



Rock Island Preservation Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Special Call Meeting

May 17, 2016

5:00 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the April 20, 2016 meeting minutes
4. Case #2016-3: Consideration of a Certificate of Appropriateness for 1712 21st Street in the Highland Park Historic District
5. Presentation by Lakota Group on the Draft Heritage Resources Plan
6. Other Business
7. Adjournment

MINUTES
PRESERVATION COMMISSION
APRIL 20, 2016
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Elizabeth DeLong, Paul Fessler, Brian Leech, Sue Swords, Leigh Ayers, Brent Bogen, Craig Kavensky, Lo Milani (Late)

MEMBERS ABSENT: Anthony Heddlesten

ASSOCIATE MEMBERS: Linda Anderson (as applicant), Jeff Dismer, Diane Oestreich, Daryl Empen

STAFF PRESENT: Brandy Howe, Ben Griffith

CALL TO ORDER: Chairman Bogen called the meeting to order at 5:00 PM.

AN ORDER APPROVING THE WRITTEN AGENDA

Chairman Bogen asked if there were any corrections to the written agenda. Swords made a motion to approve the written agenda. DeLong seconded the motion. **The motion carried on a vote of 7-0.**

AN ORDER APPROVING THE MINUTES OF THE MARCH 16, 2016 MEETING

Chairman Bogen asked if there were any corrections to the minutes of the March 16, 2016. Hearing none, Chairman Bogen asked for a motion to approve the minutes as presented. Leech made a motion to approve the minutes as presented. Fessler seconded the motion. **The motion carried on a vote of 7-0.**

CASE #2016-2: PUBLIC HEARING AND CONSIDERATION FOR APPROVAL OF A LANDMARK DESIGNATION OF THE DENKMANN-HAUBERG ESTATE AT 1300, 1301, 1326 24TH STREET

Next there came before the Commission Case #2016-2 to consider landmark designation of the Denkmann-Hauberg Estate. Chairman Bogen provided a procedural explanation for the public hearing and then staff asked staff to provide a review of the request. Howe reported that an application was submitted in February by Linda Anderson to nominate the Hauberg Estate as a local landmark. The Preservation Commission considered the application at its March 16, 2016 meeting and determined at that time that it meets three of the criteria listed in Section 11-111 of the Preservation Ordinance for landmark designation. Howe added that following the preliminary determination made by the Preservation Commission, CED notified the owner of property and all adjacent property owners of the pending landmark designation. Howe noted that the City, owner of the property, did not return the owner consent form to the CED Department and that no other correspondence, written or otherwise, had been received by the Department pertaining to the proposed landmark.

Chairman Bogen opened the public hearing and asked the applicant to present the nomination. The applicant, Linda Anderson of the Rock Island Preservation Society, stepped forward to address the Commission. Anderson provided a brief presentation on the merits of the application based on the three criteria for which the property is eligible for landmark status: its association with an important person in local history; its representation of prairie-style architecture; and it is the notable work of architect Robert C. Spenser and landscape architect Jens Jensen.

Following Linda Anderson's presentation, Chairman Bogen asked if there were any proponents in the audience wishing to speak. Hearing none he asked if there were any opponents wishing to speak. Hearing none, Chairman Bogen closed the public hearing and opened the nomination for discussion by the Commission.

Kavensky commented that the application was well done but asked why, if the property is so worthy of landmark designation, did it not come before the Commission until a possible sale of the property was

pending. Swords agreed and echoed Kavensky's comment. DeLong commented that the situation was similar to the landmarking process for the Audubon School a few years ago. Chairman Bogen suggested that because it is a publicly owned structure that the general populace might have already assumed that it was already protected. Hearing no further discussion, Chairman Bogen asked for a motion. Fessler made a motion to approve the landmark resolution based on the three criteria for significance presented by the applicant. Leech seconded the motion. **The motion carried on a vote of 8-0.** Milani asked to be excused at 5:18 and left the meeting.

REVIEW AND PROVIDE COMMENTS TO THE BOARD OF ZONING APPEALS FOR A VARIANCE REQUEST FOR 823 20TH STREET

Next there came before the Commission a sign variance request. Chairman Bogen asked staff for a report. Howe reported that Calvary Church at 823 20th Street has submitted a request to the Planning Division to allow two 8'x4' façade signs to be installed on the property located in the Broadway Historic District. Howe reported that the Board of Zoning Appeals will consider the request at a public hearing on May 11, 2016. Chairman Bogen opened the matter up for discussion. Leech asked why the variance was being sought for a sign that is only two square feet bigger than what is permitted. Griffith indicated that a 32 square foot sign is standard and the church wanted to keep their costs down. Swords commented that there is nothing objectionable about the signs that are proposed. Ayers suggested that the proposed signs would look better with a black background. DeLong noted that the color choice may be related to the church's logo. Griffith added that it would be difficult to regulate color based on a recent Supreme Court case dealing with signs. Chairman Bogen asked the Commission to formulate a comment to provide to the Board of Zoning Appeals. Swords suggested the Commission make the comment that the Preservation Commission feels that the proposed sign will not be detrimental to the historic character of the Broadway Historic District. Chairman Bogen asked for a motion. Leech made a motion to approve the comment as suggested. Ayers seconded the motion. **The motion carried on a vote of 7-0.**

HERITAGE RESOURCES PLAN UPDATE

Chairman Bogen asked staff for an update on the Heritage Resources Plan. Howe reported that the most recent Steering Committee meeting was held in late March where the Lakota Group presented on the draft Heritage Resources Plan. Howe noted that the draft document is available on the City's website for public review and comment. Howe is collecting comments to submit to the Lakota Group on April 22nd. The next step in the process is a presentation by the Lakota Group to the Preservation Commission at their next meeting in May and that they would present to Council in June. Howe requested that the regular meeting date for the May Preservation Commission meeting be adjusted due to a scheduling conflict. After discussion on potential dates, the Commission agreed to meet at 5:00 p.m. on Tuesday, May 17, 2016 in the Council Chambers.

OTHER BUSINESS

Howe reported to the Commission that Moline's QR Code walking tour is available on the City of Moline's website. Howe added that after conversing with Kathy Douglas, the City's GIS Technician, that is would be feasible to create a similar walking tour provided the Commission creates the content. Howe asked for a volunteer to work on the project. Leech indicated he had students that may be able to help out, but it would be several months before he would have a class that could participate on this project.

Griffith stated that no landmark applications or applications for a certificate of appropriateness had been submitted for the April meeting, although the deadline for certificates of appropriateness is not until the following week. He 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. Fessler moved to adjourn. Swords seconded the motion. **The motion carried on a vote of 7-0.** The meeting was adjourned at 5:37 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: COA for 1721 21st Street (Case #2016-3)
Date: April 27, 2016

Historical Review for 1712 21st Street

District: Highland Park
Classification: None

Applicable Guidelines and Regulations

Sec. 11-113. Certificate of Appropriateness

Staff Comments

An application for a certificate of appropriateness was submitted by Verne Stevenson at 1712 21st Street in Highland Park to demolish and replace the existing 20 x 20 foot garage. The replacement garage will be of the same height (14 feet) and it will be situated in the same location as the existing garage, however, it will measure 20 x 24 feet, with the additional 4 feet extending towards the back of the house, away from the alley. A new 4 inch cement slab would be poured to support the new garage. The proposed replacement garage would be constructed of similar materials to match the existing garage. Wood siding, architectural asphalt shingles, and a steel garage door are proposed. A small window and side door would also be installed on the south side of the garage, similar to the existing garage.

Recommendation

CED staff reviewed the application and has determined that with the exception of the dimensional variation, the proposed replacement garage would constitute a replacement-in-kind. Staff recommends the Commission approve Resolution 2016-3 authorizing the above described garage replacement.



17TH AVENUE

21ST STREET

18TH AVENUE

Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

Location Map

1712 21st Street (Morrison House)

- Subject Property
- Parcels



City of Rock Island, Community and Economic Development Department

Drawn By: KDouglass

Date Map Created: April 2016

Date Aerial Flown: April 2014



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:

1712 21st Street Rock Island, Illinois 61201

Name and Address of Property Owner:

Verne and Patricia Stevenson 1712 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.

Replace existing 20' x 20' wood garage with 20' x 24' wood garage. Replacement garage 20' will face alley and extend and the 24 foot length will extend an additional 4' towards the back of the house. Garage foot print will be over the top of existing garage foot print with the exception of the 4 foot addition going straight back from the alley toward the house. Distance from back of garage to back of house would exceed 30'. Garage will have a garage door similar to the existing 16' x 7' garage door. One entry door and one window similar to the existing. Garage will have 4 inch wood lap siding similar to the existing 3 1/2 in wood lap siding. New reinforced 4" cement slab would be poured to support new garage. Garage will be built meeting all existing City of Rock Island and County of Rock Island codes.

SUBMITTAL REQUIREMENTS

Relevant site plans Detail sketches Elevation drawings Photographs Catalog pages

Name of Architect, contractor or builder:

Couch House Garage/Randy Rogers/Milan, IL (309) 787-6422

Proposed Timeline of Work:

APPLICANT INFORMATION

Name (please print):

Verne W. Stevenson III

Phone:

0422
 (309) 794-6422

Address:

1712 21st St. Rock Island, IL 61201

cell 309-235-0878

Email:

Verne.Stevenson@Gasboy.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:

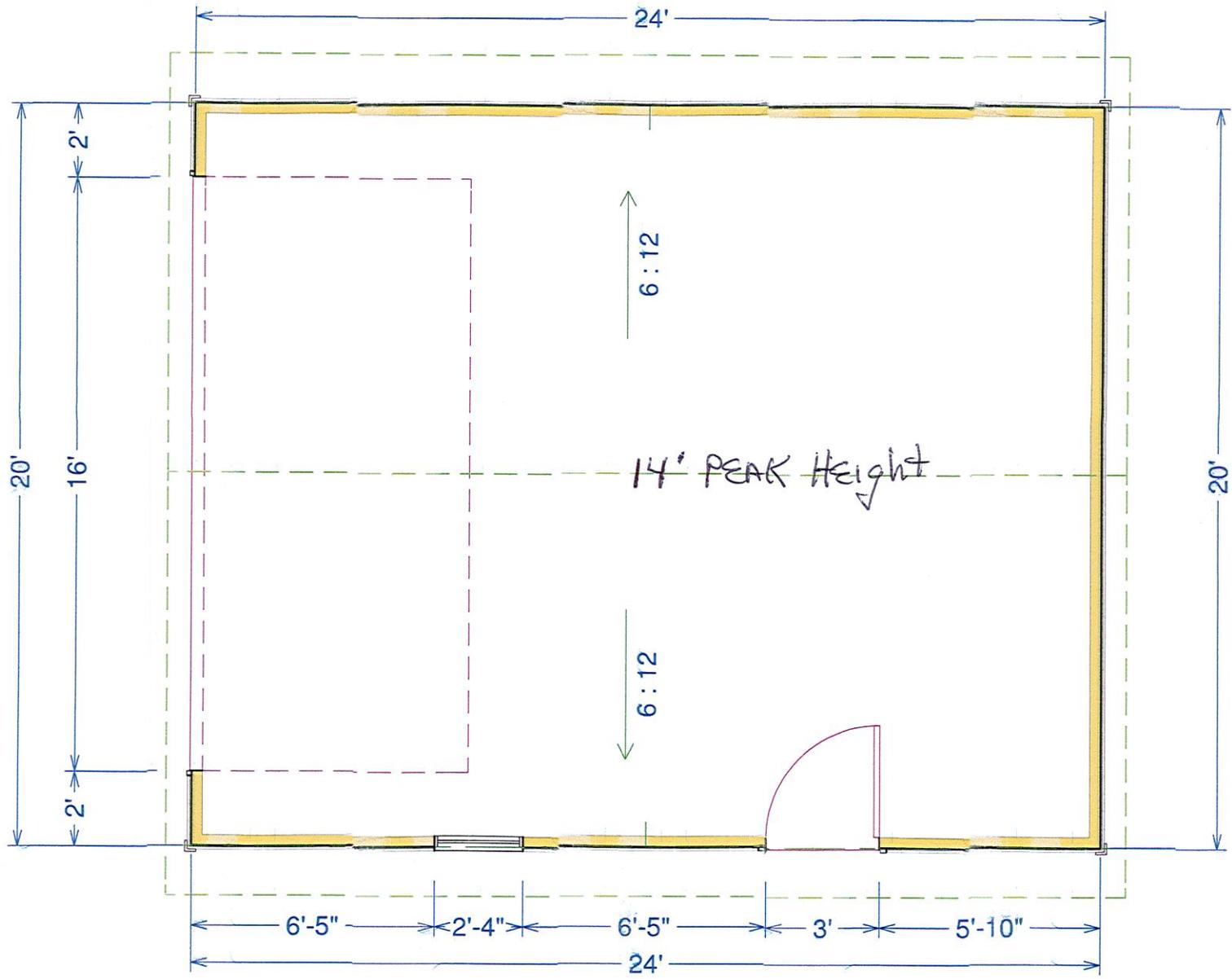
For more information, please refer to Section 8 of the Rock Island Preservation Ordinance or Section 11-113 in the Rock Island Code of Ordinances. Go to www.rigov.org for online advice and downloadable design guidelines or contact city staff for additional assistance.

Existing Garage at 1712 21st St. Rock Island, ILL/Verne Stevenson



Existing Garage at 1712 21st St. Rock Island, ILL/Verne Stevenson





Verne Stevenson

Sheet #

1

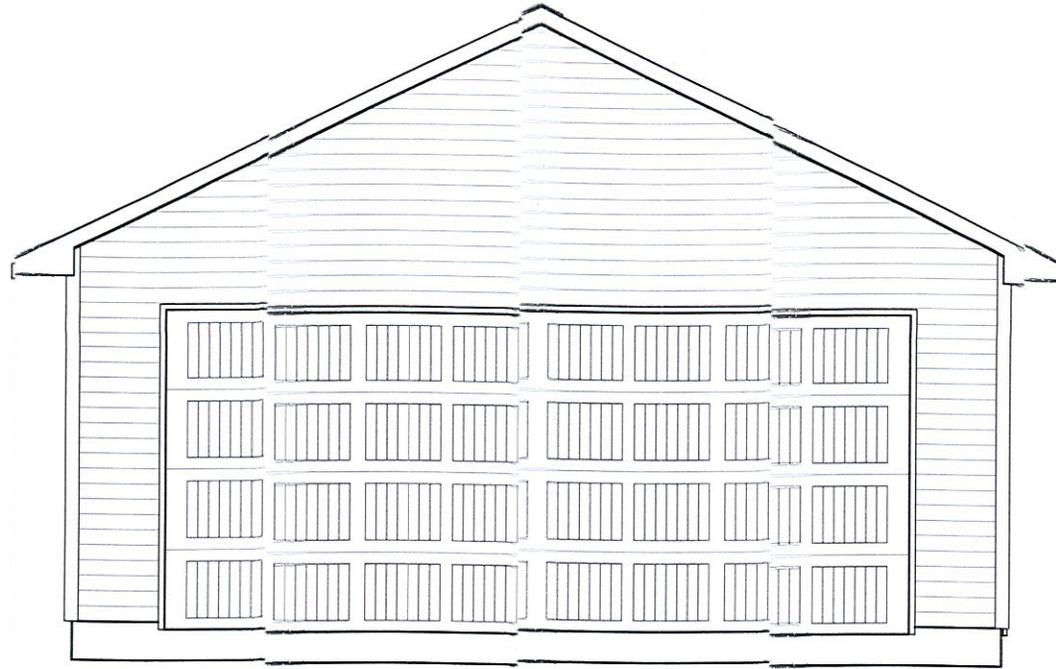
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Date: 4/25/2016

Drawing By:
Coach House Garages



700 mill st
arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350



Verne Stevenson

Sheet #

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Scale: 1/4"=1'

Date: 4/25/2016

Drawing By:
Coach House Garages



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Verne Stevenson

Sheet #

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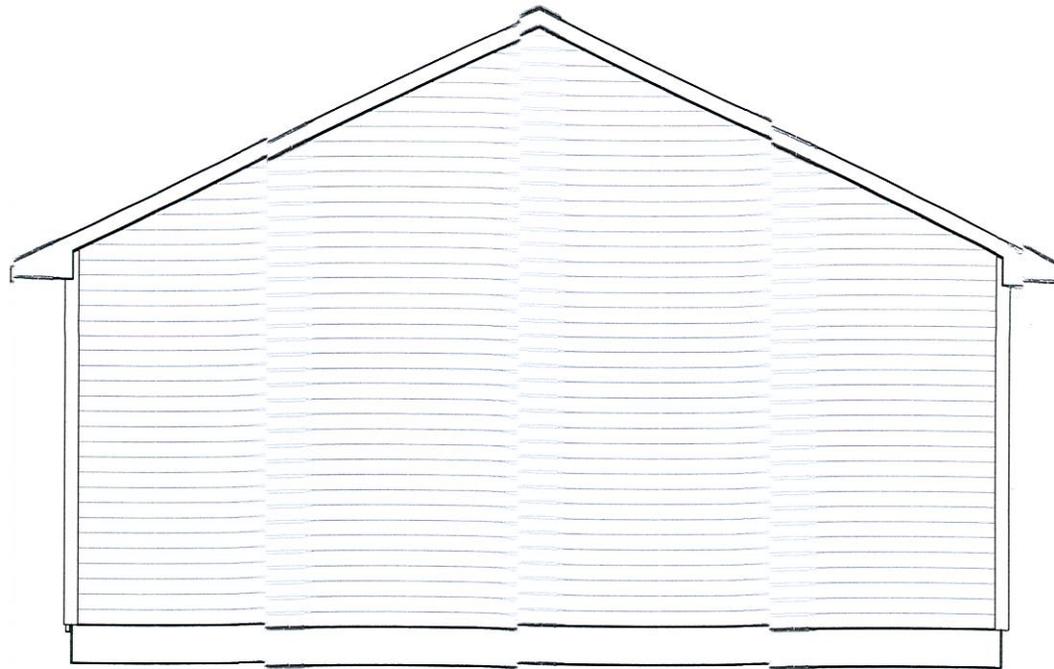
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Verne Stevenson

Sheet #

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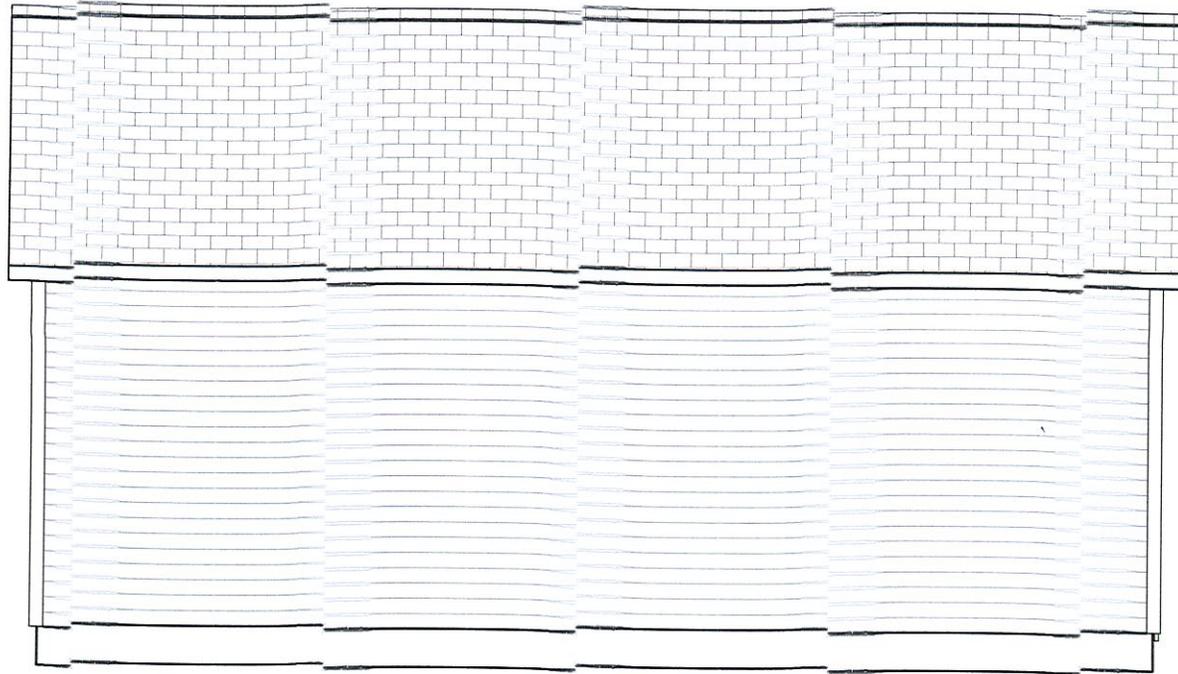
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Verne Stevenson

Sheet #

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Verne Stevenson

*Note Colors May Vary
OHD not CHI model #5283

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Date: 4/25/2016

Drawing By:
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arthur IL 61911
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*Note Colors May Vary
OHD not CHI model #5283

Verne Stevenson

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RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #2016-3

WHEREAS, the Rock Island Preservation Commission received an application from Verne Stephenson for a certificate of appropriateness to demolish and replace an existing garage at 1712 21st Street, Rock Island; and

WHEREAS, 1712 21st Street, Rock Island is located in the Highland Park Historic District 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 structure located in a historic district; and

WHEREAS, the Rock Island Preservation Commission considered the request and determined at its May 17, 2016 meeting that the proposed project will not adversely affect the historically or architecturally significant features of the Highland Park Historic District 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 project as itemized below is acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

1. Demolish the existing garage and construct a replacement garage on the same footprint with an additional 4 feet extending eastward on the property, toward the home.
2. The replacement garage shall not exceed 14 feet in height, be constructed on a 4" cement slab foundation, and be constructed with asphalt architectural shingles, wood siding with a 4 inch wood lap, 16x7 foot steel service door, and south facing window and exterior door.
3. The replacement garage shall be in compliance with all City of Rock Island building and zoning codes.

Adopted this 17 day of May, 2016 by the Preservation Commission.

APPROVED:

Brent Bogen, Chair

ATTEST:

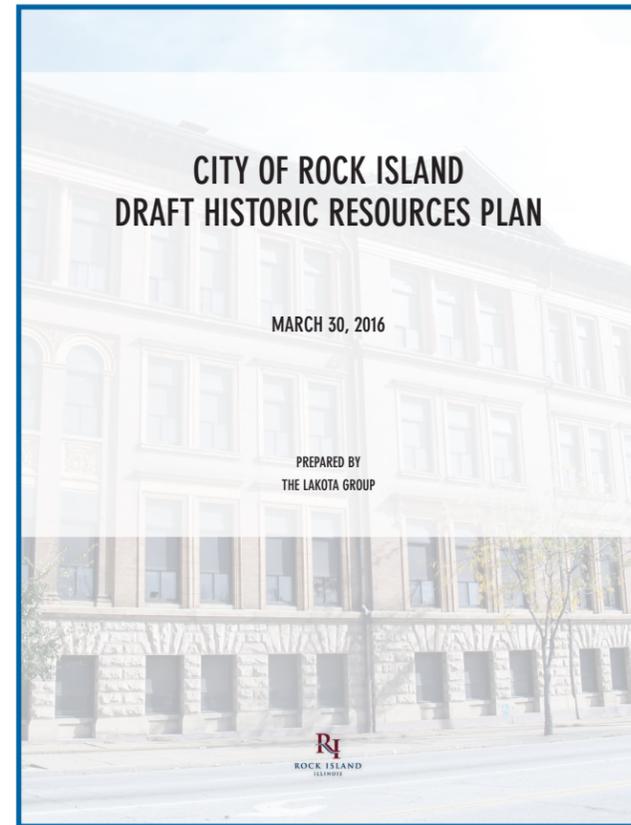
Ben Griffith, Secretary

Rock Island Heritage Resources Plan

WHAT IS A HERITAGE RESOURCES PLAN?

This Heritage Resources Plan is the principal policy document regarding the advancement of the City of Rock Island's historic preservation program, as well as the protection, preservation, and rehabilitation of historic buildings and districts. This Plan should also serve as the historic preservation element of the City's Comprehensive Plan in guiding community-led preservation efforts while also planning for the future growth and economic development of Rock Island. Downtown Rock Island and the Broadway and Highland Park historic districts are just several key historic areas that define Rock Island's historic character and identity. However, other resources that contribute to that character are always under constant threat from improper alterations and treatment, neglect, or natural disasters. In order to preserve these resources but accommodate City growth and economic development, a clearer picture of what resources are more valuable than others and added predictability on how important resources are identified and preserved are needed.

This Plan outlines specific policies and strategies for the Rock Island community to follow and implement to gain that clear picture and predictability in the preservation planning process



HERITAGE RESOURCES PLAN GOALS AND INITIATIVES (CONTINUED ON FOLLOWING PAGE)

The following is a summary of Key Preservation Plan goals, policies and initiatives:

SURVEY, DOCUMENTATION AND REGISTRATION

Goal 1: Attain a comprehensive understanding of important and significant heritage resources as a foundation for future preservation efforts.

1.1 Policy for Decision-Makers: Support regular and on-going activities that survey and document buildings, sites and structures throughout Rock Island.

Initiative 1.1: Prepare a list of priority neighborhoods or districts for future survey and documentation efforts.

Initiative 1.2: Create a Rock Island-specific intensive-level survey form.

Initiative 1.3: Prioritize areas for National Register designations.

Initiative 1.4: Seek CLG grants or other sources of funding to underwrite survey and documentation activities.

Initiative 1.5: Consider a survey of Recent Past resources.

Initiative 1.6: Conduct surveys and inventories as part of the City planning initiatives.

Initiative # 1.7: Collect oral histories as part of survey activities.

Initiative 1.8: Encourage additional archaeological investigations.

Initiative 1.9: Maintain information of archaeological areas in Rock Island.

Goal 2: Make surveys and documentation more accessible to the public to promote a greater understanding of Rock Island's heritage resources.

2.1 Policy for Decision-Makers: Invest in resources and technologies that allow greater access to resource surveys and inventories by the Rock Island public.

Initiative 2.1: Utilize new survey technologies that can be integrated into City's GIS system.

Initiative 2.2: Enhance the City's website to serve as a comprehensive portal for information on Rock Island's heritage resources.

INCENTIVES AND ECONOMIC DEVELOPMENT

Goal 3: Promote and utilize incentive programs to facilitate heritage resource investment, rehabilitation, and adaptive use.

3.1 Policy for Decision-Makers: Maintain funding for existing City-funded incentive programs for heritage resource preservation.

HERITAGE RESOURCES PLAN VISION STATEMENTS



The series of statements provided below describes the overall vision and long-term goals for historic preservation in Rock Island and the roles the community's heritage resources will play in Rock Island's future growth and revitalization. Foremost, the implementation of the Heritage Resources Plan will contribute to Rock Island's economic vibrancy, neighborhood stability, and community identity and quality of life.

STATEMENT 1. HERITAGE RESOURCES ARE RECOGNIZED AS CRITICAL TO ROCK ISLAND'S ECONOMIC WELL-BEING AND QUALITY OF LIFE.

The Rock Island community has long considered its heritage resources as critical assets in revitalizing its Downtown district and surrounding neighborhoods. Going forward, the Rock Island community will continue to adopt and advance policies that integrate preservation in its economic development efforts, housing and neighborhood enhancement initiatives, cultural enrichment activities, and infrastructure and streetscape investments.

STATEMENT 2. HISTORIC PRESERVATION IS INTEGRATED IN COMMUNITY PLANNING EFFORTS

Future planning efforts at the community, district and neighborhood levels are opportunities to explore and consider preservation issues and solutions. Planning processes help build the awareness of important heritage resources and address how heritage resources should be considered in the broader context of Rock Island as a Midwestern legacy city managing population and economic change. Preservation should serve as a tool to promote Rock Island's long-term sustainability.

STATEMENT 3. HERITAGE RESOURCES PROVIDE TANGIBLE LINKS TO ROCK ISLAND'S PAST

Historic buildings are the connections to a community's heritage and the stories of the people who settled, invested in, and shaped the neighborhoods, open spaces, and commercial areas of Rock Island. Opportunities exist to tell these stories to new audiences in ways that can build a broader cultural understanding of the community as well as strengthen Rock Island's historic preservation ethic.

STATEMENT 4. A STRONG COALITION OF PRESERVATION ADVOCACY ORGANIZATIONS ADVANCES THE ROCK ISLAND PRESERVATION PROGRAM.

An effective community historic preservation program is predicated on forging and managing partnerships between the City, its Preservation Commission and private-sector advocacy groups. Such partnerships keep the preservation program community-based and supported and serves to shares the tasks of implementing preservation initiatives between different entities. Good partnerships are also characterized by well-defined roles and responsibilities between the Preservation Commission, advocacy groups, neighborhood associations, economic development entities, and other organizations.

STATEMENT 5: THERE IS A COMPREHENSIVE UNDERSTANDING OF IMPORTANT ROCK ISLAND Heritage RESOURCES.

An ongoing, well-managed process for identifying and documenting heritage resources has been established, providing the community knowledge and understanding for what resources are important or not important to protect or are candidates for rehabilitation and adaptive use. Such knowledge is widely disseminated throughout the community and accessible to homeowners, businesses and future investors in Rock Island properties.

STATEMENT 6: PRESERVATION IS FACILITATED THROUGH AN EFFECTIVE AND WELL-MANAGED COMMUNITY PRESERVATION PROGRAM.

Heritage resources are identified, evaluated and designated according to a well-defined, predictable, and transparent process that helps build

trust and political support for future designation activities. Additionally, the preservation program has developed new tools, incentives and processes to help ensure the proper treatment of properties as they undergo change, and to promote the management of heritage resources preservation in areas that are challenged by other planning and economic issues.

STATEMENT #7: HISTORIC PRESERVATION IS FORWARD LOOKING.

The purpose of historic preservation is to seek ways for making the best use of older buildings as part of an overall community development strategy. Rock Island recognizes that older buildings can be rehabilitated and adapted for new uses that meet the community's economic and social needs.

STATEMENT #8: HERITAGE RESOURCES PROMOTE PRIDE OF PLACE.

Rock Island citizens value their past as reflected in its historic architecture – it is a source of identity that distinguishes the community from others in the Quad Cities region. The potential of protecting important heritage resources as a method for enhancing community aesthetics, revitalizing districts and neighborhoods, and binding the Rock Island community together in appreciation of its heritage has been realized.



HERITAGE RESOURCES PLAN GOALS AND INITIATIVES CONTINUED

INCENTIVES AND ECONOMIC DEVELOPMENT *continued*

Initiative 3.2: Leverage Tax Increment Financing and other City financial programs with other funding sources to facilitate heritage resource rehabilitation and adaptive use.

Initiative 3.3: Target City incentives to City Landmarks and National Register-listed properties.

Initiative 3.4: Focus CDBG Entitlement monies on housing and historic neighborhoods in need of rehabilitation and revitalization.

Initiative 3.5: Maintain and offer regulatory flexibility in facilitating preservation and adaptive use projects.

3.2 Policy for Decision-Makers: Create new incentives that support a number of preservation activities.

Initiative 3.6: Establish a private sector-managed Revolving Loan Fund.

Initiative 3.7: Create a neighborhood housing rehabilitation incentive.

Initiative 3.8: Explore development of a design assistance program.

Goal 4: Support community development initiatives incorporating preservation of heritage resources.

4.1 Policy for Decision-Makers: Prepare new plans that promote preservation-based community development.

4.2 Policy for Decision-Makers: Enhance the preservation-based activities of existing organizations and entities.

Initiative 4.1: Prepare a Rock Island heritage tourism plan.

Initiative 4.2: Create a “healthy neighborhoods” initiative.

Initiative 4.3: Enhance capacity of Rock Island’s Main Street Program.

ADMINISTRATION AND MANAGEMENT

Goal 5: Update ordinances and adopt new planning and zoning tools that guide Historic Preservation Program operations and the protection of heritage resources.

5.1 Policy for Decision-Makers: Ensure the Historic Preservation Ordinance and other procedures reflect best practices in municipal preservation program administration and management.

Initiative 5.1: Update the Rock Historic Preservation Ordinance.

Initiative 5.2: Update design guidelines for residential and commercial heritage resources.

Initiative 5.3: Clarify administrative design review.

Initiative 5.4: Formalize role and purpose of the 100 Most Significant Unprotected Structures List.

5.2 Policy for Decision-Makers: Adopt new zoning mechanisms that serve to protect areas with heritage resources.

Initiative 5.5: Update the Rock Island Zoning Ordinance to support preservation and the promotion of quality design.

Initiative 5.6: Adopt and implement a neighborhood conservation district program.

Goal 6: Incorporate historic preservation elements in all neighborhood, district, and citywide planning initiatives.

6.1 Policy for Decision-Makers: Integrate preservation goals and strategies in city-wide planning efforts.

Initiative 6.1: Add preservation elements to future commercial district, neighborhood and other area plans.

Initiative 6.2 - Consider preservation in other Departmental planning initiatives.

6.2 Policy for Decision-Makers: Involve the Preservation Commission and other preservation partners in City operations and facility planning.

Initiative 6.3 - Pursue landmark designation of eligible City-owned buildings, sites and structures.

Initiative 6.4 - Coordinate and target capital improvements in historic districts and neighborhoods of historic and architectural importance.

Goal 7: Maintain a fully-functional and operating municipal historic preservation program

7.1 Policy for Decision-Makers: Monitor the on-going performance of Rock Island’s Historic Preservation Program.

Initiative 7.1: Maintain CLG status.

Initiative 7.2: Benchmark Preservation Commission operations.

7.2 Policy for Decision-Makers: Enhance preservation skills and knowledge sets of staff and Commission members.

Initiative 7.3: Encourage City staff and Commission members to attend education conferences and training opportunities.

EDUCATION AND ADVOCACY



Goal 8: Promote the appreciation of Rock Island’s heritage resources.

8.1 Policy for Decision-Makers: Develop publications and tools that educate the public on Rock Island’s heritage resources and the benefits of historic preservation.

Initiative 8.1: Continue research and publications on Rock Island’s history and heritage resources.

Initiative 8.2: Format educational publications for the internet, smartphones, podcasts and other digital technologies.

Initiative 8.3: Conduct an annual “State of Historic Preservation” address.

Initiative 8.4: Produce an annual “State of the Historic Preservation” annual report.

Initiative 8.5 - Develop a Preservation Lecture and Workshop Series.

Initiative 8.6 - Develop preservation greening toolkit.

Initiative 8.7: Provide training to local realtors and bankers.

Goal 9: Community organization are strong preservation advocates.

9.1 Policy for Decision-Makers: Collaborate with partner organizations to facilitate preservation activities.

Initiative 8.8: Re-start the Broadway neighborhood “Great Unveiling” initiative.



This (product or activity) has been financed in part with federal funds from the Department of the Interior, administered by the Illinois Historic Preservation Agency. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior nor the Illinois Historic Preservation Agency, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior nor the Illinois Historic Preservation Agency. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, P.O. Box 37127; Washington, D.C. 20013-7127 Or Equal Employment Opportunity Officer Illinois Historic Preservation Agency, One Old State Capitol Plaza, Springfield, IL 62701

PRESERVATION BENEFITS

Many municipalities around the country have created and maintained local preservation programs, with adopted preservation ordinances, design review procedures and incentives for facilitating property preservation and adaptive use. The benefits of preservation are substantial and contribute to the local economy in the following ways:

- New jobs created when buildings are rehabilitated and occupied by new businesses.
- Stabilized and improved residential property values when historic districts are created and maintained.
- Diverse housing choices for new and existing households.
- Increased reinvestment in Rock Island’s Downtown district and adjacent neighborhoods.
- Additional arts and cultural-related activities generated in association with historic landmarks and districts.
- New heritage tourism assets.
- Conserved resources that reduce the environmental impact of new development.

Other benefits include:

Revitalizing Neighborhoods

Historic homes contribute to a neighborhood’s identity and sense of place, an identity that is often quite distinct from newly-developed places from other parts of the community.

Revitalizing the Downtown

Historic downtown commercial buildings provide affordable, flexible spaces for new businesses with upper stories providing adaptive use opportunities for new living spaces, allowing residents to live closer to their work, and shopping and entertainment options.

Sustainability and Environmental Benefits

Buildings constructed before World War II are generally more energy efficient due to higher quality construction materials and construction methods. Sensitive stewardship of historic buildings also maintains the “embodied energy” of the materials - the energy used to harvest, fabricate, transport and install the materials on the building rather than replacing them.

Building Rehabilitation

Several statewide economic impact studies have demonstrated that the number of jobs created through the rehabilitation of historic buildings compares favorably with the number of jobs created with new construction.

Heritage Tourism

Heritage tourism is the fastest growing sector of the tourism industry; heritage travelers often stay longer and spend more on trips than other tourists. According to the U.S. Cultural and Heritage Traveler Study, 78 percent of all U.S. travelers visit a historic site, spending on average \$900 per trip and contributing more than \$192 billion annually to the U.S. economy.

Livability and Quality of Life

Historic buildings provide a sense of scale, comfort, familiarity and beauty that cannot often be duplicated in new construction. They also frame the neighborhood and the downtown block, promoting pedestrian activity, neighborhood interaction, and community cohesion.