

# Rock Island Preservation Commission

**Meeting Date: Wednesday, February 23, 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 January 26, 2011 Regular Meeting
4. Case #2011-3 – Consideration of a Certificate of Appropriateness for 1614-34 18<sup>th</sup> Avenue, which is also known as Longview Condominiums
5. Appointments to Preliminary Determination Subcommittee (3 members)
6. Other Business
7. Adjournment



**ROCK ISLAND**  
ILLINOIS

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

Regular Meeting

4:00 p.m.

January 27, 2011

Location: Personnel Conference Room, Rock Island City Hall, 1528 3<sup>rd</sup> Avenue, Rock Island, IL

Attendance:             Present             Absent

<input checked="" type="checkbox"/> Steve Andich	<input type="checkbox"/> John Strieter
<input checked="" type="checkbox"/> Bob Braun	<input checked="" type="checkbox"/> Stephen Warren
<input checked="" type="checkbox"/> Lendol Calder	<input type="checkbox"/> Linda Anderson (Assoc.)
<input checked="" type="checkbox"/> David Cordes	<input type="checkbox"/> Jeff Dismer (Assoc.)
<input type="checkbox"/> Kent Cornish	<input type="checkbox"/> Daryl Empen (Assoc.)
<input checked="" type="checkbox"/> Jane Koski	<input checked="" type="checkbox"/> Diane Oestreich (Assoc.)
<input checked="" type="checkbox"/> Mark McVey	

Staff Present: Alan Carmen, Ellen Adams

Others Present: Aaron & Jesse Schultz, George Slaughter

Chairman Braun called the meeting to order at 4:00 p.m.

**Approval of Minutes of the December 15, 2010 Regular Meeting**

Commissioner Koski moved to approve the minutes of the December 15, 2010 Regular Meeting.

Commissioner Andich seconded the motion, and it passed unanimously.

**Case #2011-1** – Consideration of a Certificate of Appropriateness for 603 23<sup>rd</sup> Street, which is also known as the White House

Ms. Adams gave the staff report. Homeowners Aaron and Jesse Schultz have applied for a Certificate of Appropriateness to install a six foot aluminum picket fence with four inch picket spacing in the double front yard of the property. It was determined by staff that the existing three foot iron picket fence is not original to the house and was installed in the last 15 years. The applicants have had problems with theft from their yard and believe the proposed fence would provide security. Staff recommends the Commission approve the Certificate request because the existing fence is not historic and the proposed fence design is appropriate and will not harm the historic fabric of the house or neighborhood. If the Commission approves the request, the applicants will need to apply for a zoning variance to allow for the 72 inch fence.

Commissioner Andich asked for clarification on fence height allowance and front yards.

Mr. Carmen explained that the zoning variance limits front yard fence height to 42 inches. Any yard that fronts a street or avenue is considered a front yard. Since the White House sits on a corner, it technically has two front yards.

Commissioner Oestreich said that a solid board fence would not be appropriate but approved of the transparent nature of the proposed aluminum pickets.

Mr. Jesse Schultz said their original plan was to construct a solid wood fence, but Ms. Doak recommended the aluminum picket style.

Commissioner Cordes said that the best place for a fence to connect with a house is in the back corner, but he approved of the plan since the proposed fence is visually open and will retain the character of the house and neighborhood.

Commissioner Cordes moved to approve staff recommendation regarding the Certificate of Appropriateness application for 603 23<sup>rd</sup> Street.

Commissioner Calder seconded the motion and it passed unanimously.

**Case #2011-2** – Consideration of a Certificate of Appropriateness for 1131 2<sup>nd</sup> Avenue, which is also known as the Mitchell House

Ms. Adams gave the staff report. A Certificate of Appropriateness was granted in 2007 which allowed for the demolition of the carriage house attached to the north side of the Mitchell House, on the condition that another Certificate would address the treatment of the resulting exposed wall and two door openings when it came time to demolish the structure. Owner George Slaughter now plans on demolishing the carriage house and would like to temporarily cover the exposed wall and door openings with vinyl siding and steel doors. Staff recommends approving the Certificate of Appropriateness request on the condition that the vinyl siding and steel doors remain for no longer than two years. If an application proposing a permanent solution for the wall and doors is not filed by January 26, 2013, code hearing procedures for noncompliance will commence.

Mr. Slaughter said that everything is ready for the demolition of the carriage house.

Commissioner Oestreich asked about the material of the exposed wall.

Mr. Slaughter said that it is an addition, not an original wall, and that it is not brick.

Mr. Carmen said that the wall is mostly plastered wood frame with some masonry at the base.

Commissioner McVey asked Mr. Slaughter if two years will be sufficient time to work out a permanent solution for the wall.

Mr. Slaughter said that he is thinking about proposing a brick-looking vinyl siding and will later ask the Commission their opinion on possible wall coverings.

Mr. Carmen told Mr. Slaughter that if in two years he is not ready to propose a permanent solution, he may return to the Commission and request an extension.

Commissioner Cordes said that he does not have a problem with the proposed temporary coverings and encouraged Mr. Slaughter to discuss permanent coverings with Ms. Doak.

Commissioner McVey asked if Mr. Slaughter would be required to cover the exposed wall with brick.

Mr. Carmen replied that since the exposed wall is an addition, there is no replacement in kind required and thus there are other options besides brick.

Commissioner Cordes told Mr. Slaughter that brick-looking vinyl siding as a permanent solution would not be approved by the Commission.

Commissioner Koski moved to approve staff recommendation regarding the Certificate of Appropriateness application for 1131 2<sup>nd</sup> Avenue, including imposing a two year time limit.

Commissioner Andich seconded the motion and it passed unanimously.

Mr. Carmen told Mr. Slaughter that he will prepare a Certificate and that the demolition permit for the carriage house can be issued tomorrow.

Mr. Slaughter asked the Commission for guidance concerning the reconstruction of the Mitchell House's cupola. He has been researching slate roofs and found that they have not been done for 70 to 80 years. He felt that getting the slate custom cut and installed on the uniquely shaped cupola would not be feasible.

Mr. Carmen asked the Commission if they know of any slate suppliers.

Commissioner Oestreich recommended Mr. Slaughter call the City of Peoria and request contact information of people who work on slate roofs, since there are many in Peoria. Also, Commissioner Oestreich said that the scalloped slate tile on the roof of 709 20<sup>th</sup> Street was redone a number of years ago using a synthetic rubber material, and it looks great.

Commissioner Cordes recommended Mr. Slaughter contact White Roofing in Davenport and Renaissance Roofing in Rockford, IL because they both have experience with slate and tile roofs.

Mr. Slaughter provided the Commission with his email address so that Commissioners may contact him if they have any more sources to suggest.

### **Other Business**

Mr. Carmen notified the Commission that Landmark Illinois' 10 Most Endangered Structures application was submitted for the West End Settlement.

Chairman Braun said that the Broadway house at 547 23<sup>rd</sup> Street was recently demolished and asked whether that should have triggered a review by the Commission.

Mr. Carmen explained that the demolition did not require Commission review because the house was not a local landmark and no zoning action was needed that would have impacted an adjacent landmark.

Commissioner Oestreich is working on the landmark designation for the West End Settlement building. She provided Commissioners with pictures of the West End Settlement today, the building in 1914, and Stauduhar's sketches for what is often believed to be the West End Settlement. Ms. Oestreich noted that the sketch, provided by a lady writing a book on Stauduhar, bears only slight resemblance to the actual West End Settlement building. The sketch is much more elaborate than the actual building and includes three and a half stories. Construction on the building began in 1908 and finished the next year, but there is no story in the newspaper about the building until 1912. Ms. Oestreich said that while the second floor is beautiful, the building is not designed very well; all aspects are very horizontal, the first and second floors do not relate well, and the entrance is off-center. She suggested that perhaps Studahauer began the project but someone else finished it. She asked the Commission for their thoughts.

Commissioner Koski asked if the West End Settlement was in the floodplain at the time it was built, because perhaps that could be the reason for the stone used on the first level.

Mr. Carmen said that the building would have been subject to flooding, but that its surrounding area was fully developed.

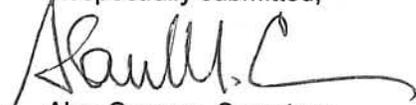
Commissioner Cordes suggested that perhaps the first floor of the building was built and occupied for awhile before the second floor was added. He noted that the sketch does have some resemblance to the building, like the stone used on the first level. He said that the building looks like an unusual interpretation of a raised basement building.

Commissioner Oestreich said that the building probably was not built in two parts with a long delay between them since it was finished within a year. She feels that a respected architect like Stauduhar would do a better job with the fenestration. In her landmark application, Ms. Oestreich said she will probably write that the project started with Stauduhar but it is unknown whether he finished the building. She will also include Prairie, Craftsman, and Arts and Crafts as the architectural style.

Commissioner Cordes speculated that perhaps Susanne Denkmann did not want to pay for the monumental building in the Stauduhar sketch so the plans were simplified.

There being no further business, the Commission adjourned at 4:53 p.m.

Respectfully submitted,



Alan Carmen, Secretary  
Rock Island Preservation Commission

## REPORT

TO: Preservation Commission

FROM: Jill Doak, Urban Planner II  
Alan M. Carmen, Planning & Redevelopment Administrator

DATE: February 14, 2011

SUBJECT: Case #2011-3 – Consideration of a Certificate of Appropriateness for 1614-34 18<sup>th</sup> Avenue, which is also known as Longview Condominiums

Longview Homeowners Association Board Member Steven Schrock has submitted an application for a Certificate of Appropriateness to remove the historic tile roof on the courtyard gazebo of Longview Apartments, constructed in 1927 and designated a Rock Island Landmark in 1990. The application includes a request to replace the tile roof with a stone-coated metal roof system.



This case came to the attention of staff at the time Mr. Bob Bisland of Advanced Construction & Improvement Co. attempted to obtain a roof permit from the Inspection Division. Mr. Bisland was informed the permit could not be issued until the Longview Homeowners Association obtained a Certificate of Appropriateness from the Preservation Commission. Subsequently, the application was mailed by Mr. Schrock to city hall. Staff has had no personal contact with the Longview Homeowners Association on this matter. The Longview Homeowners Association most recently applied for a Certificate of Appropriateness to install a fence in June 2010, represented by Mr. Schrock and Mr. Riexinger.



The extent to which the homeowners' association has investigated the condition of the existing tile roof is unknown. Staff is also unsure of whether the homeowners' association has consulted with experienced tile roof restoration companies or ascertained the availability of replacement tiles.

### Standards

*Residential Design Guidelines for Rock Island Landmarks and Historic Districts* say, "The existing shape and materials of the roof shall be retained. All

architectural features which give the roof its fundamental traits, such as ...cresting... shall be retained. When partially reroofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape and texture. This is especially important with slate, tile or cedar shake roofs."

The Secretary of the Interior's Standards for Rehabilitation and Additions say, "2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.....5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.....6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials."

In preparing this report, staff consulted Preservation Brief #30, *The Preservation and Repair of Historic Clay Tile Roofs*, issued by the National Park Service, U.S. Dept. of the Interior. Some notable comments from this 17-page report are:

- Clay tile has one of the longest life expectancies among historic roofing materials – generally about 100 years, and often several hundred.
- A regularly scheduled maintenance program is necessary to prolong the life of any roofing system.
- A complete internal and external inspection of the roof structure and the roof covering is recommended to determine condition, potential causes of failure, or source of leaks, and will help in developing a program for the preservation and repair of the roof.
- If the problem appears limited to gutters and flashing in disrepair, repair or replacement will probably require temporary removal of some of the adjacent tiles to gain access to them.
- When replacing hard-to-match historic tile, and if matching clay tile cannot be obtained, it may be possible to relocate some of the original tiles to the more prominent locations on the roof where the tile is damaged, and insert the new replacement tile in secondary or rear locations, or other areas where it will not show...Care should be taken to insert new replacement tile in as inconspicuous a location as possible.
- In most cases, unless matching replacements can be obtained, if more than about 30 percent of the roofing tiles are lost, broken or irreparably damaged, it may be necessary to replace all of the historic tiles with new matching tiles.
- Many late-19<sup>th</sup> and early-20<sup>th</sup> century tiles are marked on the back with the name of the company that made them, along with the size and the name of that particular tile shape. Some companies that were in business in the United States at the turn of the century are still producing many of the traditional tile shapes, and may be able to supply the necessary replacements.
- Even if the particular tile is no longer manufactured by a company, the original molds may still exist which can be used to make new tiles to match the historic tiles if the quantity is needed is sufficiently large to warrant a custom order. Other companies stock and sell salvaged tile, and keep a variety of old tiles available which can be identified and match by the number and company imprint on the back of the tiles.

### **Tile Removal and Replacement**

The request is to remove the historic tile and replace it with a modern material. No mention is made of the barrel-shaped roof hip tiles or the specialty tiles at the ridge. These tiles add character, and the ridge tiles will be very difficult to duplicate with modern materials.

In addition, the gazebo is along 18<sup>th</sup> Avenue, one of the most highly traveled corridors in the City, and it is a central focal point of the Longview Apartments site. The gazebo is also just one story tall, with the tiles extremely visible to the passing public.

It should also be noted that matching tiles exist in 12 steep-pitched panels along the Longview Apartments roofline visible from 18<sup>th</sup> Avenue.



Finally, staff searched the archives of Forum-L, the list-serve for the National Trust for Historic Preservation, and found only one reference to stone-coated steel tiles. In this single instance, the local commission determined that the entire roof could not be removed because only about 10 tiles were severely deteriorated. There was not a debate on the modern material. The absence of commentary about stone-coated shingles is curious, given the often lengthy discussions of modern replacement materials on the Forum-L. The applicants are requesting the use of the Classic style tile, in Barcelona color. However, the examples in the catalog appear to have a straighter edge pattern than the "Classic Tile Stock Colors" and the example used at Advanced Construction, which appear to have scallops. The scalloped edge would not be compatible in appearance with the existing historic tiles. However, the depth and profile of the steel tile is similar to the historic tile.



Staff feels that complete removal of the historic tile cannot be supported and is contrary to both the *Residential Design Guidelines* and the Secretary of the Interior's Standards for Rehabilitation. However, there is no doubt that there are damaged tiles and some limited leaking is occurring. The close-up photos above show the tiles on the south side. The other three sides are in much better condition. But, it is also staff's opinion that the gazebo structure is not in imminent danger of collapse. It is also true that from the underside, much of damage appears to be in the vicinity of the soffit. The City's Housing Rehabilitation Officer concurs with this assessment. More photos will be available for viewing at the meeting.



Below are photos of the suggested Classic Tile (different color) on the Advanced Construction building in Moline.



## **Recommendation**

Staff recommends the Preservation Commission deny the Certificate of Appropriateness for removal of the gazebo roof tiles and their replacement with stone-coated steel tiles. Further, staff recommends the Commission urge the applicants to revise and resubmit their application, following a course of action outlined below:

1. Secure the services of an experienced tile roof restoration company to conduct an assessment of the tile condition and underlying roof structure.
2. With the assistance of the restoration experts, attempt to locate salvaged replacement tiles.
3. Remove and clean the tiles.
4. Relocate tiles in good condition to the north, west and east sides of the gazebo roof.
5. If modern replacement tiles are needed, they should be used only on the south side of the roof, which is the least visible from public right-of-way.
6. The historic barrel tiles on the hip and the specialty tiles on the ridge should be reinstalled.



Rock Island Preservation Commission  
Certificate of Appropriateness Application

For office use only:

Case # 2011-3

Date: 1-27-11

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: 1620 18<sup>th</sup> Ave to 1634 18<sup>th</sup> Ave

Name and Address of Property Owner: Long View Homeowner Asso.  
50 Ken Bunte, Mar  
PO BOX 1001 Moline IL 61266-1001

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.

The roof of the gazebo in the front of the court yard has fallen into disrepair. Do to research to find like tile has been of endless. In looking at options the Advanced Construction Co has shown us a product made of Steel with a life warranty that has the same appearance as the current tile. If repairs are not completed the holes (many) currently in the roof will cause the gazebo to collapse.

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

Name of architect, contractor or builder: Advanced Construction + Impr. Co.

Proposed timeline of work: When weather permits

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.

Applicant Information: Board Member, owners Asso,  
Long View Homeowner  
Name (Please print) Steven Schrock Signature: Steven J. Schrock  
Address: 1626 18<sup>th</sup> Ave #17 Rock Island IL Telephone: [REDACTED]  
E-mail: Steve.Schrock@harcasemann.com



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

1528 3<sup>rd</sup> Avenue  
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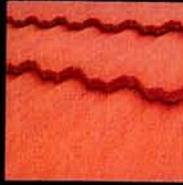
Classic Tile Stock Colors:



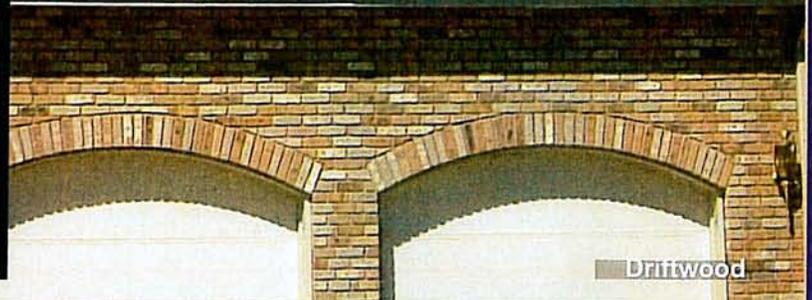
Chestnut



Driftwood



Spanish Red



Driftwood



Chestnut

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**LIGHTWEIGHT** At only 1.4 lbs per square foot, structures do not need re-engineering to accommodate the Gerard roofing system.

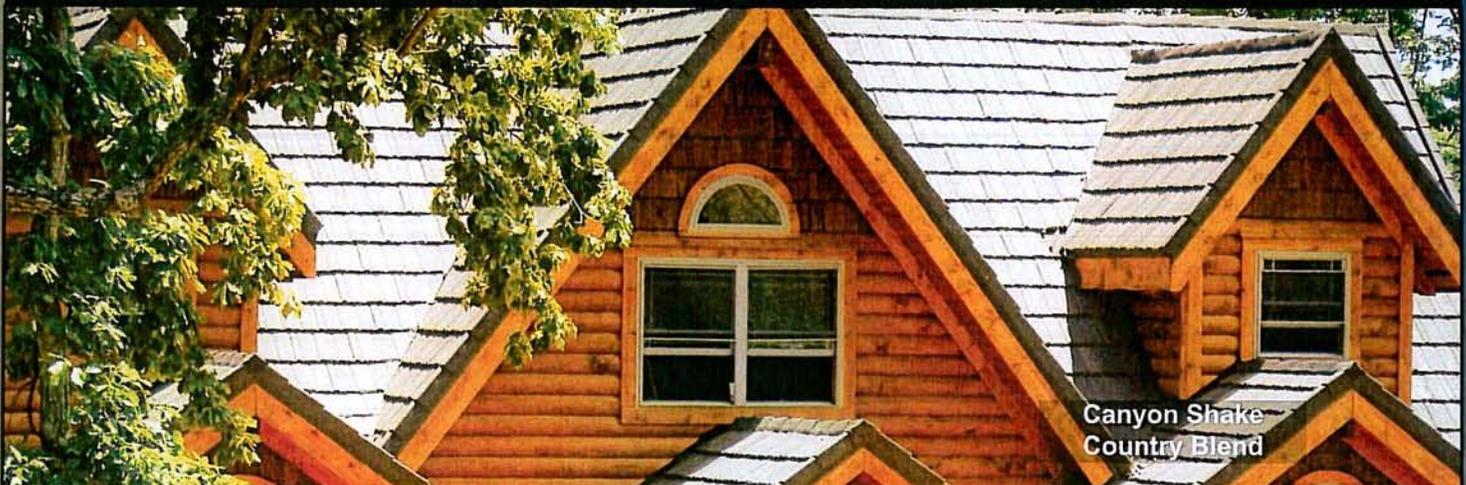
**ENVIRONMENT** Is 100% recyclable with over a 30% recycled steel content. Rest assured Gerard is doing their part to conserve our natural resources.

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Fire	<b>Excellent</b> Class "A" Fire Rating	<b>Poor</b> Roofs Collapse from Weight	<b>Poor</b> Majority are Class "C" Rated	<b>Fair</b>	<b>Poor</b> Wood Burns
Wind	<b>Excellent</b> High Test Rating. Over 155 mph Winds	<b>Poor</b> Requires Special Installation to Meet High Wind Requirements	<b>Poor</b> Most Manufacturers Don't Offer Wind Warranties	<b>Poor</b> Most Wind Warranties Are Valid for 5 Years	<b>Poor</b> No Wind Warranty
Hail	<b>Excellent</b> 2.5" Hail Warranty	<b>Fair</b> Crack & Break	<b>Good</b>	<b>Poor</b>	<b>Poor</b>
Snow & Ice	<b>Excellent</b> Interlocking Design is Strong & Resists Ice Damming	<b>Poor</b> Breaks from Freeze/Thaw and Weight of Ice/Snow	<b>Fair</b> Breaks from Freeze/Thaw and Weight of Ice/Snow	<b>Poor</b> Ice Removes the Protective Granules	<b>Good</b>
Earthquakes	<b>Excellent</b> Lightweight + Added Sheer Strength	<b>Poor</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>
Weather Warranty	<b>Excellent</b> Limited Lifetime Warranty	<b>Fair</b> No Appearance Warranty	<b>Fair</b> No Warranty for Color Fade	<b>Fair</b> Pro-Rated Warranty	<b>Poor</b> No Warranty
Environment	<b>Excellent</b> Recyclable	<b>Fair</b>	<b>Fair</b>	<b>Poor</b>	<b>Fair</b>
Re-Sale	<b>Excellent</b> Increases Curb Appeal & Looks Great	<b>Good</b>	<b>Fair</b>	<b>Fair</b>	<b>Fair</b>

Ratings based on comparison with Gerard as determined from manufacturer's specification, independent testing laboratories and published industry studies and statistics.  
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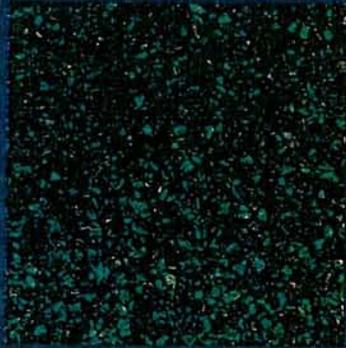


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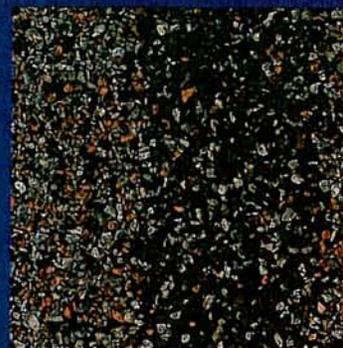
# Gerard Colors



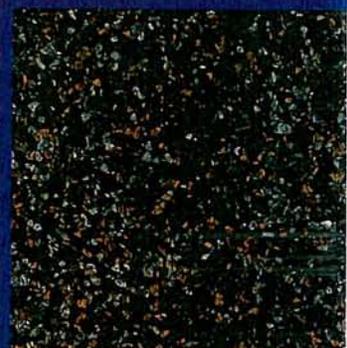
**Devonshire**



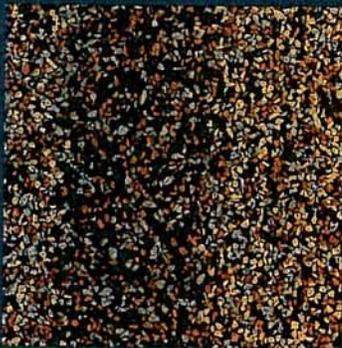
**Midnight Blue**



**Windsor**



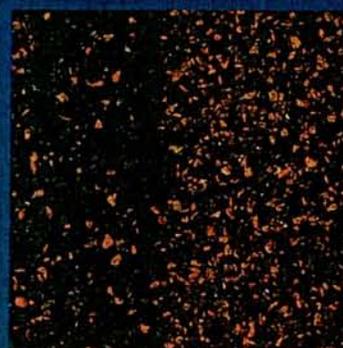
**Timberwood**



**Country Blend**



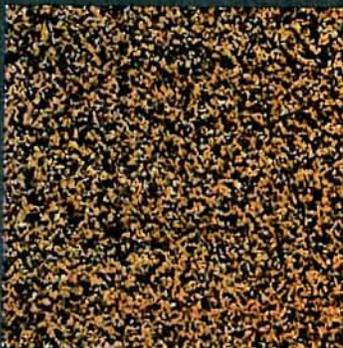
**Chestnut**



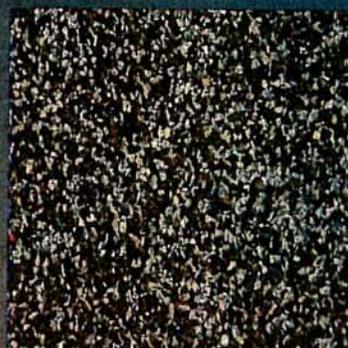
**Barclay**



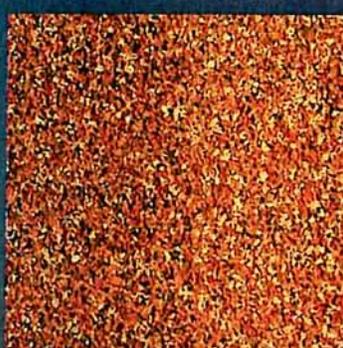
**English Suede**



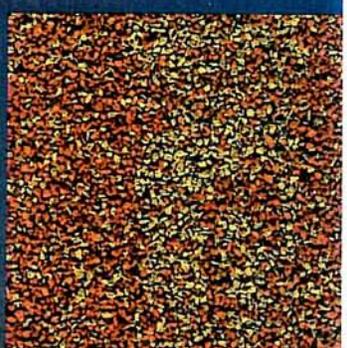
**Desert Sand**



**Driftwood**



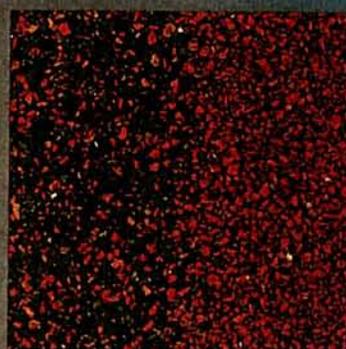
**Santa Fe**



**Sunset Gold**



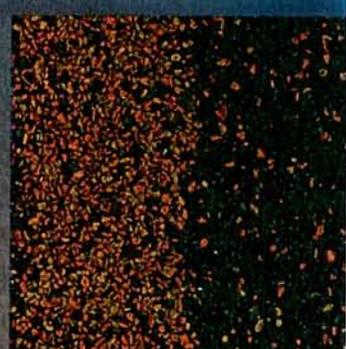
**Spanish Red**



**Barcelona**



**Terracotta**



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