



Preservation Commission Meeting Agenda
March 26, 2025 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

Commissioners: Jeff Dismer, Addison Kimmel, Diane Oestreich, Bruce Peterson, Mark Schwiebert, Alan Carmen, Zach Campbell, Estlin Feigley

3. Public Comment

4. Minutes

- a. Approval of the February 26, 2025 Meeting Minutes
Motion: Move to approve the February 26, 2025 Meeting Minutes
VV Voice vote is needed.

5. Other Business/New Business

- a. Case 2025-01: Certificate of Appropriateness application for property at 1628 22nd Street
Motion: Move to approve the Certificate of Appropriateness application for 1628 22nd Street for the work as described.
RC Roll call vote is needed.
- b. Case 2025-02: Certificate of Appropriateness application for property at 2060 16th Avenue
Motion: Move to deny the Certificate of Appropriateness application for 2060 16th Avenue for the work as described.
RC Roll call vote is needed.
- c. Nomination for US 67 Bridge - Community Advisory Group

6. Adjourn

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

Rock Island Historic Preservation Commission Minutes

City Council Chambers, 3rd Floor

1528 3rd Avenue

February 26, 2025

5:30 PM



Voting Members Present	Diane Oestreich Alan Carmen Zach Campbell Jeff Dismer Bruce Peterson Estlin Fiegley Addison Kimmel
Voting Members Absent	Mark Schwiebert
Staff Present	Eunice Amissah-Mensah

Call to Order and Roll Call

Chair Oestreich called the meeting to order at 5:35 PM and read the roll call.

Public Comment

None

Approval of the Previous Meeting Minutes

Carmen moved to approve the meeting minutes for November 21, 2024 with an amendment. Kimmel seconded the motion. The motion carried on a vote of 7 to 0.

Other Business/ New Business

Review of Old Chicago Neighborhood Resources Survey

Anney Grish from AltusWorksInc provided some insight into the data and information collection process for the survey. She stated that the survey aims to identify properties needing immediate attention and provide documentation on the history, present state, and future preservation of these houses.

Commissioners asked for clarification on the tiers for the identified historic structures. Anney Grish explained the tier system used in the survey, which ranks properties from tier one (most significant) to tier four (conditional potential) based on architectural and historical value with tier one properties being strong candidates for local landmark designation or national register listing.

Commissioners requested that a list of addresses and specific recommendations for the properties identified in the survey be provided. Commissioners also discussed identifying historic worker housing, referencing a 1999 survey. Anney stated that while some examples exist, a continuous district with high integrity was not apparent.

Other Business

Commissioner Carmen provided the commission with an update on the Centennial Bridge. "Commissioner Carmen reported that he attended the February 18 Davenport

City Council Management Report / Mayor / Council Discussion where Illinois and Iowa Department of Transportation and Parsons staff provided an overview of the Centennial Bridge Study. Parsons is the primary engineering contractor. They have extensive and long-time experience with bridges projects. Illinois DOT is the lead public agency. They are currently in Phase 1 of 3 phases. The study area is from Government (railroad) Bridge to Lock & Dam 15. They are now looking at existing conditions and alternatives.

The process will include setting up Community Advisory Group, Technical Advisory Group, four public meetings (the 1st is scheduled for 4/17 @ Rock Island Holiday Inn, 1 - 6 p.m.), and a public hearing. A website will also be created. The study's objective is to improve vehicular travel and non-motorized transport across the Mississippi River given the age and condition of Centennial Bridge.

Phase 1 includes analyzing existing conditions, including the Section 106 historic preservation review and Section 4f review of impact on public parks and resources. Timing of the entire study is: Phase 1 - 30 months; Phase 2 - 24+ months (this is design phase for new bridge or rehabbing existing bridge and acquiring additional right-of-way, if needed); and Phase 3 - Construction (2 - 4 years). The entire process could take 10 years. There were four possible options: renovate the existing bridge, new bridge aligned from 20th Street Rock Island to Brady Street Davenport, New bridge aligned from 11th Street to Marquette Street Davenport and demolish existing Centennial Bridge and build new bridge at same location

Davenport Council members asked general questions about timing and process. Council member Marion McGinnis stated her concern about impact on historic resources (the Bridge and buildings in downtown Davenport & RI). Mayor Matson recognized and thanked Doug House, retired ILDOT Deputy Director, for having raised concern about the bridge.

After the meeting, Mr. Carmen spoke with retired Rock Island Mayor Mark Schwiebert and Kyle Carter of the Downtown Davenport Partnership. Both expressed concern about how this would / could adversely affect both downtowns and the potential negative impact of any new bridge alignment. The same update was to be given to Rock Island City Council at its February 24 Study Session, but the meeting was canceled due to the Jakarta Jackson shooting protest.”

Commissioner Oestreich noted that Broadway is planning a home tour for Mother's Day, May 11th, featuring historic houses in Rock Island.

Adjournment

Chair Oestreich called for a motion to adjourn the meeting. Carmen moved to adjourn the meeting. Campbell seconded the motion. The meeting adjourned at 6:09 PM.

Minutes submitted by Eunice Amissah-Mensah.

Memorandum

To: Rock Island Preservation Commission
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: Case 2025-01: Certificate of Appropriateness application for property at 1628 22nd Street
Motion: Move to approve the Certificate of Appropriateness application for 1628 22nd Street for the work as described.
RC Roll call vote is needed.
Date: March 26, 2025



Introduction and Background Information:

Bonnie and Jason Tanamor have applied for a Certificate of Appropriateness (COA) for property at 1628 22nd Street, located in the Highland Park District. The proposed scope of work requiring a COA involves changes to the front and back porches as follows:

- Front Porch
 - Replacing existing plywood porch flooring with vertical grain tongue and groove flooring
 - Removing the bar across the cove on the front porch. This is not original as shown in the applicant's provided photo.
- Back Porch
 - Removing rail and spindles and replacing with a replica of the front porch rail and spindles.
 - Widening the staircases on the back porch
 - Adding graspable handrails to the top of the staircase railing that match the Greek key design from the front porch.
 - Widening the square column on the back porch to a minimum of 8" up to 12" and replicating the crown molding on the column by scaling the three vertical routed rows to fit the wider column

Additionally, the applicant is planning other work on the property that does not require a COA. This includes restringing and reglazing windows, installing new gutters, and repairing or replacing wood (if rotten) with matching millwork on the front and back porch. The applicant has also provided notes and photos (attached) describing the current conditions of the various proposed modifications.

Overall, staff believe the proposed work meets the residential design guidelines and complies with the Preservation Ordinance. The changes demonstrate an intent to create a cohesive design that complements the style of the house and maintains its historical integrity.

Previous Council Action (if any):

N/A

Budget Impact:

N/A

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

N/A

Council Goal (if applicable):

N/A

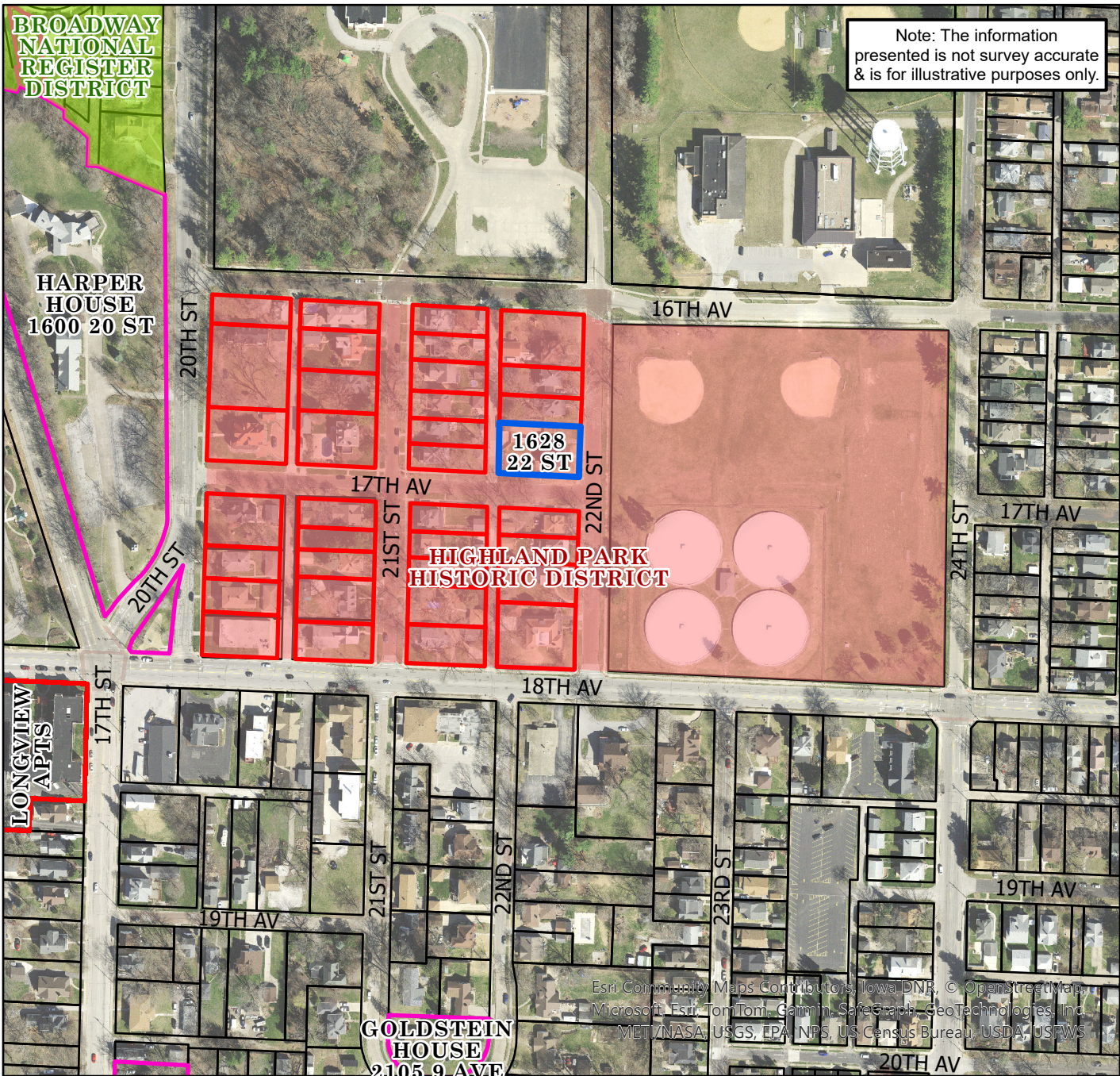
Recommendation:

The Community Development Department recommends that the Preservation Commission approve the Certificate of Appropriateness for the work as described.

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

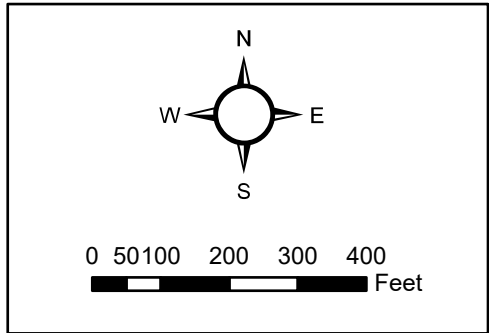
LOCATION MAP



Legend


- Subject Property
- Broadway National Reg. District
- Downtown National Reg. District
- US Housing Corp. Nat. Reg. Dist.
- Highland Park Historic District
- Local Landmark Properties
- * Significant Historical Structures

* Includes properties listed in the Rock Island Architectural Resources Inventory and properties listed as one of Rock Island's 100 Most Significant Unprotected Structures, 2009.



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



ROCK ISLAND
ILLINOIS



1628 22nd Street
Existing Condition 2025

1628 22nd Street



Historic Photo, early 1900s

Front Porch – Column Bases



Both column bases are rotted out at the exterior corners of the porch.

Carver Millwork has been contracted to replicate the bases needed.

David Leiva is the contractor that will be installing the new millwork and porch flooring



Front Porch – Rotted Plywood

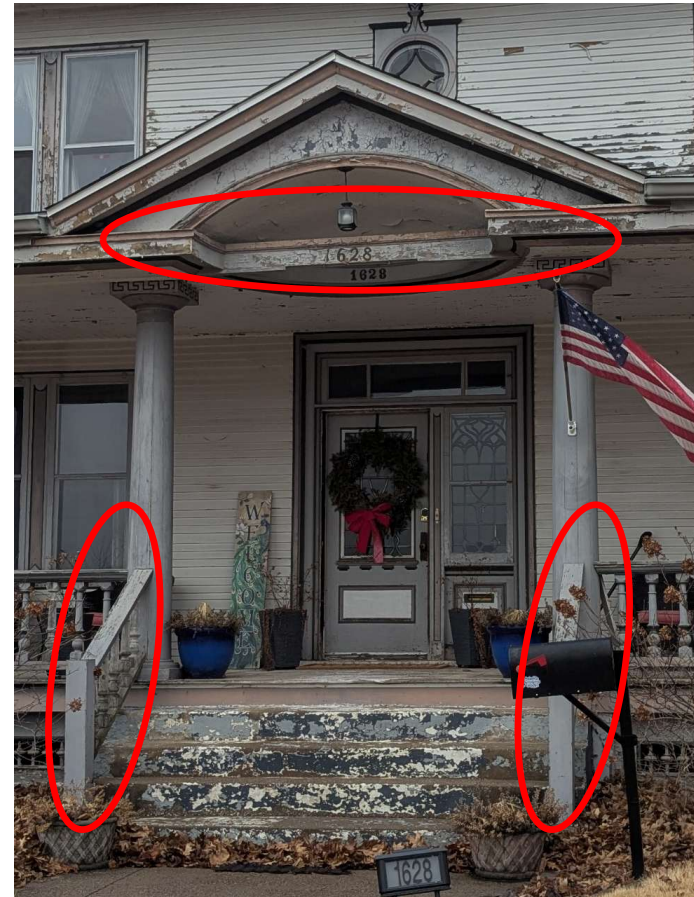


The existing plywood porch flooring will be removed and replaced with vertical grain tongue and groove flooring already purchased from Carver Millwork.

The current porch railings and spindles will be repaired by David Leiva. If they cannot be repaired Carver Millwork will create new matching millwork. The homeowners intend to paint the front porch once all the wood rot has been repaired.

Removal of Stair Rails & Bar Across Cove

- Certificate of Appropriateness obtained for stair rail removal and replacement with graspable handrails obtained in 2021/22 (Greek key design from Boilers Ornamental Iron)
- Removing the bar across the cove was likely added to screen in the porch. The bar is not original to the house (see slide 2) and takes away from the unique cove design of the front porch.



Back Porch – General Design

- The back porch is a mishmash of styles and design. All eras will be removed and replaced with a replica of the front porch rail and spindles that will seamlessly flow from each staircase along the back porch. The staircases will be slightly widened to allow for the seamless flow of the new railing. Graspable hand rails will be added to the top of the staircase railing that will match the Greek key design from the front porch.



Back Porch – replace wood rot

- Wood rot of the back porch column base and the flooring will be replaced. This will require lifting of the back porch.

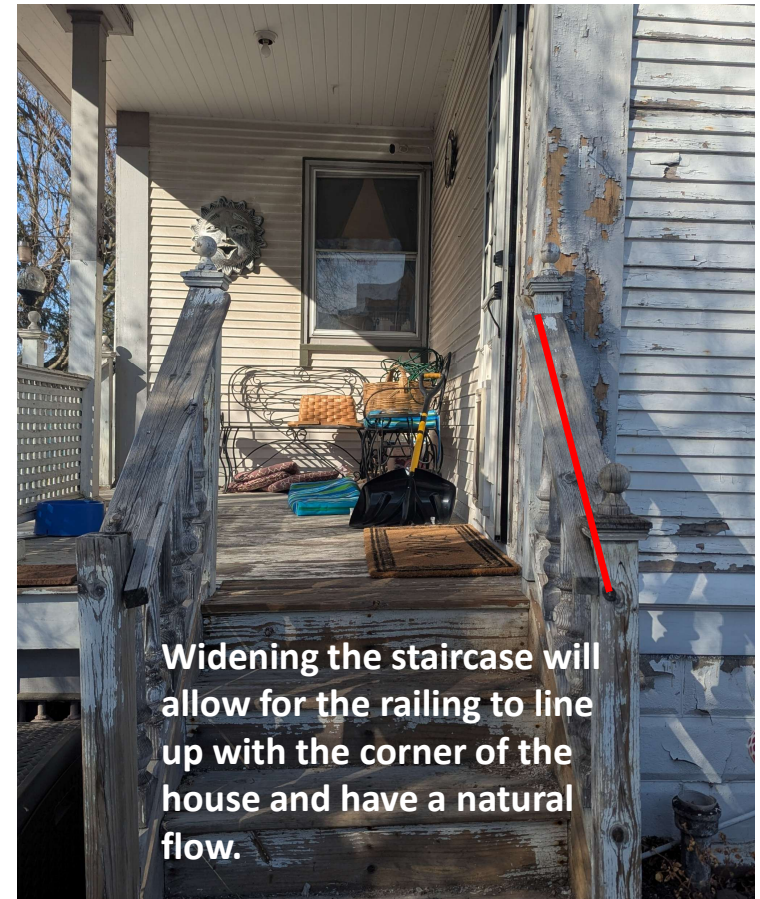


Back Porch – Widen square column

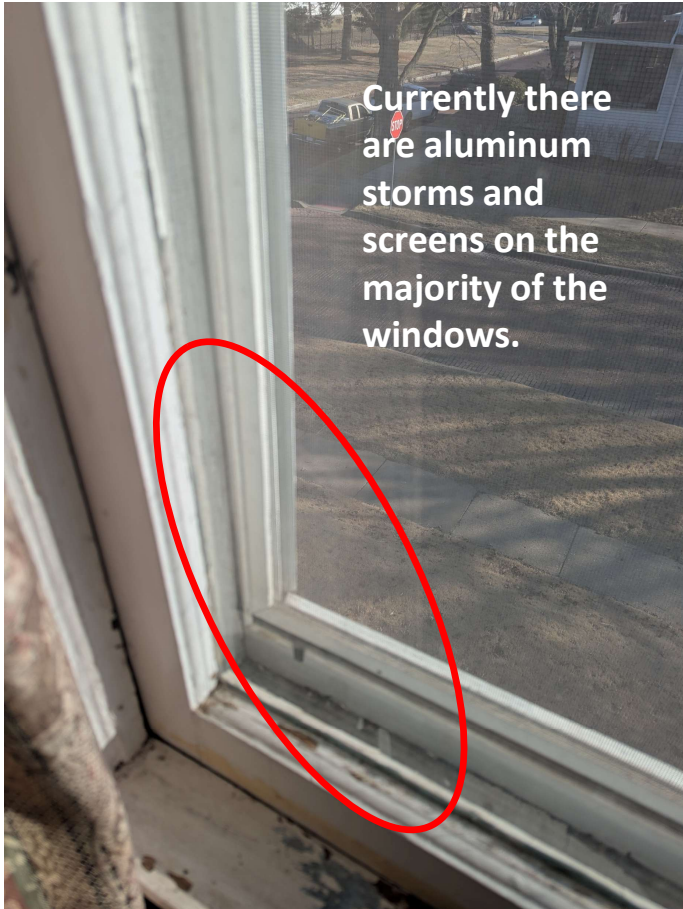
- Widening the square column to a minimum of 8" up to 12" will allow for a seamless look for the new porch and stair rail design. The railing is 8" wide. The existing column is 6" wide. The larger column will also match the scale of the corner rounded column being wider.
- The original column is rotted at the bottom. The original column may have the rot removed and be encased by the larger column if it will not impede the new design.



Back Porch – widen staircases



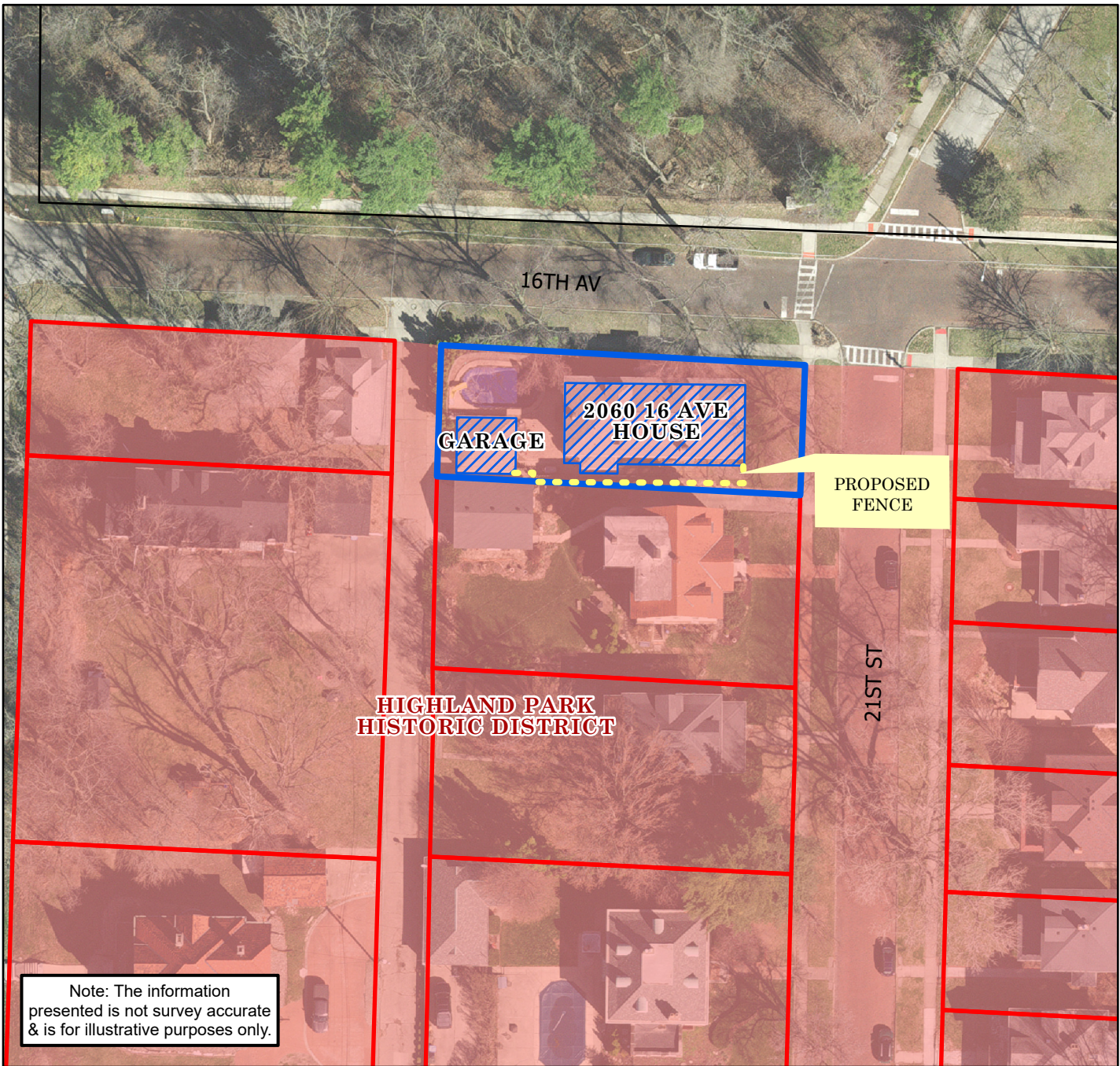
Windows – Restraining & Reglazing Needed



- Aside from general repair (reglazing, new ropes, and painting) windows, we will also explore if we can use the historic storms/screen s found in our garage attic. If not, we may replace the storms in-kind with existing aluminum style.



LOCATION MAP



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

Legend

- Subject Property
- Broadway National Reg. District
- Downtown National Reg. District
- US Housing Corp. Nat. Reg. Dist.
- Highland Park Historic District
- Local Landmark Properties
- * Significant Historical Structures
- 2060_16Ave_Buildings

* Includes properties listed in the Rock Island Architectural Resources Inventory and properties listed as one of Rock Island's 100 Most Significant Unprotected Structures, 2009.

0 10 20 40 60 80 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Figure 1: Photo showing the fence from along 22nd Street



Figure 2: Photo showing the fence with the house from along 22nd Street

CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Rock Island Planning & Zoning Division
City Hall, 1528 3rd Avenue
Rock Island, Illinois 61201
Phone: (309) 732-2900 Fax: (309) 732-2930
Email: cedmail@rigov.org



LANDMARK INFORMATION

Landmark Address: 2060 16th Ave, Rock Island, IL 61201

Name and Address of Property Owner: Douglas & Lisa Martin

Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional page if necessary.

Existing Fencing Condition:

- Materials: The current fencing consists of approximately 50 feet of 4-foot chain link fence and approximately 50 feet of wooden 6-foot "Dog Ear" style fencing.
- Condition:
 - o The "Dog Ear" wooden panels can no longer be secured to the 2x4 cross members due to age and decay.
 - o To keep the "Dog Ear" panels vertical, many of them are secured using some form of wire.
 - o Six-foot metal pickets have been supporting the fence for the past couple of years due to the 4x4 posts being rotted along the ground.
 - o The wooden fencing has become a safety hazard and provides no security, failing to meet the requirements for having a pool on the property.

New Fencing Plan:

- Materials: The new fencing will consist of pressure-treated 4x4 posts with 5/4 decking boards installed horizontally.
- Dimensions & Height:
 - o Height: 6 feet
 - o Length: Approximately 100 feet
- Installation: The new fencing will be installed in the general area of the old fence along the property line, replacing the decayed and hazardous materials.

SUBMITTAL REQUIREMENTS

Relevant site plans Detail sketches Elevation drawings Photographs Catalog pages

Name of Architect, contractor or builder:

Douglas & Lisa Martin

Proposed Timeline of Work: Not to exceed 60 days

APPLICANT INFORMATION

Name (please print): Lisa Martin

Phone: 989 545-0203

Address: 2060 16th Ave, Rock Island, IL 61201

Email: lisamartin_64@yahoo.com

Signature:

My signature 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.

FOR OFFICE USE ONLY

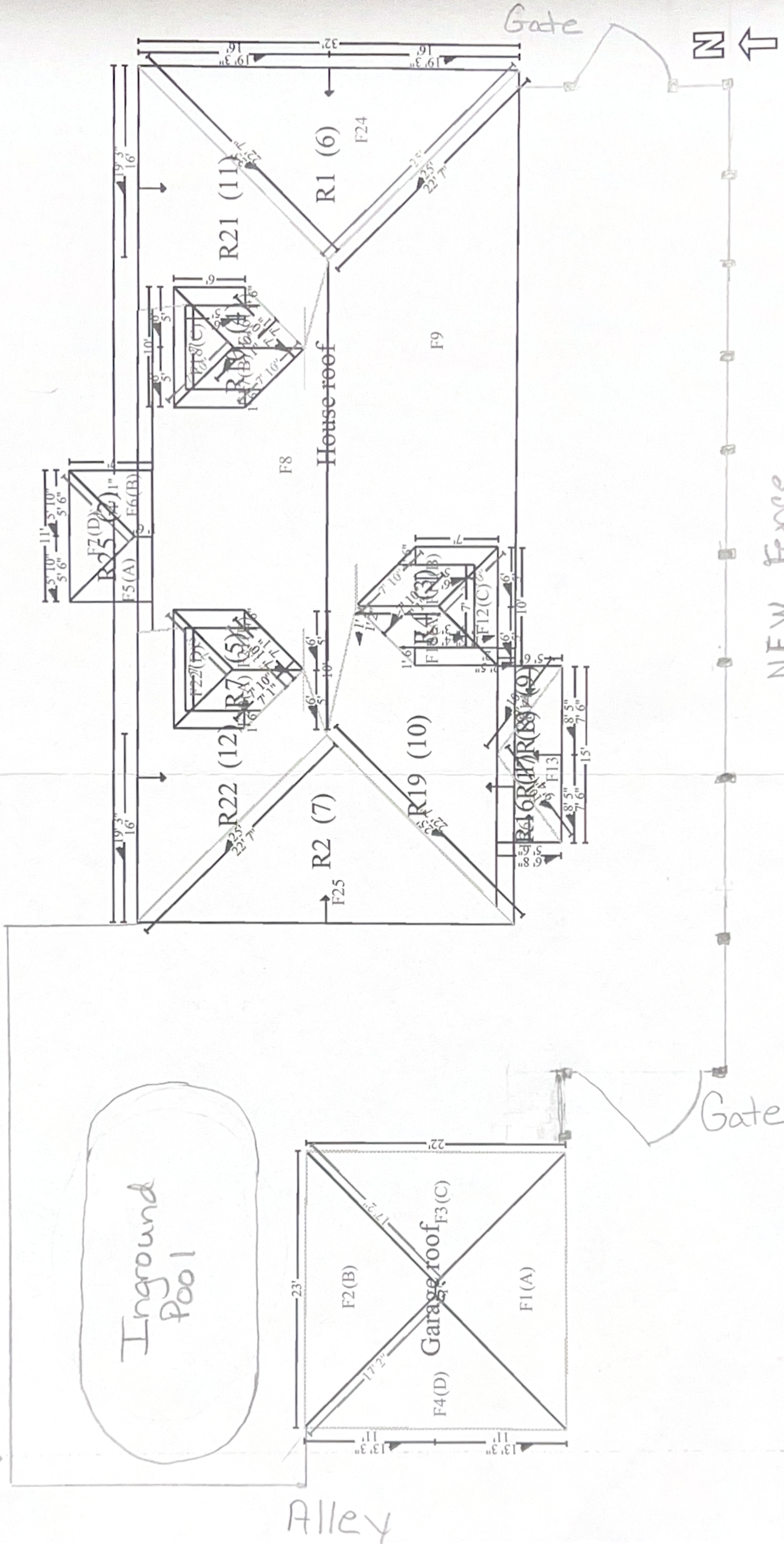
Case #:

Date:

*For more information, please refer to Section 8 of the Rock Island Preservation Ordinance or Section 11-113 in the Rock Island Code of Ordinances.
Go to www.rigov.org for online advice and downloadable design guidelines or contact city staff for additional assistance.*

16th Ave

Existing 6" Aluminum fence



NEW Fence
6" Horizontal slats
4x4 post

Source - Eagle View

21st Street

2060 16th Ave, Rock Island – Martin COA Photos



The above photo is of the original fence, partial chain link 4 feet and 6 feet vertical wood.



- The above photo is the replacement fence. This design was chosen for the reason of the style of the home, 2060 16th Ave is styled as Frank Lloyd Wright Prairie style home as listed in the "History & Architecture Highland Park Historic District" book.
- For a house designed in the style of Frank Lloyd Wright, consider fencing that complements the horizontal lines and natural materials often seen in his designs. Wright's Prairie Style homes emphasized horizontal lines and a connection with nature, so fencing should reflect this.
- **Materials Wood:** Consider wood fences, especially those with horizontal slats. The Horizontal slat panels are 6 feet tall and approximately 6 feet wide. Two gates located at each end are approximately 4 feet wide.
- **Style Horizontal:** A fence with horizontal slats can echo the horizontal emphasis of Prairie Style architecture.