



**Preservation Commission Meeting Agenda  
May 27, 2026 - 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, Linda Anderson

**3. Public Comment**

**4. Minutes**

- a. Approval of the April 29, 2026 Meeting Minutes  
Motion: Move to approve the April 29, 2026 Meeting Minutes  
VV Voice vote is needed.

**5. Other Business/New Business**

- a. Case 2026-03: Certificate of Appropriateness application for 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 2026-04: Certificate of Appropriateness application for 544 23rd Street  
Motion: Move to approve the Certificate of Appropriateness application for 544 23rd Street for the work as described.  
RC Roll call vote is needed.

**6. Adjourn**

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**City of Rock Island  
Historic Preservation Commission  
City Council Chambers, City Hall, 3rd Floor  
1528 3rd Avenue, Rock Island, IL**

**April 29, 2026 Meeting Minutes**

**1. Call to Order**

Chair Oestreich called the meeting to order at 5:36 PM.

**2. Roll Call**

Chair Oestreich called the roll.

Alan Carmen, Addison Kimmel, Jeff Dismer, Diane Oestreich, Linda Anderson, Estlin Fiegley and Mark Schwiebert were present.

Bruce Peterson and Zach Campbell were absent.

Staff present included Planning & Zoning Manager Tanner Osing.

**3. Public Comment**

No other public comments were made.

**4. Approval of the Previous Meeting Minutes**

Dismer moved to approve the meeting minutes for March 25, 2026. Fiegley seconded the motion. The motion carried on a vote of 7 to 0.

**5. Other Business/ New Business**

**New Business**

Case 2026-02: Certificate of Appropriateness application for 1301 24<sup>th</sup> Street

Amisah-Mensah presented the staff report noting staff's recommendation of approval of the described scope of work.

John Gripp, Director of Parks and Recreation spoke on the request. He explained that the City wished to recognize Rotary for their commitment and noted that donor recognition signage is commonly used due to limited funding availability for playground replacements. The proposed sign was described as a pillar approximately three feet wide.

Todd Linscott, representing Friends of Hauberg, expressed concerns regarding the proposed naming, stating support for identifying the playground area as "Rotary

Playground,” but objected to renaming the broader field area due to the historic identity of Hauberg Field. Chair Oestreich also expressed concerns regarding naming the entire field, noting opposition to that approach.

Commissioners further discussed the lack of visual details related to the seating area and lighting improvements. Commissioner Dimer stated that while the hardscaping elements appeared acceptable, additional details regarding the lighting fixtures and sign structure should be provided before action was taken. Mr. Gripp clarified that the proposed lighting would consist of a single arched, historically styled pole similar to those located along 17th Street.

Anderson moved to defer action on the Certificate of Appropriateness application to the next meeting. for the work as described and with suggestions provided by Commissioners Dimer and Campbell. Addison seconded the motion. The motion carried on a vote of 7 to 0. (Oestreich, Carmen, Dimer, Kimmel, Anderson, Fiegley, and Schwiebert)

## **Other Business**

### Historic Design Guidelines Update

The Commission discussed the Historic Design Guidelines draft. Commissioners noted the document is very comprehensive but repetitive in its discussion of architectural styles.

Commissioners are to submit detailed comments to city staff by May 20<sup>th</sup>.

### Most Significant Structures Update

Staff provided an update on the significant structures list to include a fourth tier for lost or at-risk resources to maintain a historical record of demolished building.

### Other Updates

Commissioners wanted to know if there were any updates to the state of the old Memorial Christian Church and expressed concern that the building may be demolished due to its condition and the cost of repairs. Staff responded that the city has not yet taken title but is conducting environmental and structural assessments.

A public meeting for the Centennial Bridge is scheduled for May 20th at the Holiday Inn to announce the preferred alternative for the bridge project.

Commissioner Dimer reported a quote of \$3,600 for 25 signs (roughly \$144 per sign). He is continuing to look into charitable contributions or bulk pricing.

Commissioners discussed State Legislation (HB 5626 / SB 4060) that could preempt local zoning control to allow for increased housing density. Commissioners noted the moral challenge the bill brings in balancing the need for affordable housing with the preservation of single-family historic neighborhoods. Commissioners also expressed

concern that subdividing historic homes into apartments often leads to the deterioration of the housing stock.

## **6. Adjournment**

Commission Oestreich announced that the Broadway Mother's Day Tour will take place on May 10th from 12:00 PM to 4:00 PM on 23rd Street.

Schwiebert moved to adjourn. Carmen seconded the motion. The motion passed on a 7-0 vote. The meeting adjourned at 6:40 PM.

Minutes submitted by Eunice Amisah-Mensah.

DRAFT

# Memorandum



ROCK ISLAND  
ILLINOIS

**To:** Rock Island Preservation Commission  
**From:**  
**Subject:** Case 2026-03: Certificate of Appropriateness application for 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:** May 27, 2026

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## Introduction and Background Information:

The applicants, Bonnie and Jason Tanamor, have submitted a Certificate of Appropriateness (COA) application for a landscaping and exterior modification project at their residence located at 1628 22nd Street, located in the Highland Park District.

The proposed scope of work includes:

- Installation of two-tiered limestone retaining wall on the south and east sides of the property.
- Adding topsoil and leveling the southwest corner of the backyard.
- Construction of a 2-3-foot matching limestone retaining wall in the southwest corner to prevent erosion.
- Installation of a 4-foot and 5-foot "Puppy Picket" style iron fence around portions of the front and side yards.
- Relocating the existing fence to be in line with the top of the hill near the back/side gate.
- Expanding the front driveway to a width of 10 feet.
- Removing the existing driveway that runs through the backyard.
- Extending the patio along the back of the house using limestone or a limestone-look material.
- Removing the existing pergola located in the rear southwest corner of the yard and adding a new Colonial Revival style pergola along the back (west) side of the house.

## Staff Analysis

Staff has reviewed the application against the Rock Island Residential Design Guidelines and the Preservation Ordinance and finds the proposal consistent with the following standards:

- The use of salvaged limestone for the proposed retaining wall is consistent with preservation guidelines that encourage stone reconstruction with compatible materials. The wall design also includes a setback to maintain vehicle sight lines at the intersection of 22nd Street and 17th Avenue.
- The proposed fence design maintains visibility of the historic home and is consistent with guideline recommendations for ornamental iron fencing.
- The proposed replacement of the non-original pergola with a new Colonial Revival-style pergola constructed of non-stained treated lumber, along with the expanded limestone patio on the west side of the home, is compatible with the historic character of the property and remains subordinate to the primary structure.

Overall, staff believe the proposed work described meets the residential design guidelines and complies with the Preservation Ordinance.

## 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:**

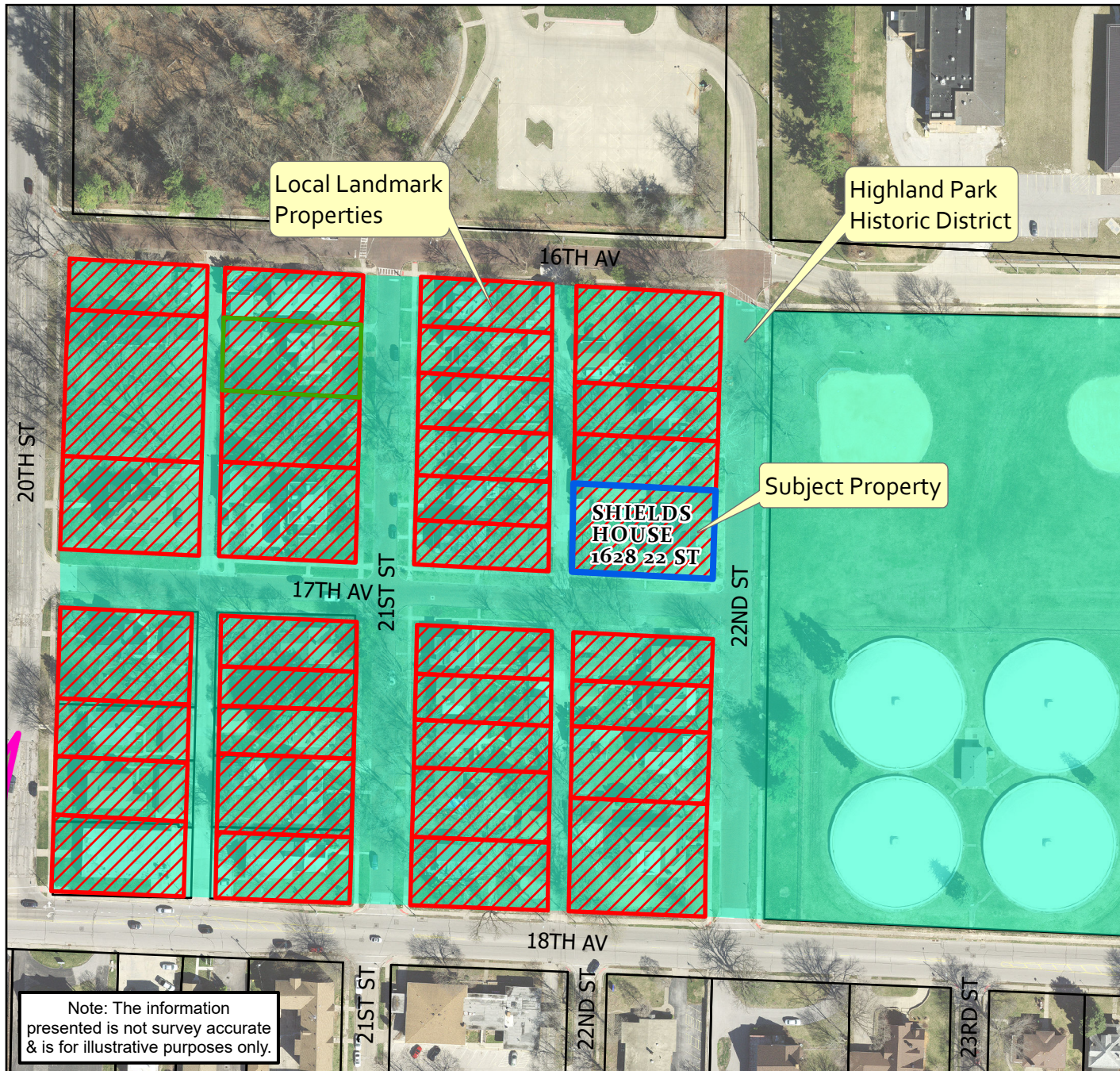
The Community Development Department recommends that the Preservation Commission approve the Certificate of Appropriateness for the work as described.

Submitted by: Eunice Amisah-Mensah, Urban Planner

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Approved by:

# CERTIFICATE OF APPROPRIATENESS LOCATION MAP

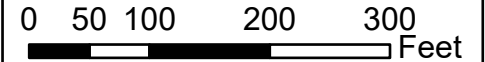
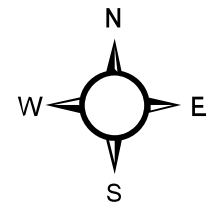


Note: The information presented is not survey accurate & is for illustrative purposes only.

## Legend

- Subject property
- Parcels
- National Register Listed Properties
- Local Landmark Properties
- Broadway National Reg. District
- Downtown National Reg. District
- US Housing Corp. Nat. Reg. District
- Highland Park Historic District
- \* 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 & ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Zoning















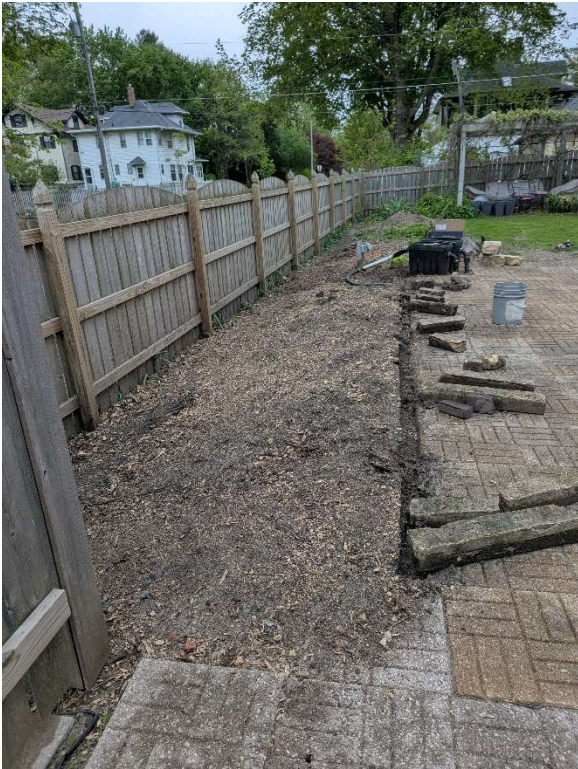
## 1628 Project Map\_2026 Landscape Plans



1. Request to install a two-tiered retaining wall for safety and the ability to age in place. The hills around the south and east side of the property are very steep and easy to slide down and fall, especially when grass is covered in dew. Our contractor fell down in the summer of 2025, and we've personally slipped and fell down the hill multiple times.

For the front and side surrounding the house, we will salvage the limestone from the retaining wall at our property located at 608 20<sup>th</sup> street. The stones will be loose stacked and not mortared. The first tier, yellow on map, will be 1.5-2-feet high. The second tier, turquoise on map, will be set back from the first tier and cut at the intersection of 22<sup>nd</sup> street & 17<sup>th</sup> avenue to allow for a vehicle sight line and will also be 1.5-2-feet high depending on elevation.

2. Request to add top soil and level the southwest corner of the backyard and add 2-3-foot +/- one-tiered matching limestone retaining wall. The soil is currently eroding due to the slope and will cover the sidewalk if this is not done. The existing fence will be pulled back and inline with the line that is currently "on top" of the hill near the back/side gate. (Yellow/Brown lines in map). The pictures on the following page show the existing slope from the inside and the bricks we have used to catch the eroding soil. Note the dirt has filled the bricks and is hitting the bottom of the fence.

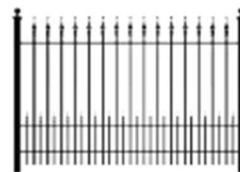


3. Request to install [Puppy Picket Style Iron Fence](#).<sup>\*</sup> We'd like to enjoy our front porch and afternoon/evening shade with our dogs, but are currently unable too. The fence will be 4-feet around the south and east front-yard with a transition to a 5-foot in the north-east quadrant of the front and side-yards. This will allow us to enjoy our family, while protecting our neighbors walking their own dogs. Also, the setback from the retaining wall will ensure a more pleasing experience for people walking by. May seek a zoning variance for a higher fence the for the northeast quadrant of the yard so that the top of the fence has the same height along all of property.

## Puppy Picket Style Iron Fence

### Traditional Grade Fence Panels

Size	SKU	Price
4'h x 8'w	TPG408PPR	\$460.91
5'h x 8'w	TPG508PPR	\$528.80



### Traditional Grade Single Gates

Size	SKU	Price
4'h x 4'w	TPG44PPR	\$650.67
4'h x 5'w	TPG45PPR	\$804.08
4'h x 6'w	TPG46PPR	\$925.75
5'h x 4'w	TPG54PPR	\$698.28
5'h x 5'w	TPG55PPR	\$830.53
5'h x 6'w	TPG56PPR	\$952.20

### Traditional Grade Double Gates

Size	SKU	Price
4'h x 8'w	TPG44PPRD	\$1,296.05
4'h x 10'w	TPG46PPRD	\$1,851.50
4'h x 12'w	TPG45PPRD	\$1,602.87
5'h x 8'w	TPG54PPRD	\$1,396.56
5'h x 10'w	TPG55PPRD	\$1,655.77
5'h x 12'w	TPG56PPRD	\$1,904.40

<sup>\*</sup>May not be exact product, a similar product from a competing company may be selected. Will depend on pricing

4. Request to expand the front driveway to 10'feet wide, and remove driveway through the backyard. New driveway would end at the fence. (magenta on map). We will also coordinate with public works to have the front concrete replaced in the boulevard.
5. Request to remove pergola in the rear southwest corner of the yard. Prior owner installed.
6. Request to have patio extended along the back of the house (white on map) using limestone or limestone look material.
7. Request to add a Colonial Revival Style pergola along the back (west) side of the house, over new patio. The pergola could be free standing and not attached to the house, but adjacent to the house. May appear as if its attached. It will depend on the final design. See the design below.



# Memorandum



ROCK ISLAND  
ILLINOIS

**To:** Rock Island Preservation Commission  
**From:**  
**Subject:** Case 2026-04: Certificate of Appropriateness application for 544 23rd Street  
Motion: Move to approve the Certificate of Appropriateness application for 544 23rd Street for the work as described.  
RC Roll call vote is needed.  
**Date:** May 27, 2026

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## Introduction and Background Information:

The applicant, Siri Hirth, has submitted a Certificate of Appropriateness (COA) application for the installation of a new cedar wood fence and gates around portions of the property at 544 23<sup>rd</sup> Street, a local landmark in the Broadway Historic District. The proposed project includes fencing on three sides of the property.

The proposed scope of work includes:

- Installation of approximately 144 linear feet of 42-inch-high cedar pointed-top wood picket fencing along the front portions of the property. The fence will utilize a two-rail wood picket design.
- Installation of approximately 36 linear feet of 5-foot-high cedar board-on-board semi-privacy fencing along the rear portion of the property.
- Installation of two single pedestrian gates measuring approximately 5 feet wide by 42 inches high with lockable latch hardware.
- Installation of one 12-foot-wide by 42-inch-high cedar pointed-top double swing gate. The double gate will include black steel posts and an interior black steel frame for structural support while maintaining the appearance of a wood picket fence from the exterior.

## Staff Analysis

Staff has reviewed the application against the Rock Island Residential Design Guidelines and the Preservation Ordinance and finds the proposal consistent with the following standards:

- The proposed cedar fencing incorporates traditional materials and designs that are compatible with residential historic properties. The front-facing fence sections utilize an open pointed-top wood picket style, which maintains visibility of the property and reflects traditional fence patterns commonly found in historic neighborhoods.
- The proposed fencing at the rear of the property is limited to the backyard area and functions as a semi-privacy fence. This placement minimizes visual impacts from the public right-of-way while providing additional screening for the rear yard.
- The proposed gates are compatible with the overall fence design. While the double swing gate incorporates black steel framing and posts for durability and support, the exterior appearance remains consistent with the wood picket fencing design.

Overall, staff believe the proposed work described meets the residential design guidelines and complies with

the Preservation Ordinance.

**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 Amisah-Mensah, Urban Planner

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Approved by:

# CERTIFICATE OF APPROPRIATENESS LOCATION MAP



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\* 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 25 50 100 150 Feet

## City of Rock Island

COMMUNITY & ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Zoning

**ROCK ISLAND**  
ILLINOIS



RMLSA



RMLSA









**Price:**

Option 2: Fence on 3 Sides

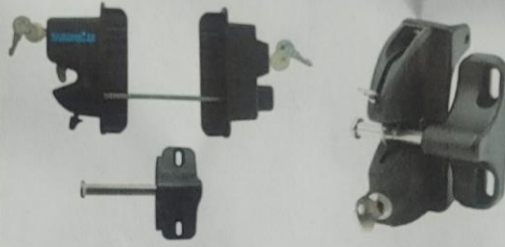
- Install 144' of 42"H cedar pointed top 2-rail wood picket fencing
- Install 36' of 5'H cedar wood board on board semi-privacy fencing
- Install 2-5'W x 42"H cedar pointed single gates with lockable latch
- Install 1-12'W x 42"H cedar pointed double swing gate
- Double Swing Gate will have 4" black steel posts and black steel frames

**Price:**

Front Picket Fence



Single Gate Latch



Back Board On Board Fence



Double Drive Gate with Black Steel Frame and Black Steel Posts (Inside View)

(Outside View Will Look Like the Front Picket Fence)



Double Gate Latch



Double Gate Hinges



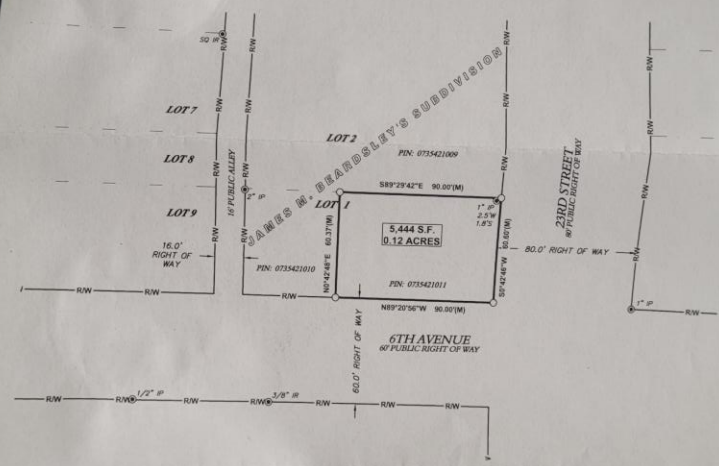


LOCATION: THE EAST 90 FEET OF LOT 1  
 REQUESTOR: PATRICK HIRTH  
 PROPRIETOR: PATRICK & SURI HIRTH  
 SURVEYOR: JAMES A. FAETANINI  
 SURVEYOR COMPANY: XCEL CONSULTANTS, INC.  
 120 10TH AVENUE EAST, SUITE 3  
 MILAN, IL 61264  
 RETURN TO: XCEL@XCELCONSULTANTSINC.COM  
 (309) 787-9988

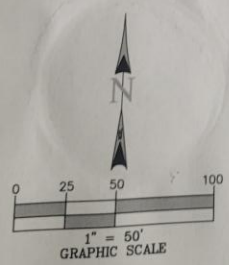
RETURN TO:  
 XCEL CONSULTANTS: 120 10TH AVENUE EAST, SUITE 3, MILAN, IL 61264 - 309-787-9988

### RETRACEMENT SURVEY

THE EAST 90 FEET OF LOT 1, JAMES M. BEARDSLEY'S SUBDIVISION OF OUTLOTS 11 AND 12 IN SECTION 35, TOWNSHIP 18 NORTH, RANGE 2 WEST, CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, PER PLAT RECORDED AS DEED BOOK 51, PAGE 43



——— PROPERTY LINE  
 - - - ADJACENT PROPERTY LINE  
 --- RIGHT OF WAY LINE  
 ⊙ FOUND MONUMENT (AS NOTED)  
 ○ SET 5/8" XCEL CAPPED IR



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

*James A. Faetanini* 4/27/26  
 JAMES A. FAETANINI DATE  
 LICENSE NUMBER 035-003484  
 MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2028  
 SHEETS COVERED BY THIS SEAL 1 OF 1

