



Rock Island Preservation Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

June 15, 2016

5:00 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the May 17, 2016 meeting minutes
4. Case #2016-4: Consideration of a Certificate of Appropriateness for 917 19th Street, the K.&T. Netta House
5. Case #2016-5: Consideration a Certificate of Appropriateness for 1718 21st Street in the Highland Park District
6. Other Business
7. Adjournment

MINUTES
PRESERVATION COMMISSION
MAY 17, 2016
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Anthony Heddlesten, Elizabeth DeLong, Paul Fessler, Brian Leech, Leigh Ayers, Craig Kavensky, Lo Milani

MEMBERS ABSENT: Brent Bogen, Sue Swords

ASSOCIATE MEMBERS: Linda Anderson, Diane Oestreich

STAFF PRESENT: Brandy Howe, Ben Griffith

CALL TO ORDER: Vice Chair Heddlesten called the meeting to order at 5:01 PM.

AN ORDER APPROVING THE WRITTEN AGENDA

Vice Chair Heddlesten asked if there were any corrections to the written agenda. Fessler made a motion to approve the written agenda. Leech seconded the motion. **The motion carried on a vote of 7-0.**

AN ORDER APPROVING THE MINUTES OF THE APRIL 20, 2016 MEETING

Vice Chair Heddlesten asked if there were any corrections to the minutes of the April 20, 2016. Associate Oestreich requested the minutes be revised to show that the Hauberg Landmark application submitted by Linda Anderson had been corrected to include reference to the tool shed as included in the landmark application. Vice Chair Heddlesten asked for a motion to approve the minutes as proposed to be corrected. Fessler made a motion to approve the minutes as proposed to be corrected. Leech seconded the motion. **The motion carried on a vote of 7-0.**

CASE #2016-3: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 1712 21ST STREET IN THE HIGHLAND PARK HISTORIC DISTRICT

Next there came before the Commission Case #2016-3 to consider a certificate of appropriateness for the demolition and replacement of a garage in the Highland Park Historic District. Howe provided a brief staff report indicating that the application was submitted by Mr. Verne Stevenson, owner of 1712 21st Street, who requested a certificate of appropriateness to demolish an existing 20x20 foot garage and replace it with a new garage that would measure 20x24 feet. The replacement garage would have wood siding, architectural asphalt shingles, and a steel garage door. A small window and side door would also be installed on the south side of the garage similar to the existing garage.

Vice Chair Heddlesten asked if the Commission had any questions for the applicant. Leech asked when the existing garage had been built. Mr. Stevenson answered it was built around the turn of the century. Vice Chair Heddlesten asked about the purpose of the additional 4 feet. Mr. Stevenson indicated it would provide more work space. Vice Chair Heddlesten asked if there were any other questions. Hearing none, he asked for a motion. DeLong made a motion to approve the certificate of appropriateness as presented in the application. Ayers seconded the motion. **The motion carried on a vote of 7-0.**

PRESENTATION BY LAKOTA GROUP ON THE DRAFT HERITAGE RESOURCES PLAN

Howe introduced Nick Kalogeresis of the Lakota Group, the consultant working on the Heritage Resources Plan. Mr. Kalogeresis approached the podium and provided a thorough summary of the draft plan. He described the sections of the plan, the public outreach efforts that had been completed since the project began in the fall of 2015, and reviewed the recommendations. Among the proposed recommendations include: conducting electronic surveys; adding the downtown to the National Register for Historic Places; collaborating regionally to create a Heritage Tourism Plan; creation of conservation overlay districts; prepare ordinance revisions, such as a demolition delay provision; and conduct education and advocacy outreach.

Vice Chair Heddlesten thanked Mr. Kalogeresis for his presentation and asked the Commission if they had any questions. Leech commented that the hard work that went into the plan is appreciated. He asked if Mr. Kalogeresis could provide a little more information on the meaning of the conservation overlay districts. Mr. Kalogeresis responded that neighborhood conservation overlay districts are meant for areas that may not qualify for the National Register as a whole, but where some of the structures may be historically significant. In these areas neighborhoods can develop a unique set of design guidelines tailored specifically to the neighborhood. Mr. Kalogeresis indicated that many states use this tool for preservation purposes, including Texas, North Carolina, and Ohio. Fessler asked about the Revolving Loan Fund; specifically how much is needed to start a fund. Mr. Kalogeresis suggested that a RLF needs about \$500,000-\$800,000 to get started and should be managed by someone with real estate expertise and knowledge of historic buildings. Vice Chair Heddlesten asked if there are any models for best practices for historic preservation that the Commission should look to. Mr. Kalogeresis responded that Savannah, GA and Providence, RI both have excellent preservation programs with decades of experience. He added that both are managed by private sector foundations.

Howe asked Mr. Kalogeresis to describe the next steps in the planning process. He responded that additional comments from the Commission would be welcome. Mr. Kalogeresis indicated that it is not required to conduct a public hearing for preservation plans. After some discussion it was suggested that the Preservation Commission would consider a resolution to recommend the plan to City Council at its next meeting. The Council meeting would be held shortly thereafter, probably in early July.

OTHER BUSINESS

Vice Chair Heddlesten asked if anyone had any other business to discuss. Associate Oestreich noted that the newspaper featured the Friends of Hauberg as the cover story which is a strong indication that things are progressing. She also asked about whether the City would be applying for future CLG funding. Howe indicated that the City would likely apply for funds to conduct inventory work as recommended in the draft plan next time there is a call for applications.

Griffith stated that no landmark applications had been submitted for the next 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:

Vice Chair Heddlesten asked for a motion to adjourn. Milani moved to adjourn. Leech seconded the motion. **The motion carried on a vote of 7-0.** The meeting was adjourned at 5:49 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 917 19th Street (Case #2016-4)
Date: May 24, 2016

Historical Review for 917 19th Street

District: Broadway Historic District

Classification: Local Landmark

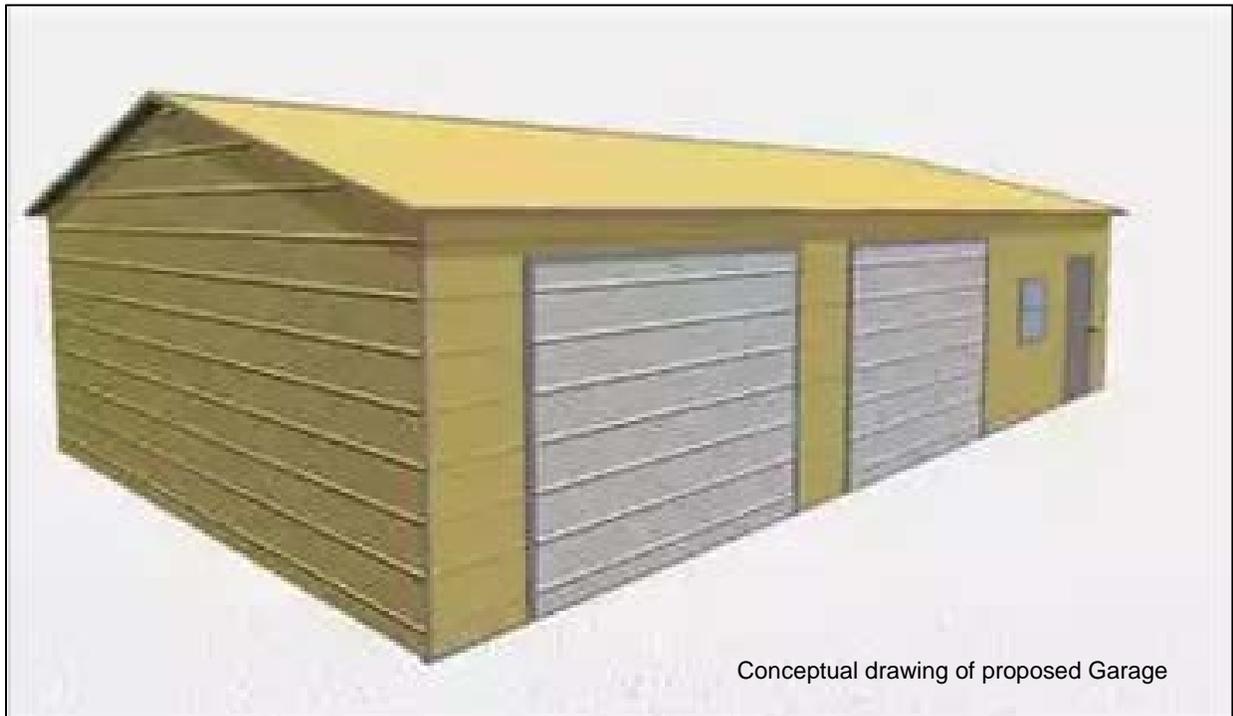


Applicable Guidelines and Regulations

Sec. 11-113. Certificate of Appropriateness

Project Description

An application for a certificate of appropriateness was submitted by Tanishia Yancey of 917 19th Street, a landmark structure known as the K.T. & Netta Anderson House. Ms. Yancey is requesting a COA to construct a new garage at the rear of her property where there is currently a 6 foot fence adjacent to the alley. The garage dimensions will measure 22 x 36 feet with an 11 foot roof height. The proposed garage will be constructed of metal on all sides, including the roof, and will have two metal garage doors. A small window and side door would also be installed on the alley side of the garage. A new asphalt slab would be poured to support the new garage.



When making its determination, the applicant is requesting the Commission consider the financial matter of the proposed garage versus the cost to construct a wood sided garage. Ms. Yancey has received a quote of \$6,000 for the proposed garage versus a quote of \$38,000 for a similarly sized traditional garage structure with wood siding.

Staff Comments

The K.T. & Netta Anderson House is located in the Broadway National Historic District and is the only landmarked property on the City block on which it is located. As depicted on the location map, the subject property is an unusually long residential lot measuring at approximately 55 x 290 feet. The distance from the back of the house to the rear property line is approximately 214 feet.

It is staff's opinion that the architectural style of the proposed garage—gable roof and horizontal variation of the siding—mimic the horizontal siding and gable roof of the house. Further, given the distance from the house to the proposed garage and the narrow width of the lot relative to the landmark structure, the garage would not be visible from a public street and would therefore have no negative impact to the historic integrity of the house.

Recommendation

Staff recommends the Commission approve Resolution 2016-4 authorizing construction of the above described garage.



9TH AVENUE

19TH STREET

917 19th Street

20TH STREET

10TH AVENUE

Disclaimer: This map is not a substitute for an actual field survey or on-site 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

917 19th Street

- Subject Property
- Parcels



City of Rock Island,
Community and Economic Development Department

Drawn By: K Douglass

Date Created: March 2016
Aerial Flown: May 2016



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: 917 19th Street
Rock Island, IL 61201

Name and Address of Property Owner:
Tanishia N. Yancey SAME AS ABOVE

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.

I wish to have a metal garage built over a wood sided garage which the cost difference for one is \$38,000 for 24x30x4 garage with wood siding + the same dimensions cost \$6,000! Wow what a huge difference!
I am asking for a ~~reduction~~ to be considered \$38,000 is way to much to put in a garage, especially when I do sell or eventually I will never be able to get back ~~to~~ \$28,000 that I put into having a garage built, when its most cost effective for \$6,000!

SUBMITTAL REQUIREMENTS

- Relevant site plans Detail sketches Elevation drawings Photographs Catalog pages

Name of Architect, contractor or builder:
Carport Central - Eric

Proposed Timeline of Work:
It would take 4-6 weeks

APPLICANT INFORMATION

Name (please print): Tanishia N. Yancey Phone: (309) 940-5752

Address: 917 19th St Rock Island, IL 61201

Email: Tanishia73@gmail.com

Signature: Tanishia N. Yancey 5/23/16

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.

RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #2016-4

WHEREAS, the Rock Island Preservation Commission received an application from Tanishia Yancey for a certificate of appropriateness to construct a metal garage at 917 19th Street, Rock Island; and

WHEREAS, 917 19th Street, Rock Island is a local 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 structure; and

WHEREAS, the Rock Island Preservation Commission considered the request and determined at its June 15, 2016 meeting that the proposed project 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 project as itemized below is acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

1. Construct a 22 x 26 foot metal garage with metal roof as depicted in the COA application file that is in compliance with all City of Rock Island building and zoning codes.

Adopted this 15 day of June, 2016 by the Preservation Commission.

APPROVED:

Brent Bogen, Chair

ATTEST:

Ben Griffith, Secretary

Staff Report
Community & Economic Development Department



To: Members of the Preservation Commission
From: Brandy Howe, Urban Planner
Subject: COA for 1718 21st Street (Case #2016-5)
Date: May 24, 2016

Historical Review for 1718 21st Street

District: Highland Park District

Classification: None

Applicable Guidelines and Regulations

Sec. 11-113. Certificate of Appropriateness

Project Description

An application for a certificate of appropriateness was submitted by Linda Anderson of 1718 21st

Street to replace existing front sidewalk and install curbing between the public sidewalk and the slope of the front yard. The new sidewalk would be poured concrete with bricks inset along the edges (see example). The proposed curbing would be poured to not exceed 6 inches in height above ground or 6 inches in depth. It would taper at the edges of the property line in a similar fashion as the curbing along 21st Street.



Staff Comments

CED staff reviewed the application and determined that the replacement sidewalk and proposed curbing is consistent with the sidewalks and concrete-work elsewhere in the Highland Park District and that the proposed project will improve the property value and aesthetically enhance the District.

Recommendation

Staff recommends the Commission approve Resolution 2016-5 authorizing replacement of the concrete sidewalk and installation of curbing as described above and in the project application file.



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
1718 21st Street

- Subject Property
- Parcels



City of Rock Island,
Community and Economic Development Department

Drawn By: K Douglass

Date Created: March 2016
Aerial Flown: May 2016





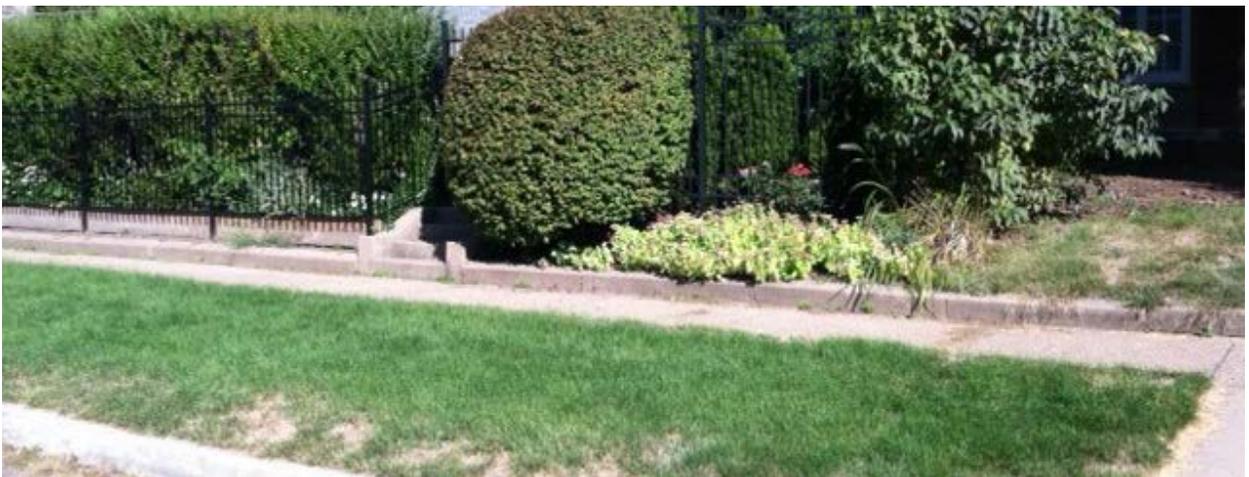
Current Sidewalk



Example of walk edged in brick – 1625 21st Street



Examples of “curbing” – 1620 21st Street (17th Ave facing)



“Curbing” at 1620 21st Street

CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Rock Island Planning Office
City Hall, 1528 3rd Avenue
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Phone: (309) 732-2900 Fax: (309) 732-2930
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LANDMARK INFORMATION

Landmark Address:

Name and Address of Property Owner:

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.

SUBMITTAL REQUIREMENTS

Relevant site plans Detail sketches Elevation drawings Photographs Catalog pages

Name of Architect, contractor or builder:

Proposed Timeline of Work:

APPLICANT INFORMATION

Name (please print):

Phone:

Address:

Email:

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.*

RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #2016-5

WHEREAS, the Rock Island Preservation Commission received an application from Linda Anderson for a certificate of appropriateness to replace an existing sidewalk and steps and install new curbing at 1718 21st Street, Rock Island; and

WHEREAS, 1718 21st Street 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 or curb within an historic district if subject to view from a public street; and

WHEREAS, the Rock Island Preservation Commission considered the request and determined at its June 15, 2016 meeting that the proposed project 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 project as itemized below is acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

1. Replace the existing front sidewalk and stairs with bricks inset along the edges.
2. Install curbing between the public sidewalk and the slope of the front yard. The curbing shall be not exceed 6 inches in height above ground and shall taper at the edges of the property line.

Adopted this 15 day of June, 2016 by the Preservation Commission.

APPROVED:

Brent Bogen, Chair

ATTEST:

Ben Griffith, Secretary