



Rock Island Preservation Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

May 20, 2015

5:00 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the April 15, 2015 meeting minutes
4. Review and provide comments to City Council on a special use permit for 1202 21st Street
5. Other Business

MINUTES
PRESERVATION COMMISSION
APRIL 15, 2015
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Brent Bogen, Lendol Calder, Sue Swords, Anthony Heddlesten, Craig Kavensky, John Strieter

MEMBERS ABSENT: Lo Milani

ASSOCIATE MEMBERS: Linda Anderson, Diane Oestreich

STAFF PRESENT: Ben Griffith, Brandy Howe

CALL TO ORDER: Chairman Bogen called the meeting to order at 5:02 PM.

AN ORDER APPROVING THE WRITTEN AGENDA

MOTION: Swords made a motion to approve the written agenda. Heddlesten seconded the motion. **The motion carried on a vote of 6-0.**

AN ORDER APPROVING THE MINUTES OF THE JANUARY 21, 2014 MEETING

Chairman Bogen asked if there were any corrections to the minutes of the March 18, 2015 meeting. Heddlesten made a motion to approve the minutes as presented. Swords seconded the motion. **The motion carried on a vote of 6-0.**

CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 1711 21st STREET, ROCK ISLAND

Chairman Bogen asked Howe to provide a report. Howe reported that CED staff received an application for a certificate of appropriateness from Sean O'Hanlon to replace an existing chain link back yard fence with a 6 foot, unpainted cedar picket fence with a 1" gap between slats and with locking gates at the east and west side of the property. A photo of a similar fence at 1620 22nd Street was been provided by the applicant. The applicant indicated that the fence to be installed on his property will be painted similar to the one shown in the staff report after it has had a year to weather. In addition to the fence, the applicant is also requesting to replace an existing concrete pad with a larger concrete dining area. An existing concrete walkway to the garage will be replaced on a slightly raised elevation and connect the dining area to the garage. A Belvedere stone fire pit will also be added in the southeast corner of the back yard. It will be surrounded by compacted crushed granite. Renderings of the proposed concrete pad, walkway, and fire pit were included in the staff report. The applicant also indicated the addition of new landscaping in the back yard. Howe noted that certificates of appropriateness are not required for landscaping. Howe concluded that it is staff's opinion that the proposed work, as depicted and described in the application, complies with the requirements in the Preservation Ordinance.

Swords asked if review of the backyard fire pit was within the purview of the Preservation Commission. Howe read Section 11-113(b) of the ordinance and indicated that the ordinance was unclear, but the fire pit could fall under "other ornamentation" if subject to view from the public street. Howe also noted that presently with the existing chain link fence the fire pit would be visible; however, once the proposed wood fence is constructed, it would no longer be visible from the street. Swords added that the Commission should be cautious not to micromanage. Associate Oestreich added that it's best to err on the side of caution. For example, if the request were for a fire pit in the front yard, it should come before the Commission. Chairman Bogen added that since the fence will be opaque, the fire pit is not a permanent structure and it will not be visible from the street, the Commission should err on the side of permissiveness. Chairman Bogen added that the Commission should not regulate what people do in their

backyards. Associate Anderson asked how a fire pit is different than a fireplace. Howe suggested that a fireplace would probably require a building permit, which would require a certificate of appropriateness per Section 11-113(a) of the ordinance. Associate Anderson noted that whether or not the structure is visible from the street is what the Commission should be reviewing the request against. Swords asked whether items 2 and 3 on the draft resolution should be struck out. Heddlesten suggested that the request be approved since the proposed cedar fence will eliminate any visibility of the proposed fire pit and concrete walkway and patio. Kavensky disagreed, indicating that what the Commission would convey by that decision is that a fire pit would not be permissible if it were visible. Bogen agreed with Kavensky. Bogen added that the Commission should be considering whether or not the proposal would adversely affect the historic nature of the property.

Calder asked whether the rest of the Commission agreed with staff's statement that review of landscaping is not within the purview of the Commission. Bogen commented that walls (i.e. landscaping wall) would be based on the language of Section 11-113(b) of the ordinance.

Chairman Bogen asked for any additional comments. Hearing none, Chairman Bogen asked for a motion. Calder made a motion to approve the certificate of appropriateness as presented. Kavensky seconded the motion. **The motion carried on a vote of 6-0.**

ELECT CHAIR AND VICE CHAIR

Chairman Bogen opened the floor for nominations of Chairman and Vice-Chairman, asking the Commissioners to make their nominations separately. Swords nominated Brent Bogen as the Chair. Kavensky seconded the motion. **The motion carried on a vote of 6-0.**

Swords made a motion to nominate Anthony Heddlesten as Vice Chair. Chairman Bogen seconded. **The motion carried on a vote of 6-0.**

OTHER BUSINESS:

Chairman Bogen asked if there was any other business to discuss. Kavensky asked how many members' terms expired in March. Howe indicated that three termed out and there are now three vacancies to fill. The question of how many would now make a quorum was raised. Howe read Section 11-104(a) of the ordinance which indicates that "a quorum shall consist of a majority of voting members of the commission." All commissioners agreed that a quorum of active members could still be met with three vacancies.

Associate Oestreich suggested that Associate Anderson be reappointed as a voting member. Calder also indicated he has identified a potential replacement for his seat on the Commission. Heddlesten asked what qualifications the Commission is looking for in new Commissioners. Howe directed the Commission to Section 11-101(a) of the ordinance which describes Commission membership which indicates that at least one member of the Commission be an attorney, one an architect, and one an active member of the Rock Island Preservation Society. Other members shall have an interest, expertise, or experience in architectural history, building construction or engineering, finance, historical and architectural preservation, landscape architecture, geography, neighborhood organizing, or real estate. Heddlesten suggested it is important that geographical representation is important. Swords noted that the Keystone Neighborhood is currently not represented. Calder suggested an archivist would be a good addition to the Commission.

Associate Oestreich reminded the Commission of the National Geographic Geotourism project and added that it is up to individual entities to nominate themselves for inclusion. National Geographic will be returning to the Quad Cities in late July/early August to conduct another round of community outreach workshops.

Bogen asked if there was any further business to discuss. Griffith stated that no landmark applications or applications for a certificate of appropriateness have been submitted. Griffith reminded everyone to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT:

Chairman Bogen asked for a motion to adjourn. Strieter moved to adjourn. Heddlesten seconded the motion. **The motion carried on a vote of 6-0.** The meeting was adjourned at 5:42 p.m.

Minutes submitted by Brandy Howe

Staff Report
Community & Economic Development Department



To: Members of the Preservation Commission
From: Brandy Howe, Urban Planner
Subject: Special Use Permit Request at 1202 21st Street
Date: May 8, 2015

Subject Property Address: 1202 21st Street
District: Broadway Historic District
Classification: N/A

Applicable Regulations and Guidelines

Sec. 11-106(13): Powers and Duties of the Preservation Commission - To review applications for special use permits that affect designated landmarks and historic districts prior to the date of the hearing by the City Council.

Background

An application was submitted by Clayton Peterson to amend an existing special use permit which has allowed the operation of a tailor, quilting and alteration business out of the downstairs dwelling unit of a duplex in an R-3 (one and two family residence) district (two dwelling units are also allowed on the site). The proposed amendment is to allow quilting classes to be conducted out of the same downstairs dwelling unit by the non-resident employee of the approved alteration business. Classes will take place from 10:00 a.m. to 2:00 p.m. and from 5:00 p.m. to 8:00 p.m., Mondays and Wednesdays and from 10:00 a.m. to 4:00 p.m. on the first Saturday of each month. There is a two-car detached garage provided for parking on-site and one space at an adjacent property (1206 21st Street). No additional signs are proposed.

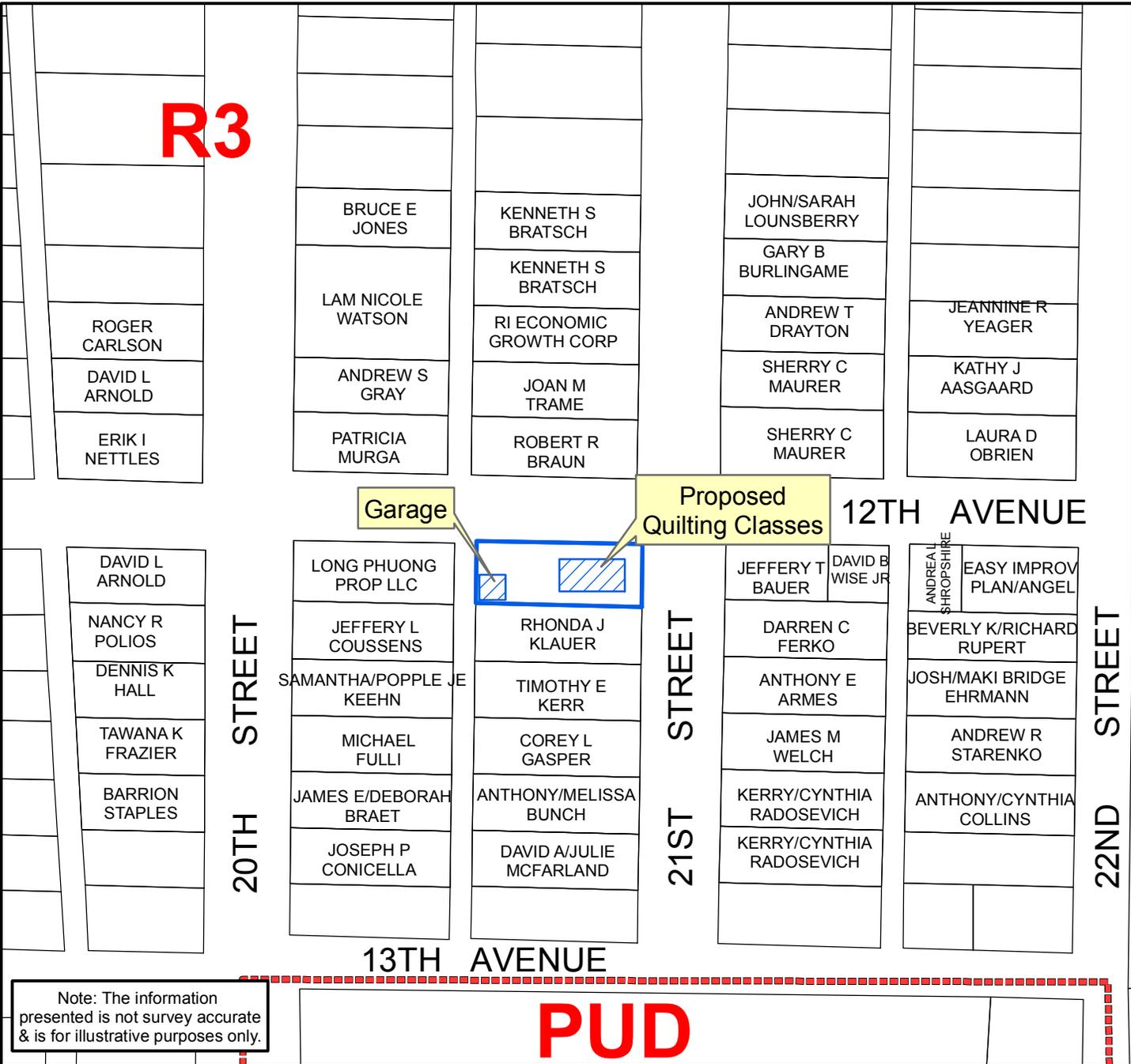
Staff Comments

It is staff's opinion that the proposed special use permit will have no negative impact to the historic district.

Preservation Commission Comments

Per the powers and duties granted to the Preservation Commission, the Commission may provide comments on this issue to the City Council. The City Council will consider the Commission's comments, in addition to any public testimony received at a public hearing scheduled for June 1, 2015, to make their decision on the special use permit amendment.

SPECIAL USE PROPOSAL



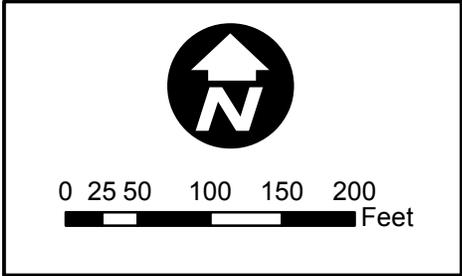
SPECIAL USE PROPOSAL
2015-4

Legend

- Subject Property
- Parcels

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

Note: The information presented is not survey accurate & is for illustrative purposes only.

SPECIAL USE PROPOSAL



SPECIAL USE PROPOSAL 2015-4 Aerial

Legend

-  Subject Property
-  Parcels

DR. BY: K.G.D.

APPR. BY: B.G./A.F.



0 25 50 100 150 200 Feet

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PUD