

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. She added that the application had been updated to include the reference to the tool shed that had erroneously been omitted on the last draft.

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.