

Rock Island Preservation Commission

Meeting Date: Wednesday, March 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 February 23, 2011 Regular Meeting
4. Presentation of Plaques to Commissioners Andich and Braun
5. Case #2011-5 – Consideration of a Certificate of Appropriateness for 1614-34 18th Avenue, which is also known as Longview Condominiums
6. Case #2011-6 – Consideration of a Certificate of Appropriateness for 2103 18th Avenue, which is located in Highland Park Historic District
7. Section 106 Review for Infill Construction at 1206-10 19th Street and 1042 17th Street
8. Other Business
 - Flood Preparations
 - Changing Faces Study Circles
9. Adjournment

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

Regular Meeting

4:00 p.m.

February 23, 2011

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

Attendance: (X) Present () Absent

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

Staff Present: Alan Carmen, Jill Doak, Ellen Adams

Others Present: Steven Schrock

Chairman Braun called the meeting to order at 4:04 p.m.

Approval of Minutes of the January 26, 2011 Regular Meeting

Commissioner Andich moved to approve the minutes of the January 26, 2011 Regular Meeting.

Commissioner Calder seconded the motion, and it passed unanimously.

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

Ms. Doak gave the staff report. Longview Homeowners Association Board Member Steven Schrock has submitted an application to remove the historic tile roof on the courtyard gazebo of Longview Apartments and replace the tile with a stone-coated metal roof system. Complete removal of the historic tile is contrary to the *Residential Design Guidelines* and the Secretary of the Interior's Standards for Rehabilitation. Further, no mention is made in the application of retaining the roof hip or ridge tiles, which will be difficult to duplicate with modern materials. Staff recommends the Commission deny the Certificate of Appropriateness for removal and replacement of the gazebo roof tiles and urge the applicant to resubmit their application, following the course of action outlined in the agenda report.

Mr. Schrock said that the gazebo tiles are concrete, not clay. The tiles are dissolving and crumble when touched. He has counted eight sizeable holes in the roof. Mr. Schrock believes that the replacement material suggested by Advanced Construction will match almost identically and will be the most economical course of action.

Commissioner Cordes suggested Renaissance Roofing in Rockford, IL take a look at the roof.

Mr. Schrock said that he doubts the tiles can be salvaged since they dissolve when touched.

Commissioner Cordes said that he is not comfortable approving the replacement of the tiles without an evaluation by a tile roofing company. He suggested White Roofing.

Mr. Schrock said that he contacted White Roofing, and they were not willing to evaluate the roof.

Commissioner Calder asked if the tiles can be replaced with new concrete tiles.

Commissioner Cordes said that it is a question of whether matching salvaged tiles can be found.

Commissioner McVey said that concrete does not last as long as clay.

Associate member Oestreich suggested replacing the concrete tiles with clay.

Commissioner Warren said that the gazebo is the most interesting aspect of the apartment complex and asked Mr. Schrock if he could do more searching to try to find an adequate tile company.

Mr. Schrock said that he can do more searching, but he believes the proposed material looks almost the same as the existing tiles.

Ms. Doak said that the roof profile shown in the example photos of the proposed material looks different than the profile of the existing roof.

Chairman Braun said that more information is needed on availability of existing matching tile and new materials. Also, the economic factor of the project cannot be taken into account as a reason to accept the application. In order to do so, a Certificate of Economic Hardship would need to be granted.

Mr. Schrock said that he is worried about the wellbeing of the structure if the roof is not repaired in a timely manner.

Commissioner Cornish noted that the work would not be able to be done for a month or so, anyway.

Associate member Oestreich urged Mr. Schrock to ask the tile company to do something to replicate the crests on the ridge tiles.

Commissioner Cordes said that those tiles may not be as deteriorated and that they may be able to reuse the ridge and hip junction tiles. Those pieces are very valuable and costly to buy.

Commissioner Cordes moved to reject the application for a Certificate of Appropriateness based on the information provided, in concurrence with the staff report.

Commissioner Warren seconded the motion.

Mr. Carmen explained that Mr. Schrock can appeal the Commission's decision to City Council within 30 days. There is no rule against refiling the same application.

Ms. Doak told Mr. Schrock that on the revised application, some mention should be made of what will be done with the hip and ridge tiles.

Associate member Anderson suggested Mr. Schrock provide a sample of the proposed material for the Commission.

The motion passed unanimously.

Appointments to Preliminary Determination Subcommittee

Mr. Carmen explained that the Subcommittee reviews submissions of applications for landmark status and makes a recommendation to the Commission regarding whether the application should be approved.

Ms. Doak added that the purpose of the Subcommittee is to have the application fully reviewed before it is brought to the Commission.

Commissioners Cordes, McVey, and Calder volunteered for the Subcommittee.

Commissioner Andich moved to accept the group.

Commissioner Cornish seconded the motion, and it passed unanimously.

Other Business

Ms. Doak said that Landmarks Illinois requested more information regarding the tax status of the West End Settlement building. The 2007 and 2008 taxes have been paid, but the 2009 taxes have not. Those taxes were purchased by a different tax buyer. Landmarks Illinois told Ms. Doak that West End Settlement is on the shortlist for 10 Most designation.

Ms. Doak reported that Mike Ward from IHPA called to say that the Preservation Commission has been awarded the 2011 CLG Grant. The paperwork will take a few months to finalize. Work on the grant project will not begin until the paperwork is complete because of federal budget uncertainty.

Ms. Doak welcomed the Commission to take invitations to the 2011 Farnam Dinner, which will be held on March 11 in Davenport. The theme will be railroads and the speaker will be the Chairman of the Iowa Interstate Railroad.

Ms. Doak said that the terms of Commissioners Andich and McVey and Chairman Braun will end at the March meeting. Chairman Braun cannot be reappointed due to the term limit. A Rock Island registered architect will need to fill the position. Commissioners should contact Ms. Doak with nominations.

Mr. Carmen explained that the nominees are presented to the Mayor, who then makes a selection, with City Council approving appointments.

Commissioner Calder asked how many architects live in Rock Island and Chairman Braun said there are four.

Commissioner Cordes suggested Colleen Vollman, who is buying the Plumber House, as a possible future Commissioner; she is an architectural historian.

Ms. Doak told the Commission about the new Neighborhood Partners' Immigration Task Force and the upcoming Study Circles process. She explained that Rock Island has experienced an influx of immigrants and this method of public dialogue, which will involve 80 to 150 participants, will open up communication between these immigrants and longtime Rock Island residents. Ms. Doak asked Commissioners to consider volunteering as facilitators for the Study Circles. A day of training will be involved and a commitment of seven meetings in April and May will be necessary. Those interested should contact Ms. Doak. Commissioners who do not wish to lead a group can be participants.

Commissioners Andich, Cornish, and McVey said they may be interested in being facilitators.

Associate member Oestreich reported that the Illinois Statewide Preservation Conference will be held June 2-4 in Godfrey, IL.

Commissioner Koski said that she found last years' conference very informative as a new committee member.

Ms. Doak said that the National Main Streets Conference will be held May 22-25 in Des Moines, IA. The Illinois Main Street program is currently on probation and is being run regionally through the Department of Commerce and Economic Opportunity.

Commissioner Cordes provided the Commission with digital and paper copies of architect Robert Spencer's publication on casement windows. Commissioners discussed the location of *Western Architect*, which features the Denkmann-Hauberg House.

There being no further business, the Commission adjourned at 5:15 p.m.

Respectfully submitted,

Alan Carmen, Secretary
Rock Island Preservation Commission

REPORT

TO: Preservation Commission

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

DATE: March 16, 2011

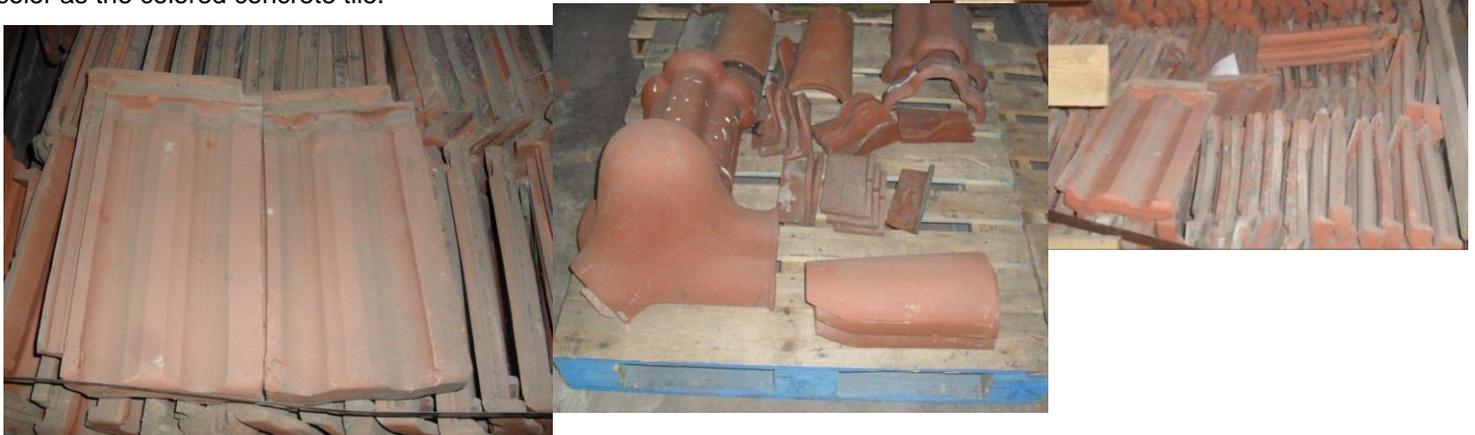
SUBJECT: Case #2011-5 – Consideration of a Certificate of Appropriateness for 1614-34 18th Avenue, which is also known as Longview Condominiums

Longview Homeowners Association Board Member Steven Schrock has submitted an application for a Certificate of Appropriateness to remove the historic concrete tile roof on the courtyard gazebo of Longview Apartments and replace with clay tile. The existing concrete tiles are significantly deteriorated and dissolve when touched.

At the February 23, 2011 meeting the Preservation Commission denied a request by Mr. Schrock to replace the gazebo roof tiles with a stone-coated metal roof system. The Commission urged Mr. Schrock to revise and resubmit the application after a thorough assessment by a tile roof restoration company was done and more appropriate alternatives could be explored.



Renaissance Roofing of Rockford, IL has prepared a proposal for the gazebo roof restoration (see attachment). The plan is to remove all existing concrete tiles down to the wood decking, leaving the existing gutter in place. The rotten wood decking will be replaced as needed. Used Ludowici French style clay tiles and matching original roof trim tile accessories will be installed. The elements on the hip and top of the pavilion will have the same profile and appearance as those existing. The clay tile will be almost the same color as the colored concrete tile.



The Secretary of the Interior's Standards for Rehabilitation and Additions say, "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."

Although the replacement tile is clay rather than concrete and appears to be slightly narrower, the appearance and profile of the replacement tile is very similar to the existing, and is from the same historic period. This makes clay a much more suitable substitute material than the modern metal roofing materials previously proposed.

Recommendation

Staff recommends the Preservation Commission approve the Certificate of Appropriateness request for the replacement of the concrete gazebo tile with the used clay tiles because doing so will not significantly alter the appearance of the gazebo, is an acceptable alternate material, and will protect the structure from deterioration.



Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # _____

Date: 3/14/11

Landmark Address: 1620-1628 18th AVE Rock Island IL

Name and Address of Property Owner: LONG View Homeowners Association.

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).

Go to www.rigov.org for online advice and downloadable design guidelines or contact city staff for additional assistance.

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.

Replacing GAZEBO ROOF WITH CLAY Tile
Similar to Cement Tile, MATCHES
ALMOST IDENTICAL to Cement tile.
Because tile is used the cost
IS very reasonable, but still more
expensive than steel tile. LVHB
has decided to except clay tile
upon the approval of RI Preservation
Commission.

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

Name of architect, contractor or builder: Renaissance Roofing Inc

Proposed timeline of work: ASAP

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) Steven Schrock Signature: Steven Schrock *Commission member*

Address: 1626 18th AVE #17 Rock Island IL Telephone: [REDACTED]

E-mail: [REDACTED]



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

1528 3rd Avenue
Rock Island, IL 61201
(309)732-2800 phone / (309)732-2930 fax
planning@rigov.org
www.rigov.org

-----PROPOSAL-----

Renaissance Roofing

I N C O R P O R A T E D

Tile & Slate Roof Systems

www.claytileroof.com

1-800-699-5695

BELVIDERE/CHICAGO OFFICE
P.O. Box 5024 Rockford, IL 61125-0024
2231 Hawkey Dr. Belvidere, IL 61008
815/547-1725 Fax 815/547-1425

ST. LOUIS OFFICE
2306 Lemp Avenue
St. Louis, MO 63104
314/772-6222 Fax 314/772-6224

March 15, 2011

Steve Schrock
The Horace Mann Cos
1465 41st Street, Ste 2
Moline, IL 61265

Job Site: Longview Apartments/Condos
1620 18th Ave.
Rock Island, IL 61201

O) 309.797.6784
F) 309.797.9066
C) 309.781.4530

Email: steve.schrock@horacemann.com

RE: PORTICO ROOF RESTORATION

We hereby propose to do the following roof work on the portico roof at the jobsite address above:

Portico Roof Restoration

- A) Provide safe work environment.
- B) Remove all existing concrete tiles and all trim tile accessories and dispose of.
- C) Remove hip and ridge nailers, and underlayments completely down to wood decking and dispose of, **leaving existing gutter in place.**
- D) Replace rotten wood decking as needed (**at and additional cost of 6.75 per lineal ft.**) this work is to be photo documented and pre-approved before commencement of work.
- E) Furnish and install new Tamko Tile & Metal ice and water shield over first three (3) ft. of roof eave.
- F) Furnish and install 2 layers new 30 lb. felt underlayment over entire exposed roof surface.
- G) Furnish and install new 1 x 2 hip and ridge nailers built to sufficient height.
- H) Furnish and install used Ludowici French style clay tiles and matching original roof trim tile accessories. All tiles to be anchored using appropriate size copper nails,
- I) Mortar hips flush using colored mortar.
- J) Clean up and remove all debris created by our work from the job site.

Investment amount(s) are valid for thirty (30) days from the date of the proposal.

-----PROPOSAL-----

NOTE:

Original roof lays on a wood batten system, the new clay roof may be nailed into position in lieu of the hung system depending on the underside of the roof. Renaissance Roofing Inc. will determine upon site visit what anchoring system will work appropriately for the structure, and at no additional charges complete the work to industry standards.

*The above work to be completed for the total investment of \$ 7,850.00 and payable as follows:

\$ 3,800.00 initial deposit payable upon acceptance of this proposal
\$ 4,050.00 installment payable upon 100% completion of work

*Acceptance Part I Total Investment (\$ 7,850.00) _____
(Credit cards accepted (VISA/MC), a 4% convenience fee applies.) (Signature Required)

Date: _____

Investment amount(s) are valid for thirty (30) days from the date of the proposal.

REPORT

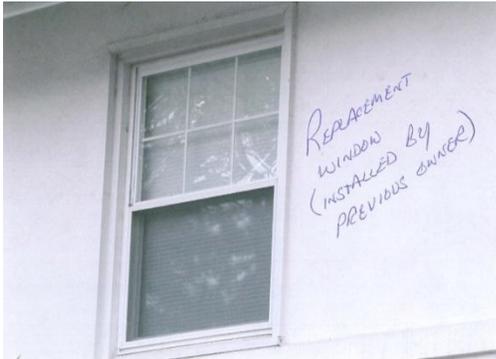
TO: Preservation Commission

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

DATE: March 16, 2011

SUBJECT: Case #2011-6 – Consideration of a Certificate of Appropriateness for 2103 18th Avenue, which is located in the Highland Park Historic District

Ben Reeder has applied for a Certificate of Appropriateness to install five replacement windows in his Highland Park Historic District home. The home has a total of 38 windows, 24 of which were replaced by previous owners prior to the Highland Park Historic District designation. The 14 remaining windows, with the exception of the attic windows, were probably not original to the house since they are aluminum. The proposed replacement windows will be double-hung vinyl clad, matching the replacement windows previously installed.



Existing replacement window

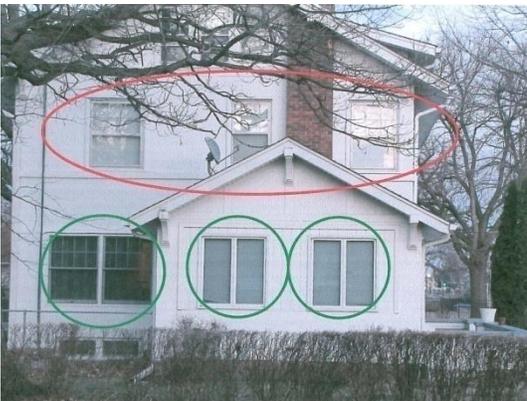


Existing window to be replaced on west side

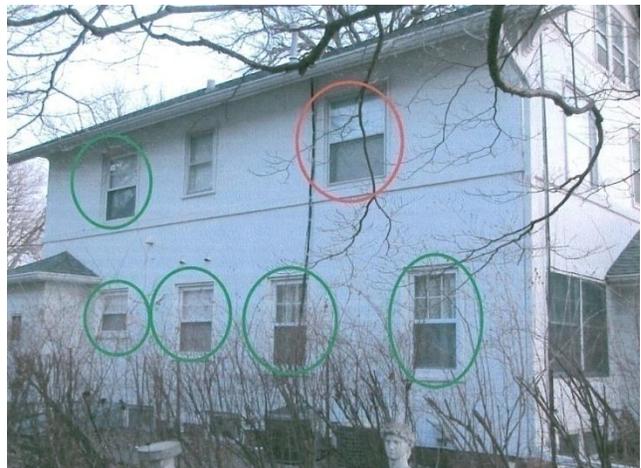
The five proposed replacement windows will be installed on the second level of the home: three on the west side, one on the north side, and one on the east side. Like the other replacement windows on the home, the proposed windows will be six over one, with interior grids in the Colonial style, manufactured by Excalibur.



East side: window circled in red will be replaced.



West side: windows circled in red will be replaced; green circles indicate existing replacement windows.



North side (rear): window circled in red will be replaced; green circles indicate existing replacement windows.

The *Residential Design Guidelines* say:

“Original windows should be retained and repaired. In cases where replacement is necessary, only the deteriorated part, and not the entire window, should be replaced. If total replacement is unavoidable, the replacement windows must match the historic windows in design and operation, material, glass size, muntin arrangements, profiles, hardware and trim.”

In this case, the original windows have already been lost; the proposed windows would replace replacement windows. The double hung, six over one style is appropriate for the historic home, constructed in 1920.

Recommendation

Staff recommends the Preservation Commission approve the Certificate of Appropriateness request for five vinyl clad replacement windows because a majority of the other windows in the home have already been replaced and the style of the proposed windows preserves the home’s sense of time and will not harm the historic fabric of the Highland Park Historic District.



Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # 2011-5

Date: 3-7-11

Landmark Address: 2103 18th Avenue

Name and Address of Property Owner: BEN AND DRENA REEDER
2103 18 AVE R.I. 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 pages if needed.

REQUEST TO INSTALL FIVE (5) REPLACEMENT WINDOWS TO THE UPPER LEVEL OF THE HOME. 3 WINDOWS ON THE WEST SIDE OF THE HOUSE, 1 WINDOW ON THE NORTH SIDE, AND 1 WINDOW ON THE EAST SIDE. THERE HAVE ALREADY BEEN SOME REPLACEMENT WINDOWS INSTALLED BY PREVIOUS OWNERS. WE WOULD LIKE TO HAVE NEW WINDOWS TO MATCH AS CLOSE AS POSSIBLE. MOREOVER, THE WINDOWS WE WANT TO REPLACE HAVE ALUMINUM STORM WINDOWS, WHICH ARE PROBABLY NOT THE WINDOWS ORIGINALLY INSTALLED WITH THE HOUSE WAS BUILT (1920).

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

Name of architect, contractor or builder: BEN HOME IMPROVEMENT

Proposed timeline of work: APRIL 2011

(EXAMPLE PICTURES ARE ATTACHED.)

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: Name (Please print) BEN REEDER Signature: [Signature] Address: 2103 18 AVE Telephone: [Redacted] E-mail: [Redacted]

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/certifofappropriateness.html for online advice or contact city staff for additional assistance.



Attn: Jill Doak/Alan Carmen.

This is to provide further details pertaining to the Certificate of Acceptance Application to install replacement windows at 2103 – 18th avenue.

Thanks and Regards,
Ben Reeder

The six windows circled in the picture below were all replaced by previous owners of this home. Because this is the front of the house, facing 18th avenue, we believe this sets a theme for window appearance for the entire house.



This is a close-up photo of two of the windows on the front of the house.



This table shows the number of total windows the house has, and the number of windows which were replaced by previous owners.

| | | | |
|-----------------------|---|-----------------------|---|
| Master bedroom | | Dining Room | |
| Replacement | 4 | Replacement | 4 |
| Old | 1 | Old | 0 |
| Bedroom 1 | | Bedroom 4 | |
| Replacement | 2 | Replacement | 4 |
| Old | 2 | Old | 0 |
| Bedroom 2 | | Bedroom 5 | |
| Replacement | 0 | Replacement | 6 |
| Old | 2 | Old | 0 |
| Utility Room | | Back entry way | |
| Replacement | 1 | Replacement | 0 |
| Old | 0 | Old | 1 |
| Kitchen | | Attic | |
| Replacement | 3 | Replacement | 0 |
| Old | 0 | Old | 8 |

Total Replacement Windows

24

Total Old Windows

14

Total Windows

38

Percentage of windows which have been replaced

63%

Decorative Options.

For your own personal taste.

Choose from a wide array of colors and finishes that add distinction and individuality to every room in your home.

Excalibur Windows are available in an array of decorative options to fit any look, any need, and any design. Choose from simple white or beige, or a light oak, dark oak or cherry woodgrain interior to finish and complement your Alside Window exactly the way you want.



Cherry



White



Beige



Light Oak



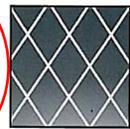
Dark Oak

Interior Grids

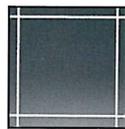
Classic grids are available in complementary white or beige, in Colonial, Diamond, Prairie and Double Prairie patterns. Contoured Colonial grids feature a modeled "cut wood" look and are available in complementary colors and in matching woodgrains. Excalibur also offers narrow Colonial grids with a bright-brass finish. All grids are enclosed within the insulated glass unit for easy cleaning.



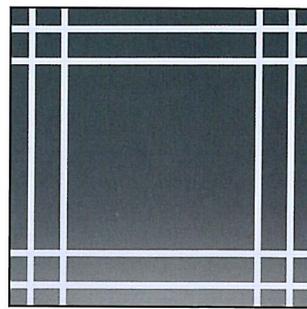
Colonial



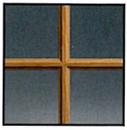
Diamond



Prairie



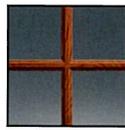
Double Prairie



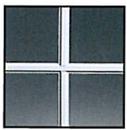
Contoured Light Oak



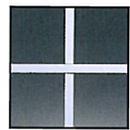
Contoured Dark Oak



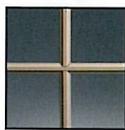
Contoured Cherry



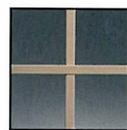
Contoured White



Colonial White



Contoured Beige



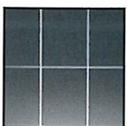
Colonial Beige



Narrow Brass

Cut Glass

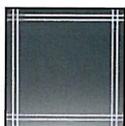
Excalibur Windows are also available in a variety of cut and polished glass patterns.



Colonial



Diamond



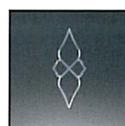
Double Prairie



StarCrest



StarCrest II



StarCrest III

Performance Options.



ClimaTech

High Performance Insulated Glass Package

Make your home an energy miser.

It's easy. Just upgrade your windows with our ENERGY STAR® qualified CLIMATECH® INSULATED GLASS PACKAGE.

Excalibur Windows are designed for superior thermal performance. By choosing the ClimaTech® insulated glass package, featuring Low-E Glass and the Intercept™ Warm Edge Spacer System, you can help reduce your energy costs even more, while further reducing consumption of fossil fuels.

What makes the CLIMATECH® INSULATED GLASS PACKAGE so effective?

Since 80% of a window is glass, substantial heating and cooling savings come from improved glass performance.

- Our combination of UV-filtering Low-E Glass, insulating argon gas* and the Intercept™ Warm Edge Spacer System creates significant energy efficiency. Together they can cut the damaging effects of the sun, which can lead to the fading of carpets, curtains and furniture by an additional 72% over clear insulated glass units.
- In winter, a warmer glass temperature is maintained, increasing the R-value by an additional 104%.
- In summer, a 49% reduction in solar heat gain helps cut air-conditioning costs.

The result: Your monthly utility bills will reflect savings year round.

REPORT

TO: Preservation Commission

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

DATE: March 16, 2011

SUBJECT: Section 106 Review for Infill Construction at 1206-10 19th Street and 1042 17th Street

Background

As you are probably aware, the City of Rock Island and Rock Island Economic Growth Corporation (GROWTH) have been using Neighborhood Stabilization Program (NSP) funds for rehabilitation of existing homes and demolition of blighted houses throughout Rock Island. Due to the location in the Broadway National Register Historic District of two of the houses proposed for demolition, 1206-08 and 1210 19th Street, the Illinois Historic Preservation Agency (IHPA) asked for comment by the Rock Island Preservation Commission on the properties. The Preservation Commission has now been asked to review the infill home design and site plan for 1206-10 19th Street and 1042 17th Street, which is a vacant lot.

Section 106 of the National Historic Preservation Act of 1966 requires Federal agencies (and their funding recipients) to take into account the effects of their undertakings on historic properties through background information, and consultation with the SHPO and other knowledgeable parties (i.e. Rock Island Preservation Commission).

At the April 28, 2010 meeting, the Preservation Commission reviewed the architectural and historical significance of 1206-08 and 1210 19th Street and learned of GROWTH's intention to replace the demolished homes with one new single-family residence within 18 months. After much discussion of the impact of demolition and infill construction on the historic neighborhood, the Commission commented to IHPA:

The most significant factors for 1206-08 19th Street and 1210 19th Street are in their context for massing and scale on the block, not for individual architectural or historical associations, and if replaced with well-designed and compatible new construction, the overall sense of time and place should not be affected in the Broadway district.



1210 & 1206-08 19th Street

Though 1206-08 and 1210 19th Street have yet to be demolished, construction plans have been submitted for one single-family residence to be built on the site (see attached). This construction requires Section 106 review from the Commission on the final design and placement of the infill construction on the site. Comment is also requested for the infill construction site plan at 1042 17th Street (see attached). This lot has long been vacant, except for an existing garage.



Design

Paul Fessler from GROWTH has submitted the site plan for the new houses, prepared by Joseph Architectural Group, which are included in this packet. Similar, if not identical, two-story single-family homes will be constructed on both the 19th Street and 17th Street sites.

The house will be 27'8" wide and will reach 36.5' at its peak. These proportions compare favorably to neighboring homes. The eight over twelve roof pitch and cross gabled design are also appropriate to the Broadway neighborhood, as is the wrap-around porch. A stairway window could be added, which is a design element common to the neighborhood and period homes. Overall, the house style is sympathetic with the style and design of Broadway homes, yet is clearly new construction using modern materials like cement siding and vinyl windows.

Infill house design for 1206-10 19th Street and 1042 17th Street

1206-10 19th Street Site Plan

Once 1206-08 and 1210 19th Street are razed, the slope of the two properties will be re-graded to better accommodate construction of the new home. The new home will sit towards the corner of 19th Street and 12th Avenue, neighbored on both sides by older homes. A new garage will be constructed, the location and size of which meet zoning requirements and are compatible with the neighborhood. The proposed front setback of 25' meets zoning requirements for new construction. However, the houses to the north and south of the new home have shorter setbacks and the new home should sit on the same plane as those adjoining it to retain the rhythm and pattern of the block face (see Pictometry). This is consistent with the City's zoning ordinance which allows an average front yard setback to be applied to infill construction.



View of 1210 and 1206-08 19th Street looking northwest



Rear view of 1208-08 and 1210 19th Street

1042 17th Street Site Plan

The new home at 1042 17th Street will sit towards the corner of 17th Street and 11th Avenue, neighbored on both sides by older homes. The existing noncontributing garage will remain. The proposed side yard setback of 5' does not meet zoning requirements; the setback should be 8'. Like the front setback for 1206-10 19th Street, the proposed 25' setback is not compatible compared to surrounding homes and should be modified (see Pictometry).



Lot at 1042 17th Street looking west (garage will remain)



View of 1042 17th Street lot looking southwest

Recommendation

Staff recommends the Preservation Commission comment to IHPA that the house design for 1206-10 19th Street and 1042 17th Street is appropriate and compatible with the Broadway Historic District. In order to retain the rhythm and pattern of the block faces, the front setback of both homes should be modified and determined by averaging the setbacks of neighboring properties.

Pictometry



1042 17th Street aerial



1206-10 19th Street aerial



Broadway Home #1

Rock Island, Illinois



1
A0

PRELIMINARY SITE PLAN

1/8" = 1'-0"



PRELIMINARY
SITE PLAN
DATE
15 Mar 2011

A1

PROJECT NO.
#05410

Preliminary Drawings for:
Broadway Home #1
1210 19th Street, Rock Island, Illinois

REVISIONS
 site
 site
 site
 site

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Rock Island, Illinois 61201
Phone 309-786-9920 Fax 309-786-9924

Rock Island Economic Growth

1042 17th Street

ROCK ISLAND, ILLINOIS

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES THAT APPLY TO THIS CLASS OF WORK.
2. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR THE BUILDING PERMIT.
3. ALL ITEMS AND MATERIALS INDICATED ON THE DRAWINGS OR REQUIRED FOR A COMPLETE INSTALLATION BUT NOT HEREIN SPECIFIED SHALL BE FURNISHED AND INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. THE GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR ALL MOUNTED EQUIPMENT, ACCESSORIES, FIXTURES, ETC.
5. PATCH AND REPAIR ALL WALLS, CEILINGS, FLOORS, ETC. DAMAGED PRIOR TO OWNER MOVE-IN.
6. ALL TIMBER USED SHALL BE AS SPECIFIED UNDER THE STRUCTURAL SPECIFICATIONS. ALL LUMBER USED AT ROOF OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPB STD. LF-2.
7. ALL CUTTING AND PATCHING SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER BY MECHANICS SKILLED IN THE VARIOUS TRADES INVOLVED. NO EXCESSIVE CUTTING WILL BE PERMITTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER.

MECHANICAL, ELECTRICAL, PLUMBING

1. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES.
2. EACH CONTRACTOR IS RESPONSIBLE FOR ANY FEES, TAPS, AND PERMITS NECESSARY FOR THEIR PARTICULAR WORK.
3. ANY ADDITIONAL DRAWINGS, DIAGRAMS, DETAILS, ENGINEERING STAMPS, ETC. REQUIRED TO OBTAIN MECHANICAL, ELECTRICAL OR PLUMBING PERMIT IS UP TO THE INDIVIDUAL CONTRACTOR.
4. WORK TO INCLUDE ANY AND ALL FINAL CONNECTIONS TO EQUIPMENT, INCLUDING EQUIPMENT FURNISHED BY OTHERS.

COMMON ABBREVIATIONS

| | |
|----------|-------------------------------|
| AC. | ACRE |
| A.F.F. | ABOVE FINISHED FLOOR |
| ASPH. | ASPHALT |
| B.O. | BOTTOM OF |
| C.F. | CUBIC FOOT |
| C.L. | CENTERLINE |
| C.T. | CERAMIC TILE |
| CONC. | CONCRETE |
| CPT. | CARPET |
| C.Y. | CUBIC YARD |
| EXIST. | EXISTING |
| F.E. | FIRE EXTINGUISHER |
| F.F.E. | FINISHED FLOOR ELEVATION |
| F.R.P. | FIBERGLASS REINFORCED PLASTIC |
| FTG. | FOOTING |
| GYP. BD. | GYPSUM BOARD |
| L.F. | LINEAL FOOT |
| N.I.C. | NOT IN CONTRACT |
| N.T.S. | NOT TO SCALE |
| P.LAM. | PLASTIC LAMINATE |
| PT. | PAINT |
| Q.T. | QUARRY TILE |
| S.F. | SQUARE FOOT |
| T.O. | TOP OF |
| U.N.O. | UNLESS NOTED OTHERWISE |
| V.C.T. | VINYL COMPOSITION TILE |
| V.I.F. | VERIFY IN FIELD |
| V.W.C. | VINYL WALL COVERING |

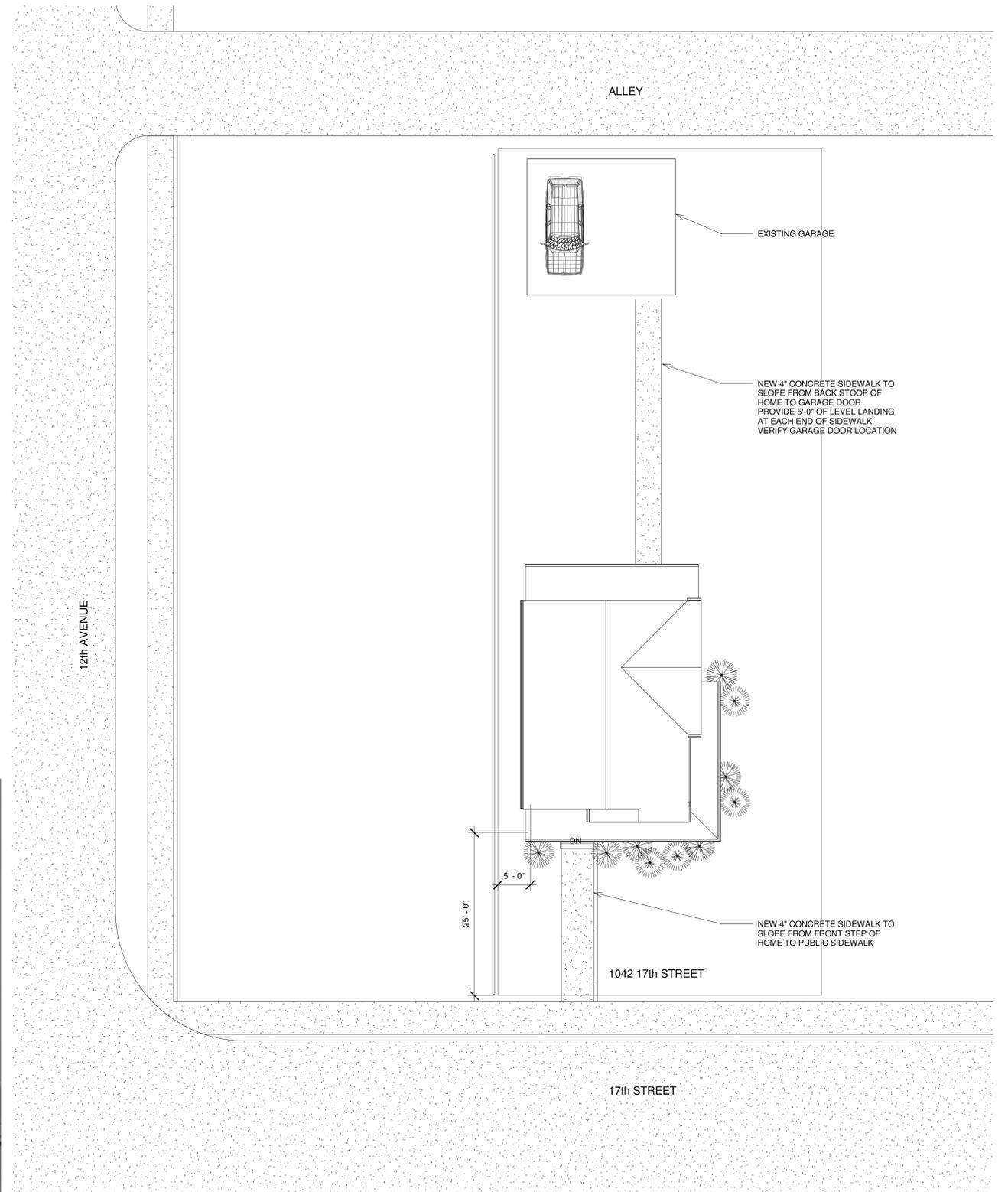


INDEX OF DRAWINGS

| | |
|----|---------------------------------|
| A0 | Cover & Site Plan |
| A1 | Floor Plans & Schedules |
| A2 | Roof & Ceiling Plans |
| A3 | Exterior Elevations |
| A4 | Building Sections |
| A5 | Building Sections |
| A6 | Stair Sections & Specifications |
| S1 | Foundation Plan & Details |
| S2 | Framing Plans |

2
A0 Copy of SW View_1
12" = 1'-0"

1
A0 Site Plan
1" = 10'-0"



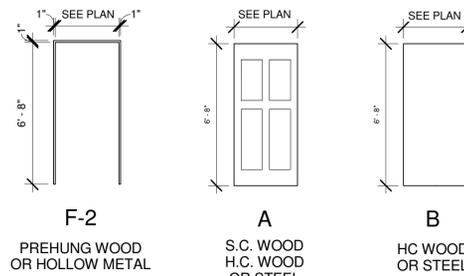
| NO. | ROOM NAME | ROOM FINISH SCHEDULE | | | | | | | | | | | | COMMENTS | |
|-----|----------------|----------------------|-------|---------|----|---------|----|---------|----|---------|----|---------|----|----------|--------|
| | | FLOOR | BASE | N. WALL | | S. WALL | | E. WALL | | W. WALL | | CEILING | | | HEIGHT |
| 1 | Living Room | CRPT | WOOD | GYP | PT | 9'-0" | |
| 2 | Eat-in Kitchen | VINYL | WOOD | GYP | PT | 9'-0" | |
| 3 | Powder Room | VINYL | VINYL | GYP | PT | 8'-0" | |
| 4 | Mud Room | VINYL | WOOD | GYP | PT | 8'-0" | |
| 5 | Laundry | VINYL | WOOD | GYP | PT | 8'-0" | |
| 6 | Loft | CRPT | WOOD | GYP | PT | 8'-0" | |
| 7 | Bedroom #2 | CRPT | WOOD | GYP | PT | 8'-0" | |
| 8 | Bath | VINYL | VINYL | MRGYP | PT | 8'-0" | |
| 9 | Master Bedroom | CRPT | WOOD | GYP | PT | 8'-0" | |
| 10 | Walk-in Closet | CRPT | WOOD | GYP | PT | 8'-0" | |
| 11 | 3/4 Bath | VINYL | VINYL | MRGYP | PT | 8'-0" | |
| 12 | Basement | CONC | | | | | | | | | | | | 8'-0" | |
| 13 | Mech | CONC | | | | | | | | | | | | 8'-0" | |

HARDWARE GROUPS

HARDWARE SET #1 (EXTERIOR)
 3 EA. HINGES
 1 EA. LEVER MORTISE LOCKSET, STRIKE
 1 EA. THRESHOLD
 1 SET WEATHERSTRIP
 1 EA. FLOOR OR WALL STOP

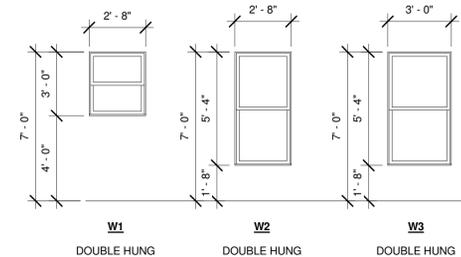
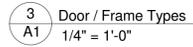
HARDWARE SET #2 (LOCKING)
 3 EA. HINGES
 1 EA. LEVER PRIVACY SET
 1 EA. FLOOR OR WALL STOP

HARDWARE SET #3 (NON-LOCKING)
 3 EA. HINGES
 1 EA. LEVER PASSAGE SET
 1 EA. FLOOR OR WALL STOP



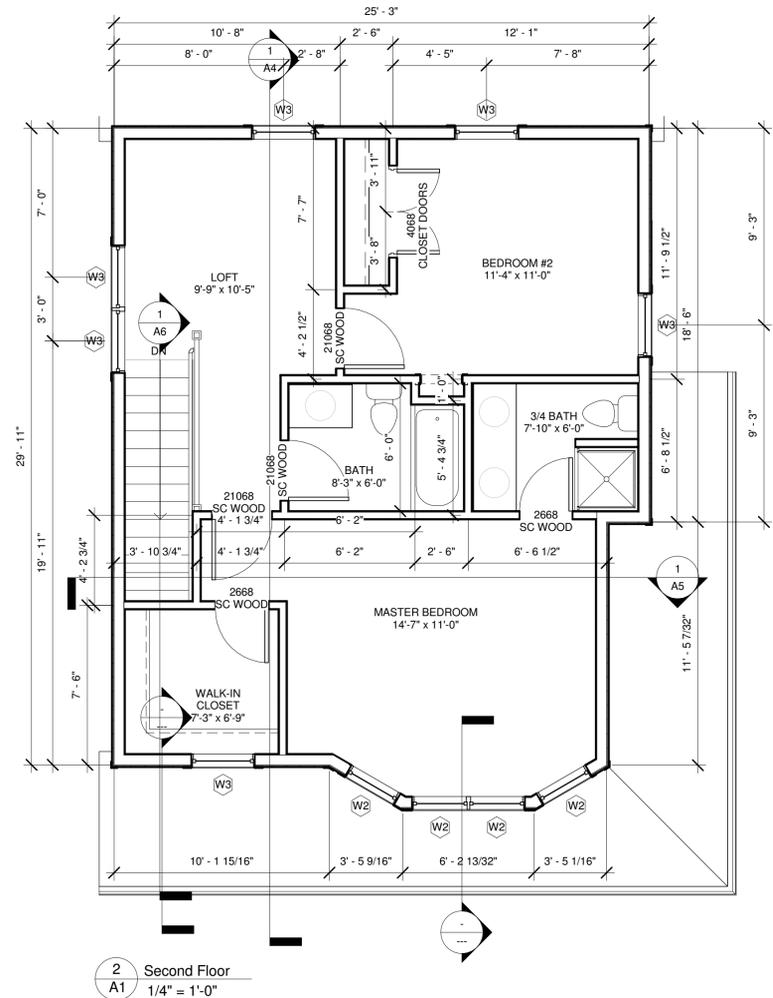
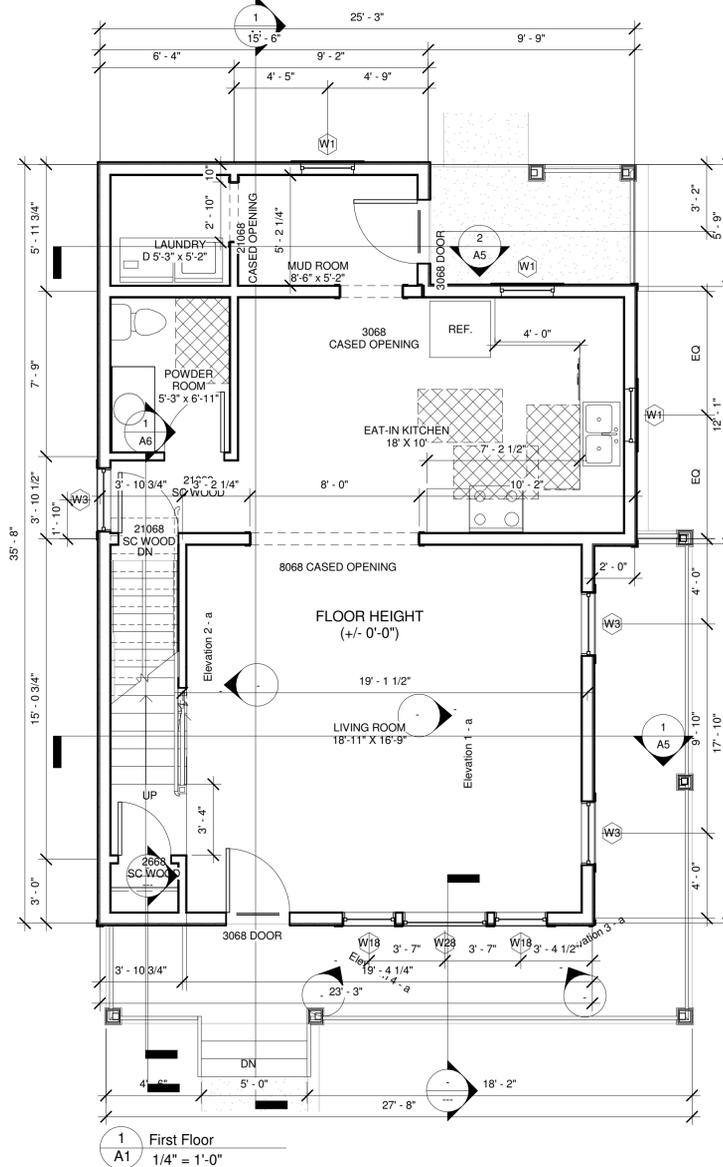
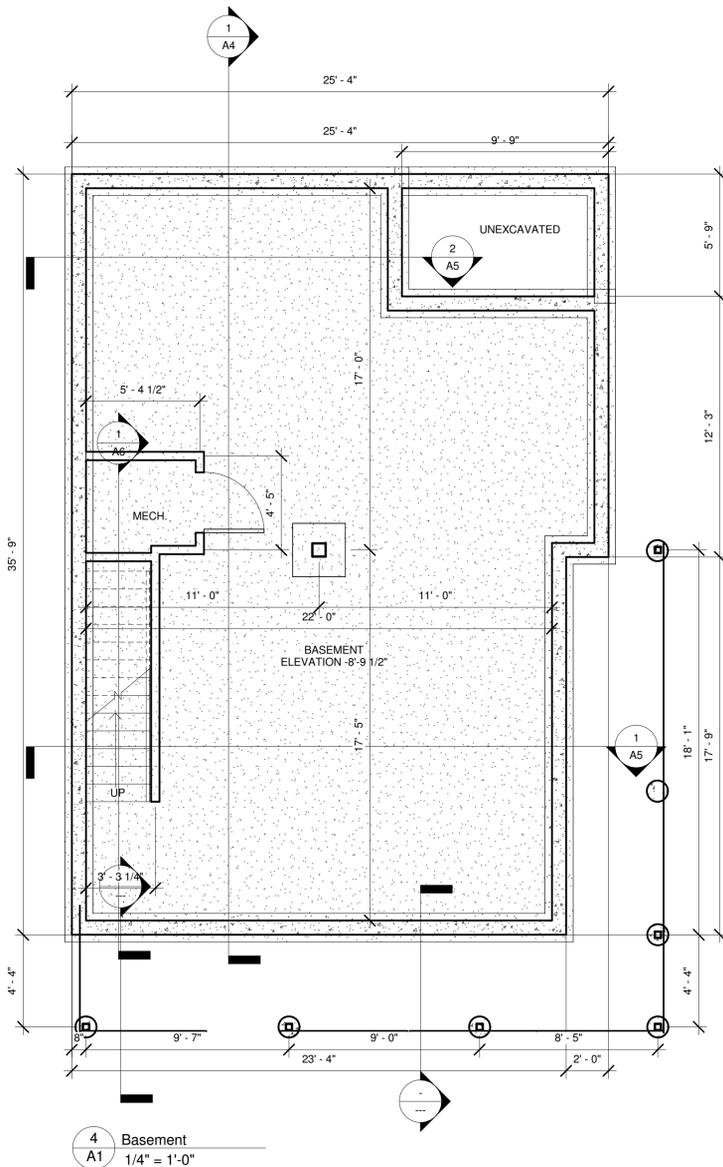
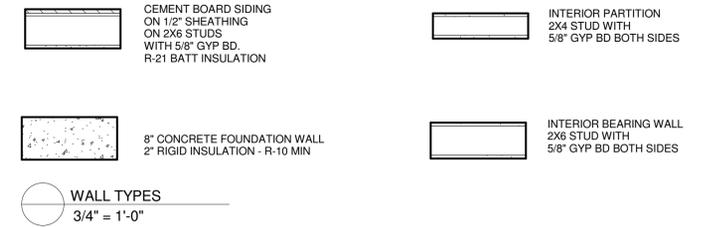
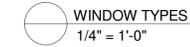
FRAME TYPES

DOOR TYPES



WINDOW TYPES

*VERIFY ALL DIMENSIONS
 DOUBLE GLAZED W/ LOW-E COATING
 MAXIMUM U-VALUE OF 0.35 FOR WINDOW UNIT



REVISIONS



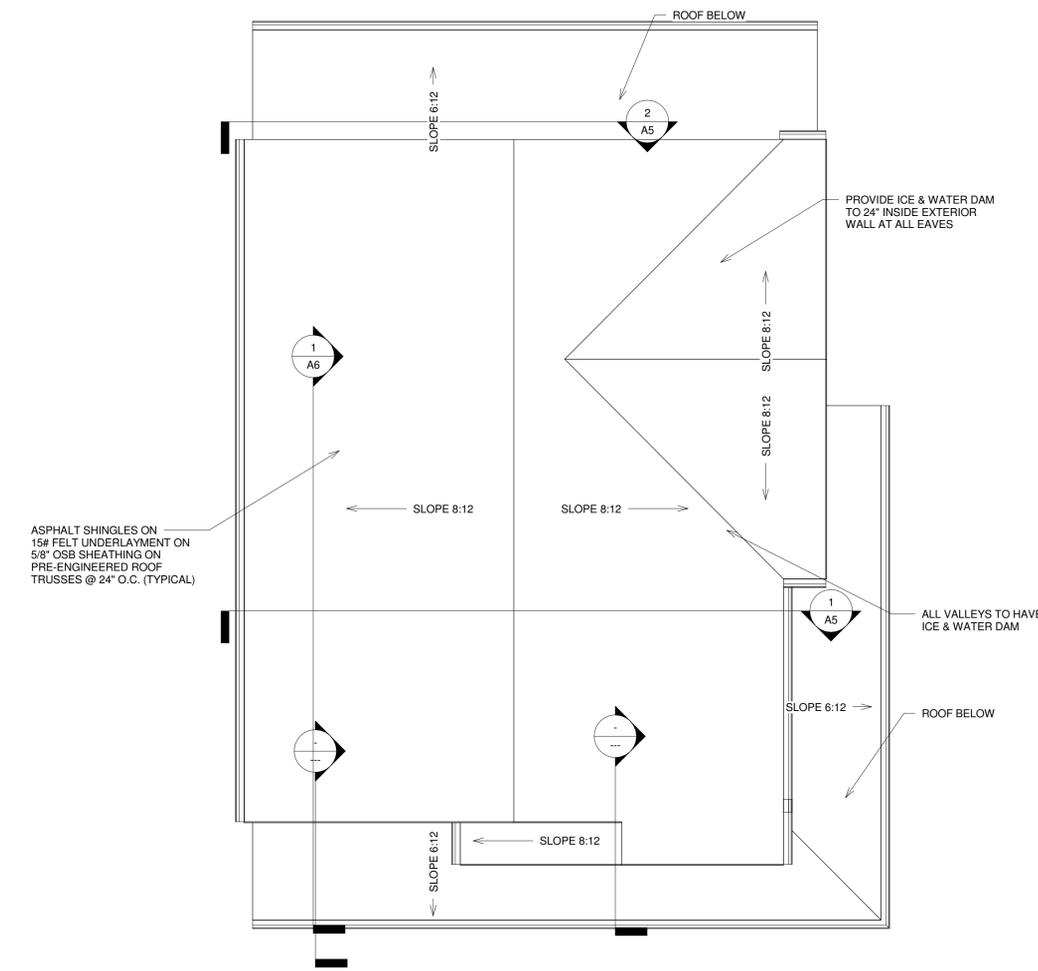
Rock Island Economic Growth

1042 17th St. Rock Island

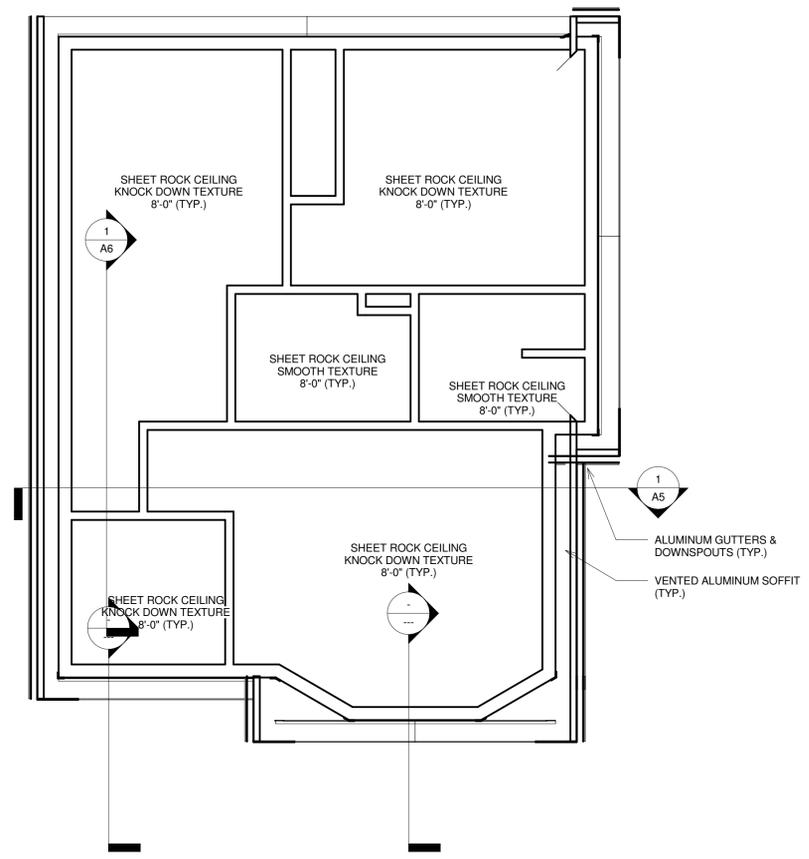
Roof & Ceiling Plans

DATE
7 March 2011

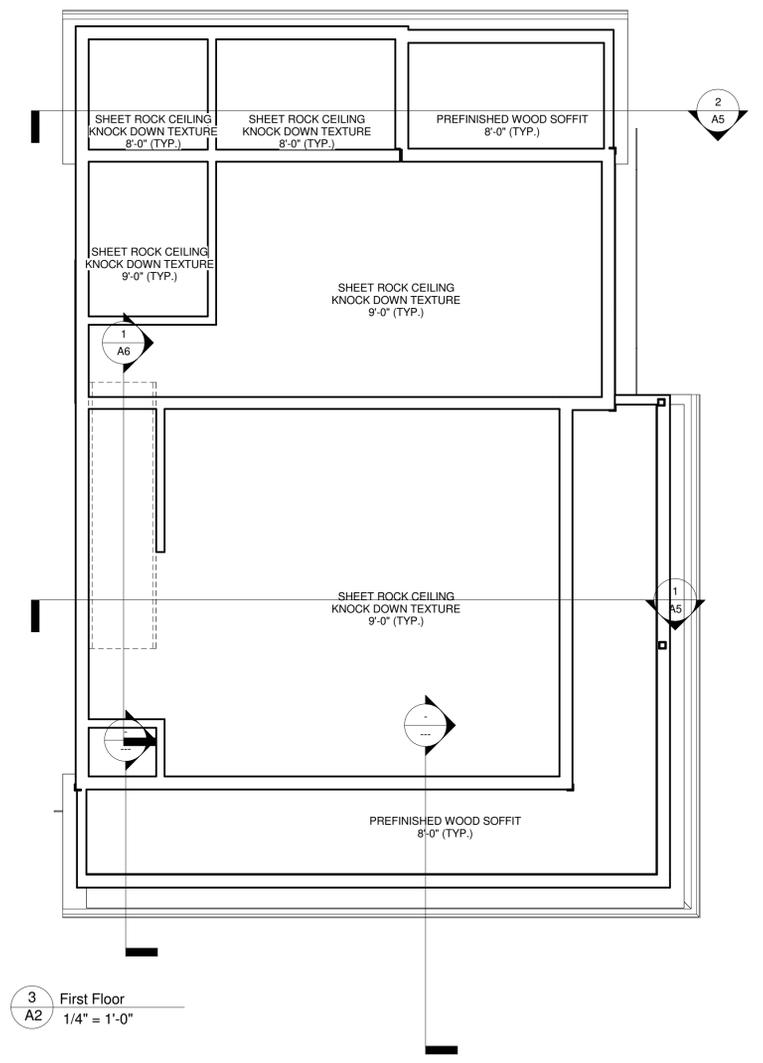
A2
PROJECT NO.
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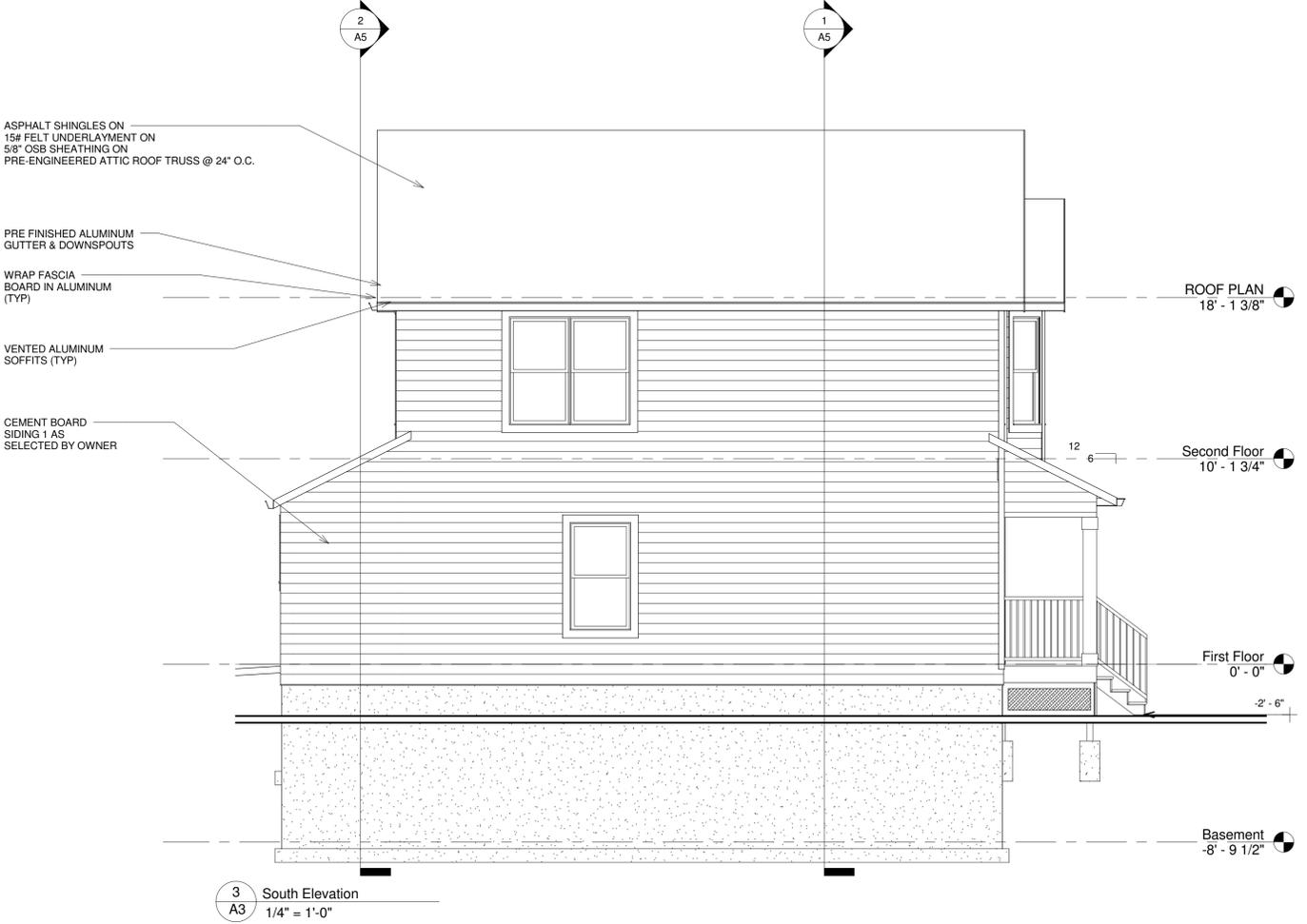
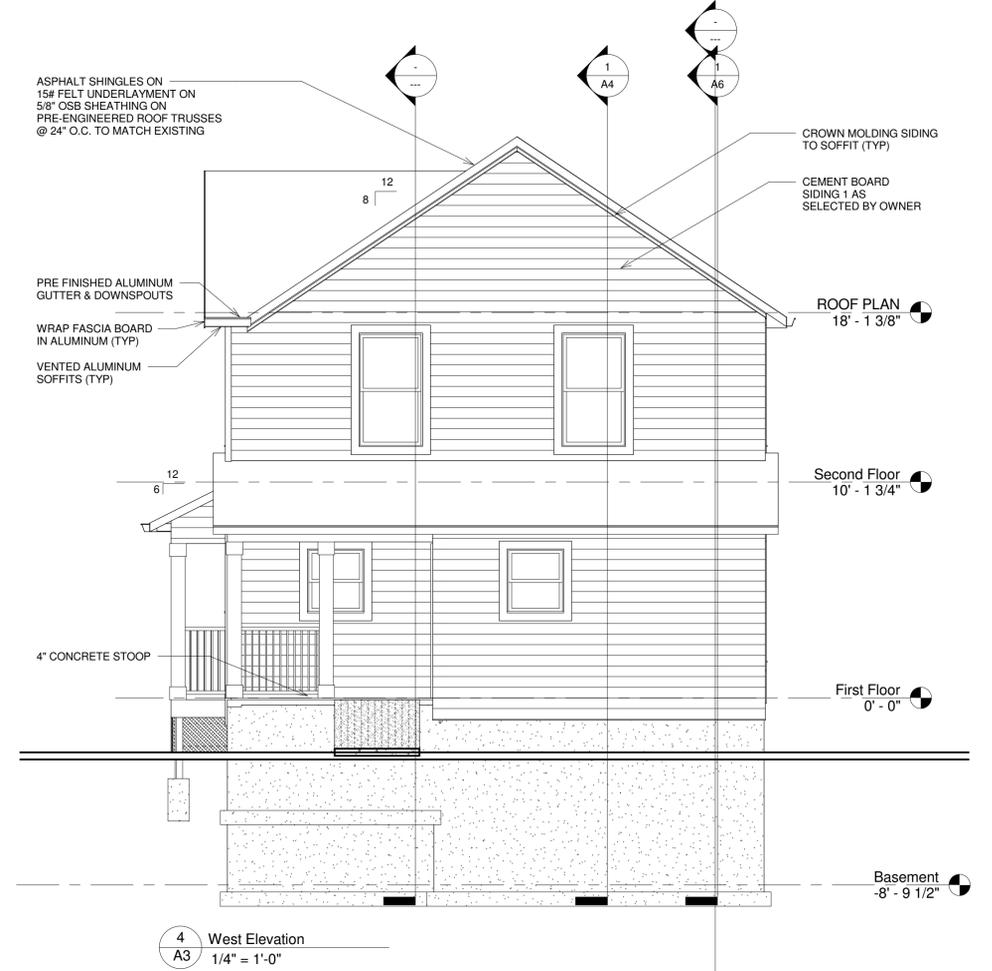
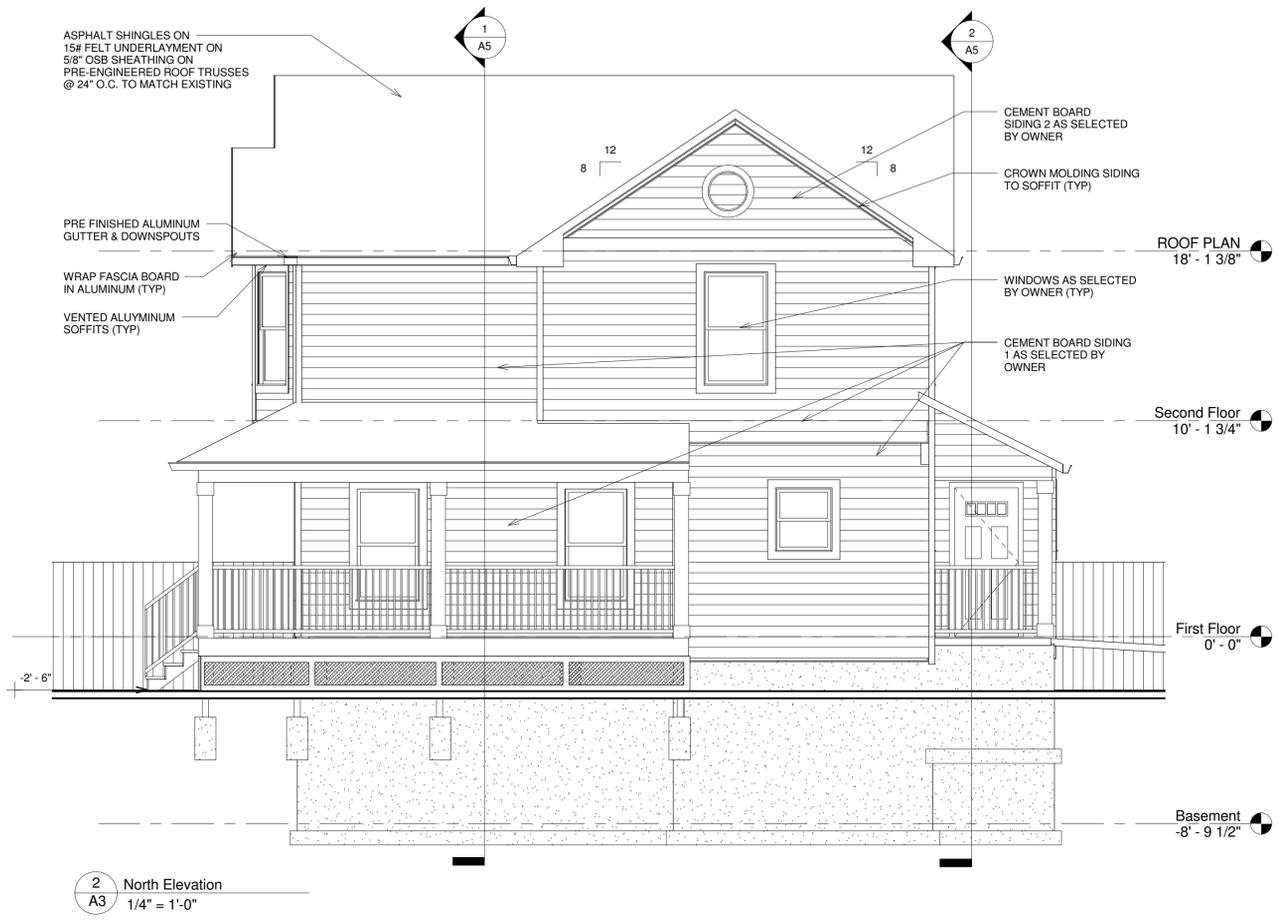
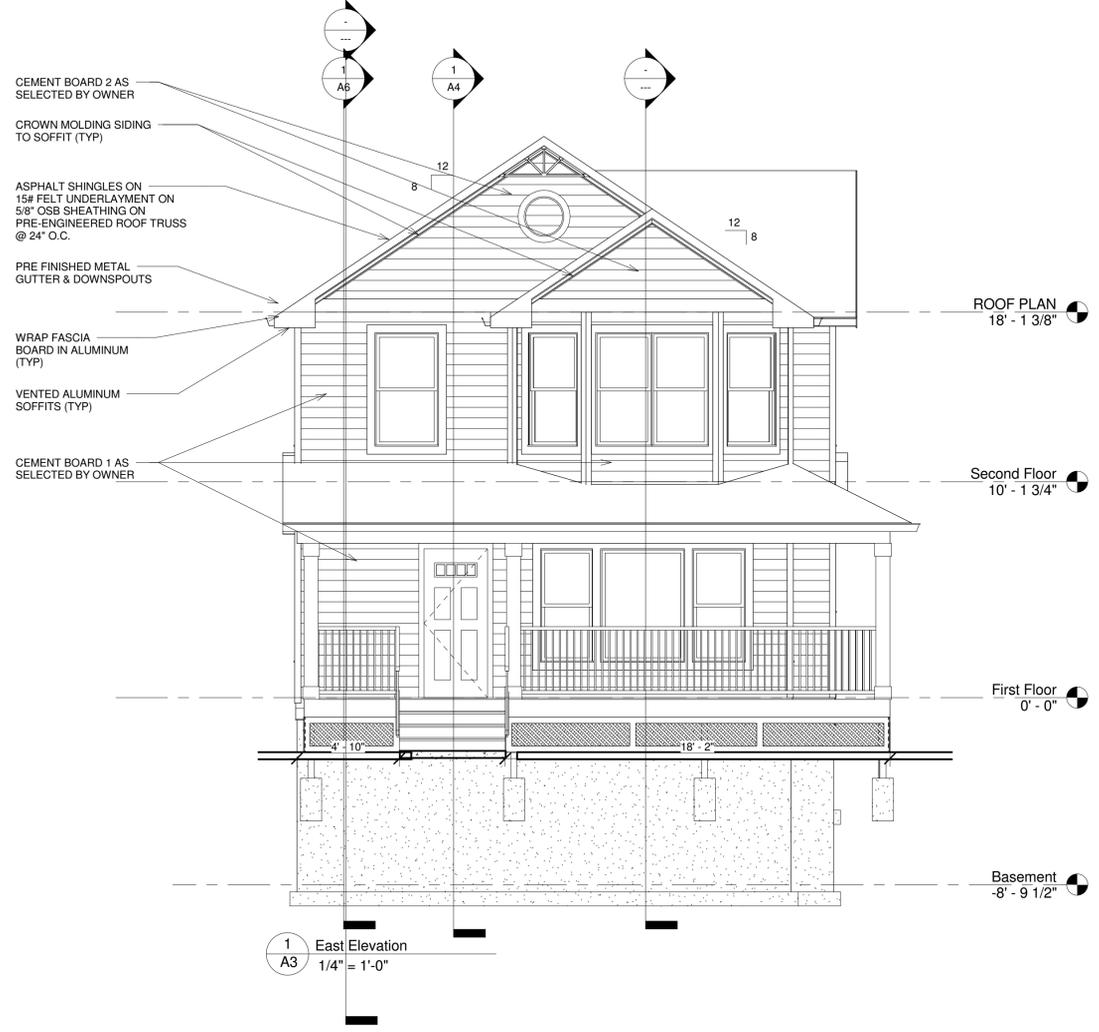
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A2 1/4" = 1'-0"



2 Second Floor
A2 1/4" = 1'-0"



3 First Floor
A2 1/4" = 1'-0"

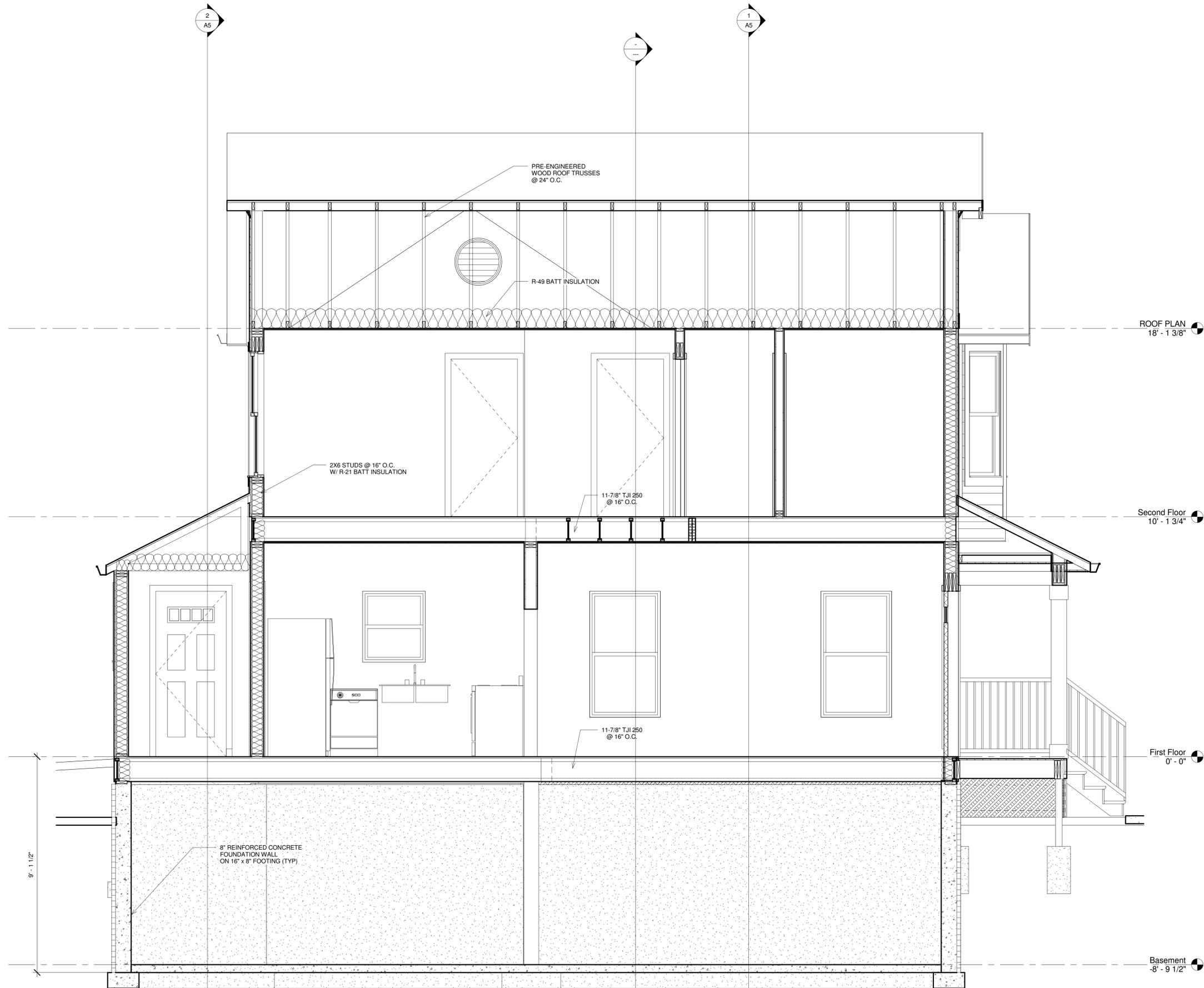


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Exterior Elevations

DATE
 7 March 2011

A3
 PROJECT NO.
#07310



1 Building Section 1
 A4 1/2" = 1'-0"

ROOF PLAN
 18' - 1 3/8"

Second Floor
 10' - 1 3/4"

First Floor
 0' - 0"

Basement
 -8' - 9 1/2"

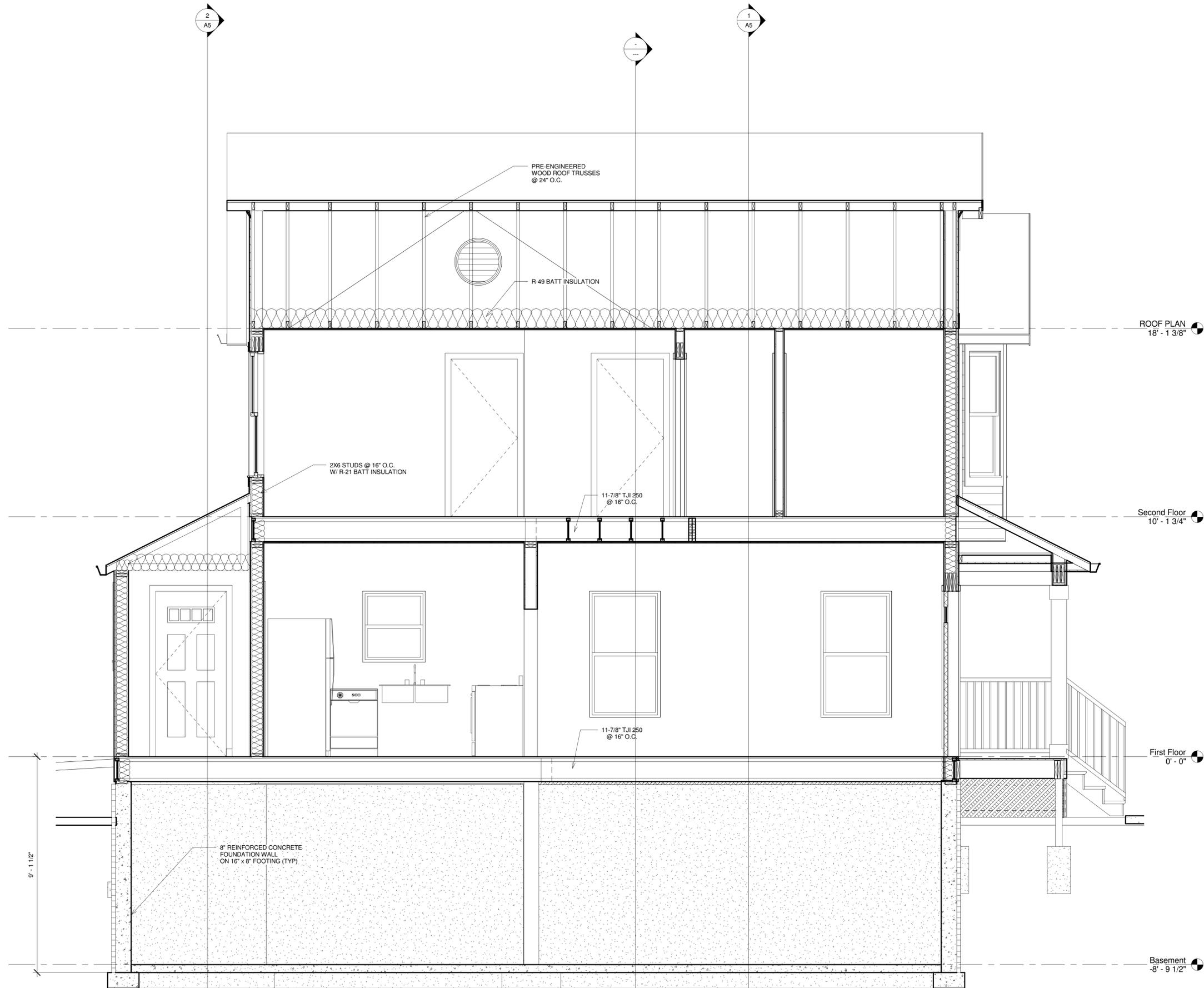
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Building Sections
 DATE
 7 March 2011

A4
 PROJECT NO.
#07310



1 Building Section 1
 A4 1/2" = 1'-0"

ROOF PLAN
 18' - 1 3/8"

Second Floor
 10' - 1 3/4"

First Floor
 0' - 0"

Basement
 -8' - 9 1/2"

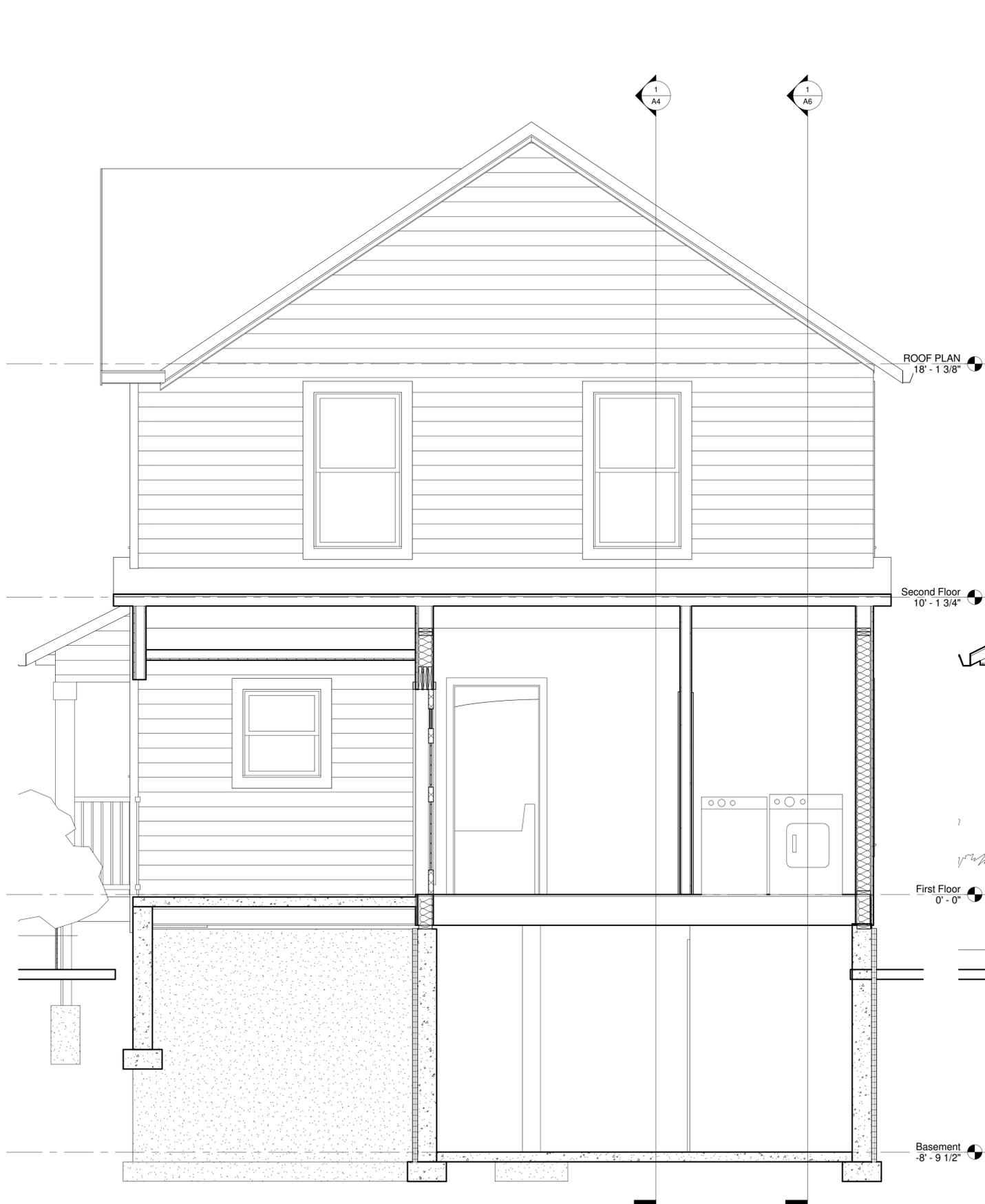
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Rock Island Economic Growth
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Building Sections
 DATE
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A4
 PROJECT NO.
#07310

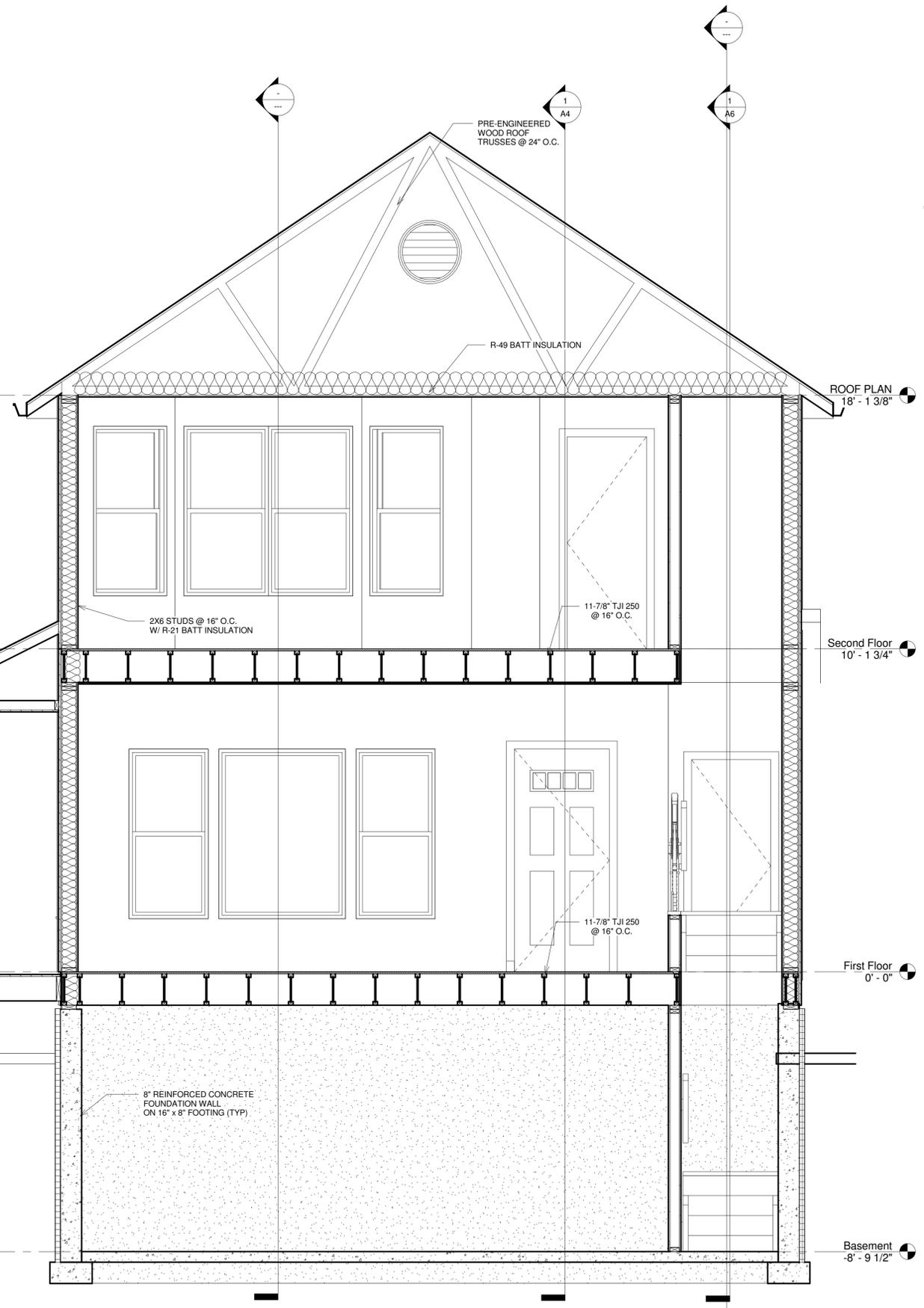


ROOF PLAN
18' - 1 3/8"

Second Floor
10' - 1 3/4"

First Floor
0' - 0"

Basement
-8' - 9 1/2"



ROOF PLAN
18' - 1 3/8"

Second Floor
10' - 1 3/4"

First Floor
0' - 0"

Basement
-8' - 9 1/2"

2 Building Section 3
A5 1/2" = 1'-0"

1 Building Section 2
A5 1/2" = 1'-0"

REVISIONS

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Building Section

DATE
7 March 2011

A5
PROJECT NO.
#07310