

Rock Island Preservation Commission

Meeting Date: Wednesday, January 26, 2011

Meeting Begins 4:00 p.m.

**Personnel Conference Room
Basement, Rock Island City Hall**

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Approval of the Minutes of the December 15, 2010 Regular Meeting
4. Case #2011-1 – Consideration of a Certificate of Appropriateness for 603 23rd Street, which is also known as the White House
5. Case #2011-2 – Consideration of a Certificate of Appropriateness for 1131 2nd Avenue, which is also known as the Mitchell House
6. Other Business
7. Adjournment



**UNAPPROVED MINUTES OF THE
ROCK ISLAND PRESERVATION COMMISSION**

Regular Meeting

4:00 p.m.

December 15, 2010

Location: Personnel Conference Room, Rock Island City Hall, 1528 3rd Avenue, Rock Island, IL

Attendance: (X) Present () Absent

() Steve Andich	(X) John Strieter
(X) Bob Braun	() Stephen Warren
() Lendol Calder	() Linda Anderson (Assoc.)
(X) David Cordes	() Jeff Dismer (Assoc.)
(X) Kent Cornish	() Daryl Empen (Assoc.)
() Jane Koski	(X) Diane Oestreich (Assoc.)
(X) Mark McVey	

Staff Present: Alan Carmen, Jill Doak, Ellen Adams

Others Present: Paul Fessler

Chairman Braun called the meeting to order at 4:02 p.m.

Approval of Minutes of the November 23, 2010 Rescheduled Regular Meeting

Commissioner McVey moved to approve the minutes of the November 23, 2010 Rescheduled Regular Meeting.

Commissioner Cornish seconded the motion, and it passed unanimously.

Case #2010-11 - Consideration of a Certificate of Appropriateness for 321 24th Street, which is also known as the Illinois Oil Products Building (Jackson Square)

Paul Fessler, NSP Construction Director for Rock Island Economic Growth Corporation (GROWTH), was present to represent applicant Brian Hollenback, GROWTH executive director.

Ms. Doak gave the staff report. Mr. Hollenback has applied for a Certificate of Appropriateness to modify construction plans at 321 24th Street. The Commission approved a Certificate of Appropriateness for the comprehensive renovation of the building on May 26, 2010. Instead of infilling the bays between the pillars at the south end of the building, GROWTH would like to leave the south bays and the southernmost bay on the west side open. The bay infill treatment that was approved in May 2010 will still be installed in the remaining three bays on the 24th Street side. The aluminum and glass storefront will be pulled back at a slightly angled curve to enclose the commercial space. A colored stamped concrete in a brick running bond pattern will be used on the floor of the newly opened space. Staff recommends the Commission approve the Certificate of Appropriateness for the opened bays, curved glass wall and stamped concrete at the south end of 321 24th Street because the alterations will relate more appropriately to the historic appearance of the Illinois Oil Products Building.

Mr. Carmen noted that the application also includes a request to remove the southernmost door on the 24th street side of the building.

Commissioner Strieter asked Mr. Fessler why traditional brick flooring will not be used.

Ms. Doak said that stamped concrete fits better with the Secretary of the Interior Design Standards, since the goal of the project is not to restore the space to its original condition. Plus, it is unknown whether or not the floor was originally brick.

Mr. Fessler said that the open bays will act as an entrance to the building. The project architect and managers had not considered leaving the bays open until they were opened during construction. He explained that the stamped concrete floor is lower in cost and will need less maintenance than brick. The floor will have a vintage feel and the dark color will match the dark brick of the historic building.

Chairman Braun asked whether lighting in the open entrance will be recessed can lights or wall-mounted fixtures.

Mr. Fessler said that he is unsure whether recessed can lights will be used, but more historically appropriate fixtures will be considered.

Ms. Doak said that lighting was not included in GROWTH's first Certificate of Appropriateness application. Additional façade lighting will require another Certificate of Appropriateness and recessed can lights will not.

Commissioner Cordes said that GROWTH should be commended for seeing the opportunity to improve the project's plan.

Commissioner Cornish asked for the architect's reasoning for the curved wall in the new open entrance.

Mr. Fessler said that there is a curved wall on the inside of the building that may match the proposed wall.

Commissioner Cordes moved to approve staff recommendation regarding the Certificate of Appropriateness application.

Commissioner Strieter seconded the motion, and it passed unanimously.

Other Business

Ms. Doak said that the 2011 Meeting Schedule will be sent to Commissioners. Meetings will be held the 4th Wednesday of the month at 4 p.m. in the Personnel Conference Room.

Commissioner Cordes reported to the Commission that he responded to Mr. Schumacher about whether or not the Kelly House was designed by architect George Barber. For the past several years, Mr. Schumacher and other Barber enthusiasts have claimed that the Kelly House is an example of Barber's Cottage Souvenir #33, and not designed by George Stauduhar, as Rock Island historical materials claim.

Commissioner Cordes wrote a thorough letter to Mr. Schumacher analyzing the differences between the Kelly House and houses built by Barber. He shared some of these differences with the Commission. The roof pitch of the Kelly House is less steep than that of Cottage Souvenir #33. All ornamentation on the Kelly House is in the gothic style, which Barber never used. The Kelly House has narrow trim, while Barber always used thicker trim boards. The way the staircase runs in the house and the space in the second floor tower are completely different than Cottage Souvenir #33.

Commissioner Cordes explained that the design for the Kelly House was probably inspired by Cottage Souvenir #33. It is unlikely that Barber would have built a house that deviates so significantly from his style. Stauduhar did not plagiarize Barber's design, since there are vast differences between Cottage Souvenir #33 and the Kelly House.

Commissioner Cordes said that he will email the letter to Commissioners. The letter provides a position statement for Rock Island regarding the Kelly House's architect and may be used to respond to future claims that it is a Barber design.

There being no further business, the Commission adjourned at 4:50 p.m.

Respectfully submitted,

Alan Carmen, Secretary
Rock Island Preservation Commission

REPORT

TO: Preservation Commission

FROM: Ellen Adams, CED Intern
Alan M. Carmen, Planning & Redevelopment Administrator

DATE: January 18, 2011

SUBJECT: Case #2011-1 – Consideration of a Certificate of Appropriateness for 603 23rd Street, which is also known as the George Oscar White House

Homeowners Aaron and Jesse Schultz have applied for a Certificate of Appropriateness to remove the existing fence and install a six foot aluminum picket fence with four inch picket spacing on the property of 603 23rd Street.



The existing fence is a three foot iron picket that is not original to the house. Photographs dating from 1986 and 1995, when the White House was designated a Rock Island Landmark, show the house without a fence. The fence was therefore installed by the previous owners at some point between 1996 and early 2006, when dated photographs indicate the fence was in place. No Certificate of Appropriateness application was filed for installation of the fence, and staff is uncertain of when this occurred.



The proposed fence will run along the 6th Avenue side of the double front yard and past the adjacent carriage house, connecting to the north side of the White House along 23rd Street. The fence will connect from the south side of the house to the neighboring fence. The fence will meet the north side of the house behind the porch and four side windows and will meet the south side of the house towards the rear. The existing fence has already been removed from in front of the porch, and new fencing will not be installed. Please see the attached site plan.

The applicants feel the proposed fence is necessary for security purposes; they have had problems with pedestrians taking their dog from the yard. For this reason, there will be no gate along 6th Avenue or 23rd Street.

Residential Design Guidelines states that fences appropriate for the front yards of historic properties are no taller than 42". However, this restriction can be relaxed for rear and double front yards. *Guidelines* also states that brick, iron, and wooden picket fences are appropriate for historic properties. The aluminum material proposed for the pickets will look like iron and will therefore conform to the design guidelines.

Zoning variance limits front and double front yard fencing to 42". If the Preservation Commission approves the Certificate of Appropriateness, the applicants will have to apply for and receive a variance from the Board of Zoning Appeals in order to build the 72" fence.

Recommendation

Staff recommends approving the Certificate of Appropriateness request for 603 23rd Street because the existing fence is not historic and the proposed fence design is appropriate and will not harm the existing historic fabric of the house or neighborhood.





Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # 2011-1

Date: 1-10-11

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).

Please see http://www.rigov.org/citydepartments/ced/certofappropriateness.html for online advice or contact city staff for additional assistance.

Landmark Address: 603 23rd St Rock Island IL

Name and Address of Property Owner: Aaron & Jesse Schultz

603 23rd St Rock Island IL

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.

We would like to build a six foot aluminum fence on side of house where existing three foot fence is located. Please see attached

Attach relevant site plans, detail sketches, elevation drawings, photographs, catalog pages.

Name of architect, contractor or builder: Jim Taylor of Taylor Way

Proposed timeline of work: Three days

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) Aaron & Jesse Schultz

Signature: [Handwritten Signature]

Address: 603 23rd St Rock Island IL

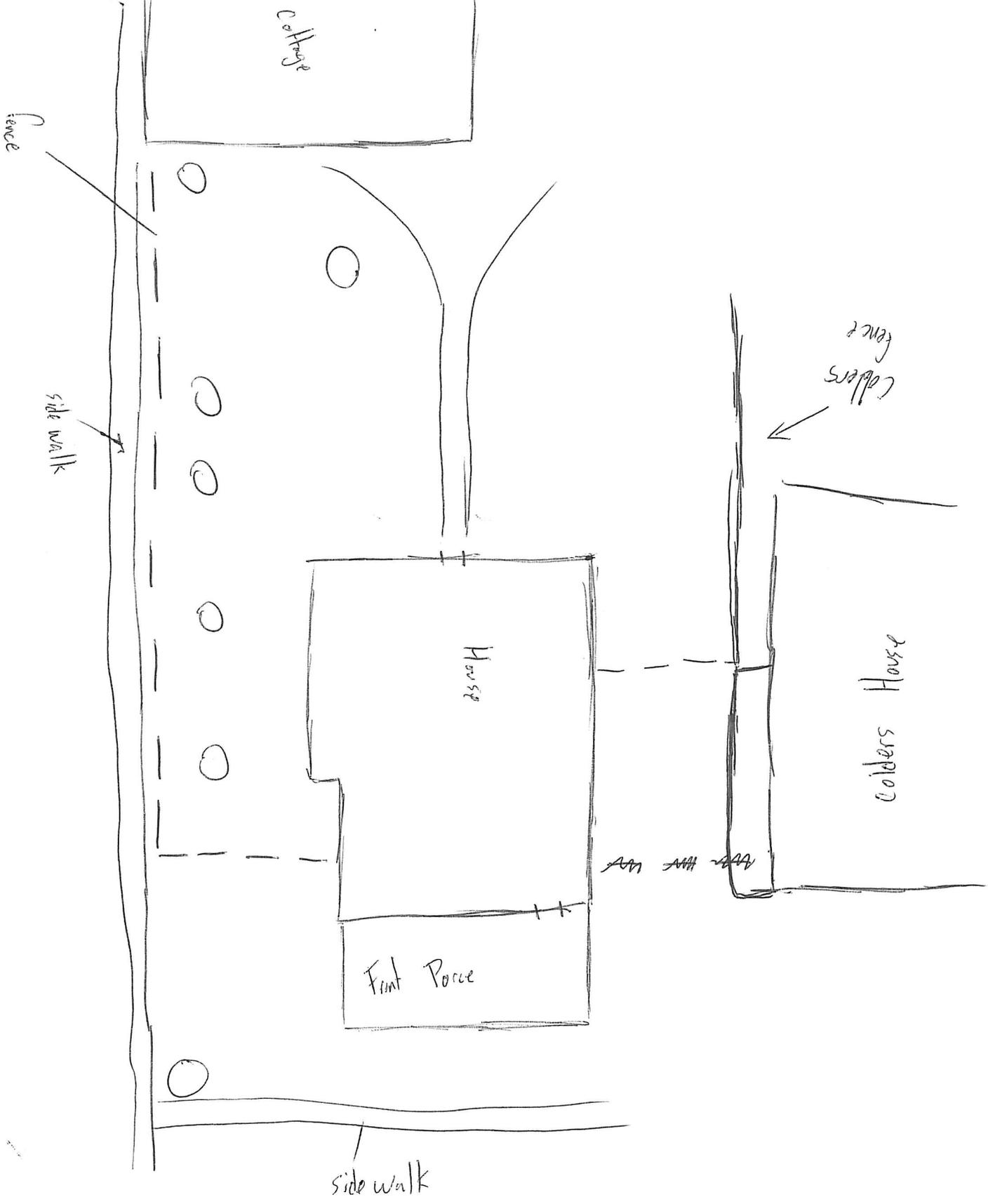
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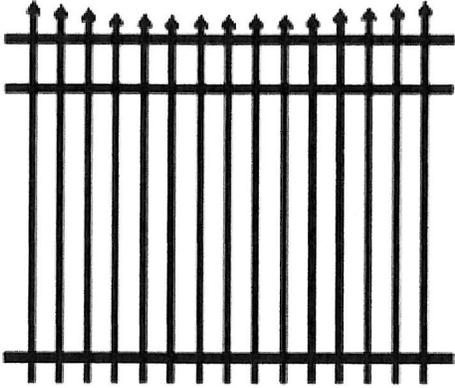
E-mail: [Redacted]



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

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





REPORT

TO: Preservation Commission

FROM: Ellen Adams, CED Intern
Alan M. Carmen, Planning & Redevelopment Administrator

DATE: January 18, 2011

SUBJECT: Case #2011-2 – Consideration of a Certificate of Appropriateness for 1131 2nd Avenue, which is also known as the Philemon Mitchell House

An application has been submitted relating to a Certificate of Appropriateness issued in September of 2007 which allowed, on a conditional basis, for the demolition of the carriage house attached to the north side of 1131 2nd Avenue. The two-story carriage house was moved from its original location on the property and attached to the house during the 1960s when the Nicholson family took over ownership of the property and converted it to a funeral home.



Because the carriage house was not original to the home and suffered from termite infestation and structural issues, the Commission granted a Certificate to allow for its demolition on the condition that another Certificate would address the treatment of resulting exposed walls and two door openings on the north side (rear) of the house when it came time to demolish the structure.

Owner George Slaughter, who did not own the property when the 2007 Certificate was granted, plans to demolish the carriage house and has applied for a Certificate of Appropriateness to cover the resulting exposed walls with vinyl siding and door openings with steel doors (which have already been installed). The proposed vinyl siding and steel doors would act as a temporary solution for protecting the exposed wall and door openings, and would remain for two to five years.

Concerning wall surfaces, *Residential Design Guidelines* states that exterior walls needing replacement should be compatible with the material, color, texture, and bonding of existing walls. In the case of 1131 2nd Avenue, the exposed wall should be covered in brick and painted to match the rest of the house. For historic structures that are sided, *Guidelines* states that non-traditional siding materials such as vinyl are not appropriate because, aside from aesthetic and historical reasons, "artificial sidings can promote material or structural decay because of the impermeable nature of the synthetic skin." Replacement doors, according to *Guidelines*, should match the original in proportion and design. The proposed vinyl siding and steel doors are not appropriate historic structures, particularly one that is brick.

Recommendation

Although proposed materials are not appropriate, staff recommends allowing the exposed walls and door openings resulting from the demolition of the carriage house to be covered with vinyl siding and steel doors on a temporary basis. The north side of the house is not visible from the street and it will provide temporary protection for the house. Staff recommends imposing a limit of two years on this temporary solution. If an application proposing a permanent solution for the wall and exterior doors is not filed by January 26, 2013, code hearing procedures for noncompliance will commence.





City of Rock Island
Planning & Redevelopment Division
1528 3rd Avenue
Rock Island, IL 61201

CASE #: 2011-2

DATE: 1-10-11

**APPLICATION
ROCK ISLAND PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS***

Common Street Address of Property: 1131 2nd Avenue

Name and Address of Property Owner: George Slaughter
1131 2nd Avenue Rock Island IL 61201

PLEASE PROVIDE THE FOLLOWING INFORMATION

1. A written description of each existing condition and each proposed modification. Include information relating to size, profile, height, materials, landscaping, location, placement, etc.:

Demolition has been approved for carriage house structure and apply for certificate to put up vinyl siding for treatment of exposed walls and 2 steel doors (exterior doors) are already in place in preparation for exposed wall * Vinyl Siding temporary Soloti
2-5 yrs Max

2. Name of Architect, contractor and/or builder:

George Slaughter

3. Drawing/Plans of Proposed Work (Attach to the back of this Sheet)

4. Proposed Timeline of work 1 Month

5. If requesting a demolition permit, indicate if site is to remain vacant. If new construction is proposed, submit drawings of proposed site plan and structure.

NAME(S) AND ADDRESS(ES) OF APPLICANTS

George Slaughter
Signature

1131 2nd Avenue Rock Island
Address

Signature

Address

George Slaughter
Name

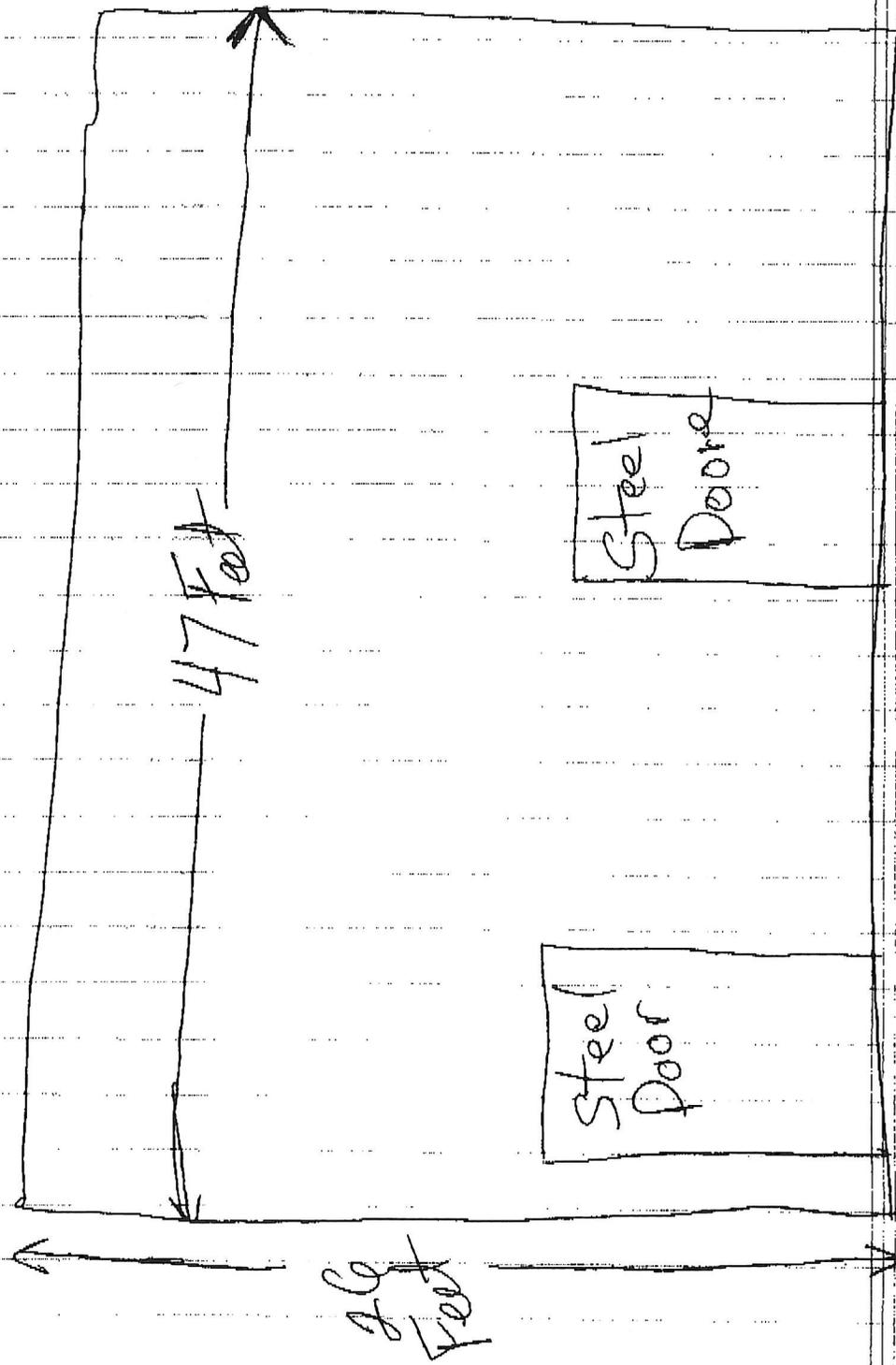


Name

Telephone

*Refer to Section 8 of the Preservation Ordinance
For more assistance, call the City of Rock Island, Planning & Redevelopment Division at (309) 732-2900.

North Facing Exposed Wall
Proposed Vinyl Siding



~~10/10/11~~