accent. East end of yard will be mulched, plantings on east side of back yard to include foerester grass, coreopsis, purple coneflower and a dwarf burning bush.

Small concrete pad, in good condition to be replaced and enlarged to enable dining area. Surface will be poured concrete. Walkway to garage to be replaced on slightly raised elevation with poured concrete. Limestone paver form a new walkway from garage to back gate.

SUBMITTAL REQUIREMENTS

Relevant site plans Detail sketches Elevation drawings Photographs Catalog pages

Name of Architect, contractor or builder:

BJ Nordby, NewLeaf Landscaping

Proposed Timeline of Work:

May 2014

APPLICANT INFORMATION

Name (please print):

Sean O'Hanlon

Phone:

(309) 781-6078

Address:

1711 21st St. Rock Island, IL 61201

Email:

Seano535@gmail.com

Signature:

My signature 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.

FOR OFFICE USE ONLY

Case #:

Date:

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance or Section 11-113 in the Rock Island Code of Ordinances.

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



17172 214th Street, Davenport, IA 52806
o: 563.484.0748 m: 563.949.0177
bj@newleafqc.com

O'Hanlon Residence

1711 21st Street
Rock Island, IL

March 30, 2015

Ph:309.781.6078

Scope of Work:

Front Yard

- Clean Up the front bed, removing any excess debris and plastic edging.
- Install Iowa Flagstone stepping stones, as a pathway.
- Install (12) flat Pachysandra groundcover in the bare dirt area.
- Mulch the bed with Brown Dyed Mulch.

Front Fence

- Replace the wood picket fence with a white vinyl picket fence.

Back Patio & Walk Replacement

- Remove the existing concrete patio and stone pathways.
- Install a new poured concrete patio and walkways, as per the plan.
- Drainage rock under the new concrete areas.
- 4" thick fiber-mesh reinforced concrete.
- Saw cuts.
- Flagstone Stepping Stones from the garage to the back gate (approx. ¾ ton).

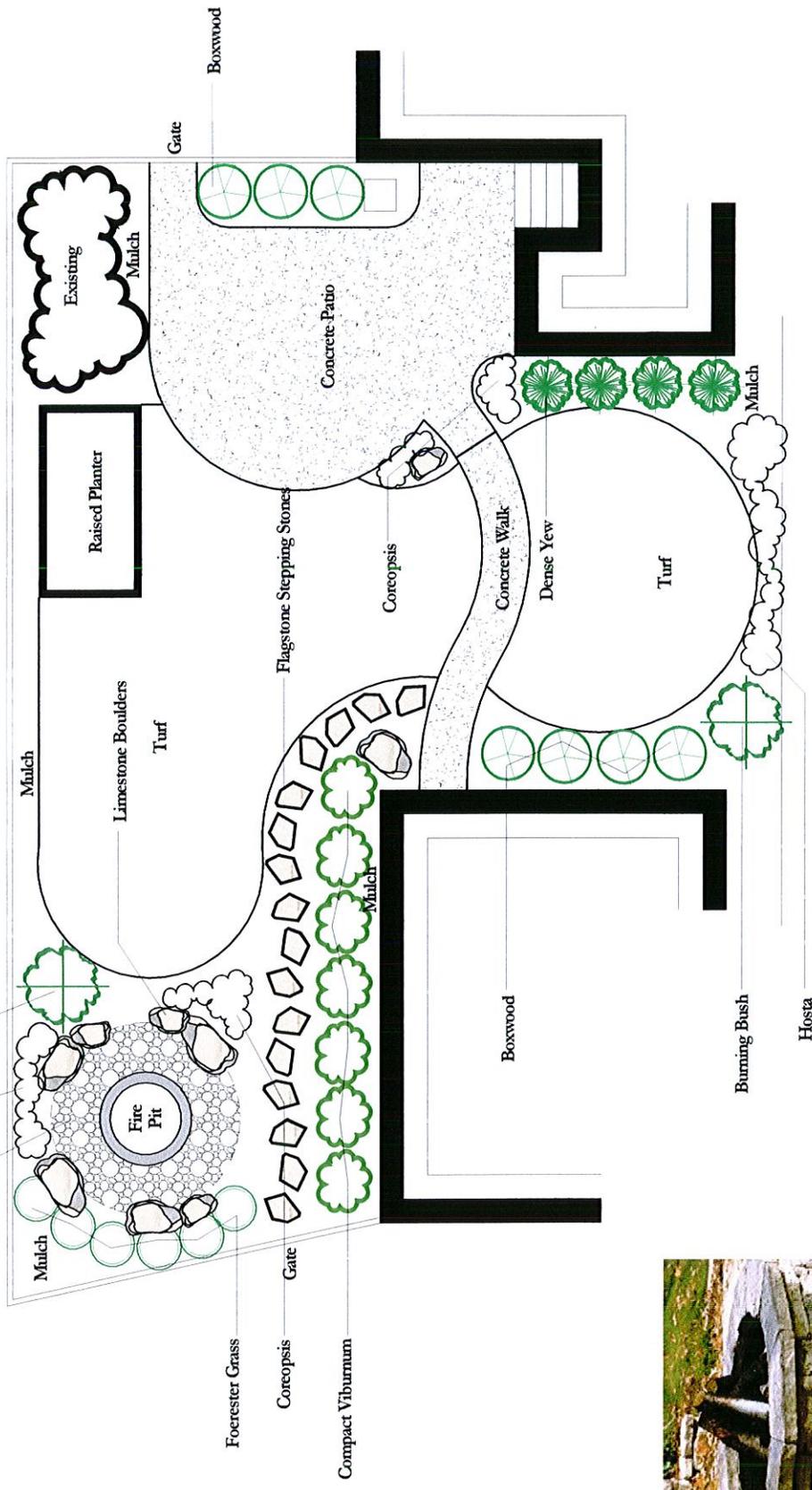
Fire Pit Area

- Install a Belvedere Stone Fire Pit on compacted gravel.
- Remove the turf in the proposed bed, this includes along the south fence line and existing lilac area.
- Install Crushed Granite - grey color for the fire pit area surface. This will be placed on landscape fabric and compacted.
- Place 18" tall Limestone Boulders for seating around the patio, accent with 12" size boulders. (4) 18" boulders, (3) 12" boulders.
- Install the plant material: (6) 3 gal. Foerester Grass, (3) 1 gal. Coreopsis, (3) 1 gal. Purple Coneflower, (1) 5 gal. Dwf. Burning Bush.
- Mulch the bed with Brown Dyed Mulch.

Backyard Fence

- Replace the chain link fence along the west, south and east property lines with a Cedar Fence
 - 1" gap arch style, 6' hgt.
 - Two walk gates with keyed locks.

Burning Bush
 Coneflower
 Crushed Granite



Backyard Renovation O'Hanlon Residence

newleaf
 17172 214th Street Davenport, IA 52806
 Office: 563.484.0748 Mobile:563.949.0177
 bj@newleafqc.com

Designer:
 BJ Nordby
 Bidding, pricing or using this plan for any other purposes without
 the written consent of New Leaf Landscaper, LLC is prohibited.

RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #1-2015

- WHEREAS, the Rock Island Preservation Commission received an application from Sean O’Hanlon for a certificate of appropriateness to install a wood picket fence, fire pit, and replace an existing concrete walkway and patio at 1711 21st Street, Rock Island; and
- WHEREAS, 1711 21st Street, Rock Island, is located in the Highland Park Historic District for which a certificate of appropriateness is required for any demolition, construction, or material change of any sidewalk, curb, fence, wall, permanent sign or other ornamentation included in a landmark designation or within an historic district if subject to view from a public street; 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 6-foot tall cedar picket fence with a 1 inch gap between slats and with locking gates at the east and west side of the property.
2. Replacement of a concrete walkway and replacement and enlargement of a concrete patio as drawn on renderings provided by NewLeaf.
3. Installation of a Belvedere stone fire pit surrounded by compacted crushed granite in the southeast corner of the back yard as drawn on renderings provided by NewLeaf.

Adopted this 15 day of April, 2015 by the Preservation Commission.

APPROVED:

Brent Bogen, Chair

ATTEST:

Ben Griffith, Secretary