

Rock Island Preservation Commission

Meeting Date: Thursday, Sept. 2, 2010

Special Meeting Begins 4:00 p.m.

**Council Chamber
Third Floor, Rock Island City Hall**

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Approval of the Minutes of the August 25, 2010 Regular Meeting
4. Comment on Special Use Permit for 2300 18th Avenue, which is adjacent to Highland Park Historic District
10. Other Business
11. Adjournment



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

Regular Meeting

4:00 p.m.

August 25, 2010

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

Attendance: (X) Present () Absent

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

Staff Present: Alan Carmen, Jill Doak, Ellen Adams

Chairman Braun called the meeting to order at 4:03 p.m.

Approval of Minutes of the July 28, 2010 Regular Meeting

Commissioner Strieter moved to approve the minutes of the July 28, 2010 regular meeting.

Commissioner Cornish seconded the motion, and it passed unanimously.

Revised Section 106 Review for 600 11th Avenue, which is also known as Thurgood Marshall School (Formerly Grant School)

Ms. Doak gave the staff report. She explained that if there is a federal undertaking on a potential historic property, that property is evaluated for whether or not it could be eligible for listing on the National Register of Historic Places. In January the Commission determined that Thurgood Marshall School could potentially be eligible for listing. Therefore, any effect that would be part of the federal undertaking must be listed as "no effect" or "adverse effect". The Commission decided that proposed sleds mounted on the building's roof would cause no adverse effect given its location and lack of visibility. It was later determined that the load for the roof would not be sufficient for the sled mounts, so there is a proposal to switch the type of system to chimney surround mounts. Staff recommends that the Commission comment to IHPA that the new proposed mounts will cause no adverse effect on the historic property because its design is virtually invisible and the change is easily removable.

Commissioner Cornish asked what the antennas are for.

Ms. Doak explained that they are for wireless communications hosted by iWireless.

Mr. Carmen added that it is typical for cell phone companies to lease space from tall buildings to use for their antennas.

Commissioner Oestreich stated that these mountings are less obtrusive to alternatives such as towers.

Commissioner Braun added that passerby will not be able to notice the alteration.

Commissioner Cornish moved to accept the staff recommendation for a comment of "no adverse effect" to IHPA regarding the proposed chimney surround mounts on Thurgood Marshall School.

Commissioner Cordes seconded the motion, and it passed unanimously.

Recap of Weatherization and Energy Efficiency Seminar

Ms. Doak reported that there were 63 people in attendance and feedback was generally positive. Attendees, especially from other communities, were appreciative that this type of workshop was being offered. There were many comments about the energy audit. However, it was not mentioned that participation in rebates for purchase of things that may enhance the energy efficiency of your house needs to be done within 90 days of the energy audit. Hold off on getting the energy audit done until you are ready to make purchases.

Several Commissioners shared their thoughts on the workshop and speakers.

Ms. Doak said that she thought about doing an evaluation of the event, but decided against it since the Commission will probably not offer this type of seminar again.

Commissioner Braun inquired about Bob Yapp's mechanical systems talk.

Ms. Doak replied that for not having much time to prepare, he did a good job in providing solid, basic information and tips that everyone can use.

Commissioner Cornish added that Yapp made the subject understandable on all levels and connected well with the audience.

Ms. Doak explained that Yapp had been thinking of doing a presentation on mechanical systems, anyway, since there is a hole in education for mechanical systems for old homes and he often gets questions on such systems.

Commissioner Streiter asked how many invitations she sent out and Ms. Doak replied that 2,000 were sent.

Commissioner Oestreich stated that Yapp is now training contractors to repair old windows.

Commissioner Braun read a thank you card from Maureen Stanley of 2605 17 Avenue regarding the weatherization workshop. She stated that the workshop was informative and well-organized.

Update on 2009 CLG Grant: Lincoln School Mothballing

Ms. Doak gave the update. Due to difficult economic times, Artspace would not be able to begin the Lincoln School project within six months, which is the term period of the grant. Instead, it was decided to pursue mothballing the building, a process which follows the National Park Service Preservation Brief 21. Three architects toured the school and submitted reports on how they would assess the building for mothballing. City Council approved Commissioner Braun's firm to perform the assessment. Once that is complete, the mothballing report will need to be submitted to IHPA to finish out the grant. Ms. Doak reported that the building has deteriorated quite a bit in the last few years; the west/northwest roof is full of holes.

Commissioner Braun stated that the building's condition is sad and could be an example of demolition by neglect.

Ms. Doak prepared the Commission that it will be very expensive to mothball the building. Some Council members may not want to spend any money doing so.

Looney Epitaphs at Chippiannock Cemetery – Saturday, August 28

Ms. Doak reminded the Commission that the event will take place from 1 to 3:30 p.m. with tours leaving every 15 minutes. There has been little publicity. Event organizer Greg Vogeles is concerned because the *Argus* has yet to interview him so the event will probably not be well-covered in the newspaper.

Commissioner Oestreich added that Broadway has an Unveiling the same day.

Ms. Doak said that Scott Nauman is the director of the event. He has done past Epitaph events and always brings in good actors.

Commissioner Streiter's wife and Commissioner Cornish and his wife will be volunteering. There is a rehearsal Thursday at 5:30 p.m.

Highland Park Historic District Tour by RIPS – Tuesday, September 21

Commissioner Oestreich told the Commission that the event will begin at 6:30 p.m. The RIPS is hoping that a house will be open for viewing, perhaps what used to be Rebecca Davidson's house, which is vacant and owned by GROWTH. She asked for the opinion of Commissioners regarding when publicity should go out for the event- the Sunday before or 2 weeks before?

Commissioner Koski responded that a shorter period before the event may be more impactful.

Commissioner Oestreich said that the event is aimed mostly at Highland Park residents, since many are new and do not know about their neighborhood. There will be guided tours of groups of 15-20 people. There will be refreshments and the event is free.

Ideas for 2011 CLG Grant

Ms. Doak stated that the grant forms for the 2011 CLG Grant should come in soon. They are usually due between mid-October and November 10.

A. Reproduction & Update of Picturesque Tri Cities (submitted by Carolyn/Ardo Holmgrain)

Ms. Doak reported an idea for the grant that was submitted by Carolyn and Ardo Holmgrain, who are involved with Rock Island County Historical Society. Their idea is to do a sort of slideshow of *Picturesque Tri-Cities*, which is a bound volume of pictures of historic buildings in Rock Island, Moline, and Davenport that were issued every few months from 1900 to 1903. After some discussion with them, Ms. Doak felt a book reprint might work well.

Ms. Doak felt that this idea would require a partnered CLG grant with Moline. The Commission is not supposed to gain revenue through a CLG grant. Thus a limited amount of printed copies could be donated to libraries and schools for educational purposes and the master could be given to the RICHS to do another print run that they would sell. It is yet to be decided what this project would include. Some ideas include adding current pictures of the historic buildings and preservation-related text.

Commissioner Oestreich felt that a book such as this should be a conglomeration of historic views; she is unsure of the value of the project.

Overall, the Commission felt lukewarm towards the *Picturesque Tri-Cities* idea.

Commissioner Cordes inquired whether there are surveys that need to be done.

Ms. Doak replied that Suncrest and Post-War Subdivisions like Washington Park could be done, though surveys are expensive. The Commission would have to have a reason for doing the survey, i.e. preservation or public education. Ms. Doak is unsure what could be done with the survey.

Other Business

Mr. Carmen informed the Commission that there has been a request submitted for a special use permit for a veterinary clinic at 2300 18th Avenue, across from Highland Park Historic District. A comment is needed from the Commission by September 13, so a Special Meeting will be necessary. The Commission agreed to meet on Thursday, September 2 at 4 p.m.

Commissioner Oestreich reported that there is a lady writing a book on George Studahauer and is looking for Studahauer houses in Rock island. She also found an ornamental fence for Longview Park which was never used. The city may get some publicity in her book. Another lady is writing a book on O.C. Simonds. Rock Island may be mentioned in this book as well.

There being no further business, the Commission adjourned at 4:56 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: August 30, 2010

SUBJECT: Comment on Special Use Permit for 2300 18th Avenue

Julie Hahn has requested a Special Use Permit to operate a small animal veterinary clinic out of an existing vacant residence at 2300 18th Avenue.



The Preservation Commission has the responsibility to comment on the Special Use Permit to the Rock Island City Council because it is adjacent to the Highland Park Historic District. This property is across from the reservoir tanks. The historic district boundaries incorporate Reservoir Park, which was intended to preserve the park as a buffer to the historic district.

The property is located in an R-2 (one family residence) district. Hours of operation will be 8 a.m. to 5 p.m., Monday through Friday and 8 a.m. to noon on Saturday. There will be no boarding of animals, but some animals will need to be kept overnight if there is a medical necessity. The business will employ three full-time employees, including the applicant. The applicant proposes to install a ten square foot freestanding sign (lighted by floodlights) at the northwest corner of the site.

The applicant plans to add four more off street parking spots with a slab attached to the current driveway. Yard waste will be cleaned up hourly. She also intends to trim the hedge.

Several properties directly south of Highland Park along 18th Avenue have been commercial since before the district was established in 1986. However, this house is adjacent to only residential uses and the Reservoir.

Staff feels it is important to maintain the integrity of the residential neighborhood surrounding Highland Park in order to preserve the residential nature of the district itself. Expansion of the

commercial neighborhood will eventually make the residential properties in the district that front 18th Avenue less desirable as residential and place pressure on them to convert to commercial. Preservation of the residential character of the surrounding neighborhood is key to preservation of the historic district itself. Adding signage, parking slabs and traffic will all be detrimental to the historic district.



Recommendation

Staff recommends the Commission comment to Rock Island City Council that *expansion* of non-residential uses on 18th Avenue adjacent to Highland Park Historic District will have a negative impact on the residential nature of the Historic District, making the district, which enjoys some of the healthiest property values in the City, more vulnerable to lack of investment due to uncertainty of adjacent land use.

