



**Preservation Commission Meeting Agenda
July 29, 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 May 27, 2026 Meeting Minutes
Motion: Move to approve the May 27, 2026 Meeting Minutes
VV Voice vote is needed.
- b. Approval of the June 1, 2026 Special Meeting Minutes
Motion: Move to approve the June 1, 2026 Special Meeting Minutes
VV Voice vote is needed.

5. Other Business/New Business

- a. Case 2026-05: Certificate of Appropriateness application for 824 20th Street
Motion: Move to approve the Certificate of Appropriateness application for 824 20th Street for the work as described.
RC Roll call vote is needed.
- b. Section 106 Consultation for US 67 Centennial Bridge Improvement Project – Appointment of HPC Representative
- c. Review of Variance Request for two 35-pound Gottingen-Yorkshire mix pigs to be kept on the property at 1628 22nd Street
- d. Review of Nomination Form for Historic Structures & Sites Inventory
- e. Review Landmark Plaque Designs

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**

May 27, 2026 Meeting Minutes

1. Call to Order

Chair Oestreich called the meeting to order at 5:31 PM.

2. Roll Call

Chair Oestreich called the roll.

Alan Carmen, Bruce Peterson, Jeff Dismer, Diane Oestreich, Zach Campbell, Estlin Fiegley and Mark Schwiebert were present.

Addison Kimmel and Linda Anderson were absent.

Staff present included Urban Planner Eunice Amisah-Mensah.

3. Public Comment

No other public comments were made.

4. Approval of the Previous Meeting Minutes

Schwiebert moved to approve the meeting minutes with an amendment for April 29, 2026. Carmen seconded the motion. The motion carried on a vote of 7 to 0.

5. Other Business/ New Business

New Business

Case 2026-03: Certificate of Appropriateness application for 1628 22nd Street

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

Applicants, Bonnie and Jason Tanamor were present to speak on the request. Bonnie Tanamor emphasized that the driveway expansion and retaining walls are critical for safety following a severe ankle injury she suffered on the property's slopes. The applicant clarified the pergola would be a freestanding wood structure (not attached to the house) and painted to match the home's style. The "puppy picket" fence design features lower pickets to safely contain animals.

Schwiebert moved to approve Certificate of Appropriateness for the work as described. Dismar seconded the motion. The motion carried on a vote of 6 to 0. (Dismar, Oestreich, Peterson, Schwiebert, Carmen and Campbell)

Case 2026-04: Certificate of Appropriateness application for 544 23rd Street

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

Applicant, Siri Hirth was present to speak on the request. She noted the design is identical to a neighbor's fence, though using different cedar. The fence is set back from the corner to meet city requirements

Dismar moved to approve Certificate of Appropriateness for the work as described. Fiegley seconded the motion. The motion carried on a vote of 7 to 0. (Dismar, Oestreich, Peterson, Schwiebert, Carmen, Campbell and Fiegley)

Other Business

Landmark Plaques

Commissioner Dismar reported that Crawford provided pricing estimates for landmark plaques. A batch of 50 plaques would cost approximately \$5,850, while 25 plaques would cost approximately \$3,000. The Preservation Society may contribute \$3,000 toward the project. Dismar will present samples of metal and color options at the Preservation Society's June 16 meeting. Action was deferred until the June meeting pending confirmation of funding support.

Centennial Bridge

Commissioner Schwiebert provided an update on the recent Department of Transportation (DOT) public hearing regarding the Centennial Bridge. The DOT's preferred alternatives involve construction of a new bridge rather than rehabilitation of the existing historic bridge. Schwiebert stated that rehabilitation remains a feasible and prudent alternative under Section 4F requirements and noted the potential taxpayer savings associated with rehabilitation.

Commissioners discussed concerns regarding the DOT's plan to limit maintenance on the existing bridge pending construction of a replacement structure, which could result in further deterioration.

Because the item was not listed for action on the agenda and the public comment deadline is June 3, the Commission agreed to hold a special meeting to consider a formal resolution supporting rehabilitation of the Centennial Bridge.

Commissioners came to a consensus to consider the resolution supporting the rehabilitation of the bridge at a special meeting to be held on Monday, June 1, 2026, at 3:30 p.m. Schwiebert moved to discuss the resolution at the agreed-upon date and time.

Peterson seconded the motion. The motion carried by a vote of 7–0. (Dismer, Oestreich, Peterson, Schwiebert, Carmen, Campbell and Fiegley)

6. Adjournment

The meeting adjourned at 6:35 PM.

Minutes submitted by Eunice Amissah-Mensah.

DRAFT

**City of Rock Island
Historic Preservation Commission
Human Resource Conference Room, City Hall, Lower Level
1528 3rd Avenue, Rock Island, IL**

June 1, 2026 Special Meeting Minutes

1. Call to Order

Chair Oestreich called the meeting to order at 3:30 PM.

2. Roll Call

Chair Oestreich called the roll.

Alan Carmen, Bruce Peterson, Jeff Dismer, Diane Oestreich, Zach Campbell, Addison Kimmel and Mark Schwiebert were present.

Estlin Fiegley and Linda Anderson were absent.

Staff present included Urban Planner Eunice Amisah-Mensah.

3. Public Comment

No other public comments were made.

4. Other Business/ New Business

New Business

Resolution and Recommendation on removal of Centennial Bridge

Commissioner Schwiebert introduced the resolution, noting that he had previously circulated a copy and added parenthetical comments (Items A through G) to provide more detail. He proposed an amendment to the final sentence to end on a more positive note.

Commissioner Kimmel suggested a correction, noting that the "State Historic Preservation Agency" should be referred to as the "State Historic Preservation Office" (SHPO) as that is the current official title in Illinois.

Commissioners discussed including the Iowa SHPO in the resolution stating that while the Illinois SHPO is the lead agency, sending a copy to the Iowa office would be appropriate. Commissioners also identified several individuals and offices to receive copies of the resolution to maximize the impact and decided to send the resolution via both email and hard copy.

Schwiebert moved to adopt the resolution. Carmen seconded the motion. The motion carried on a vote of 7 to 0. (Oestreich, Carmen, Dismer, Campbell, Peterson, Kimmel, and Schwiebert)

5. Adjournment

Commission Oestreich asked for a motion to adjourn. Schwiebert moved to adjourn. Carmen seconded the motion. The motion passed on a 7-0 vote. The meeting adjourned at 3:43 PM.

Minutes submitted by Eunice Amissah-Mensah.

DRAFT

**RESOLUTION AND RECOMMENDATION OF THE ROCK ISLAND HISTORIC
PRESERVATION COMMISSION TO THE ILLINOIS STATE HISTORIC
PRESERVATION OFFICE, AND THE ADVISORY COUNCIL ON HISTORIC
PRESERVATION CONCERNING SECTION 4(f) AND THE CENTENNIAL
BRIDGE**

WHEREAS, the historic Centennial Bridge joining Rock Island, Illinois and Davenport, Iowa is an iconic and vital local transportation link between Illinois and Iowa and is on the National Register of Historic Places as part of the Downtown Historic District approved by the Illinois State Historic Preservation Office (SHPO) in 2020; and

WHEREAS, since 2002, the Centennial Bridge has been operated by the Departments of Transportation of Illinois and Iowa (“DOTs”) pursuant to a Transfer Agreement with the City of Rock Island, requiring the DOTs to properly maintain the Bridge; and

WHEREAS, the DOTs have undertaken a study for the future of the Centennial Bridge Corridor which has disclosed that, with meaningful rehabilitation and improvements, the Centennial Bridge will provide a viable bridge crossing for at least the next 40 years at, by DOTs’ estimate, a third to a fourth the cost of replacing it with a new bridge; and

WHEREAS, as a National Register Property, under Section 4(f) requirements of the Federal Highway Administration, an historic structure such as the Centennial Bridge may only be removed or harmed if no prudent or feasible alternative exists, and

WHEREAS, the DOTs’ own study reveals rehabilitation of the Centennial Bridge is both feasible and prudent in terms of retaining an historic and viable transportation link, as well as garnering substantial taxpayer savings;

NOW BE IT RESOLVED, by the Rock Island Historic Preservation Commission that we strongly recommend that the State Historic Preservation Office and Advisory Council on Historic Preservation each DECLINE and REJECT approval of a Section 4(f) Programmatic Agreement with the DOT, so as to prevent the removal or endangerment of the Centennial Bridge as an iconic and critical National Register property and instead encourage its proper maintenance and rehabilitation. *

* In further support of this Resolution and Recommendation, the following added facts are noted as to consequences of removal of the Bridge:

- A. The Centennial Bridge is a sturdy, “tied arch” bridge structure, comprised of five lighted arches symbolic of the five major cities in the Quad Cities;
- B. The lighted arches of the Bridge have, for over the last 40 years, become an iconic landmark to the entire Quad City region, serving as a symbol of the Quad Cities “Joined by the River”; and providing a distinctive backdrop for everything from minor league baseball games at Modern Woodmen Ballpark to innumerable downtown festivals and events in Rock Island and Davenport downtown riverfront parks;
- C. The DOTs estimated cost of rehabbing the Centennial Bridge with improved bike and hike lanes and other measures, is \$74 million. This compares with DOT replacement bridge costs estimated from \$237 million to \$295 million, exclusive of environmental remediation. This represents taxpayer savings of from \$163 million to \$224 million by rehabbing rather than removing and replacing the Centennial Bridge;
- D. By DOT estimates, traffic disruption between Rock Island and Davenport of DOT replacement alternatives, would run from one to two years longer than

rehabilitation significantly impacting the economies of both cities' downtowns;

- E. As further evidence of its viability, just upriver from the Centennial Bridge stands the Government Bridge, which, though 50 years older than the Centennial Bridge, through proper maintenance, is able to accommodate not only car and truck but train traffic as well;
- F. The costly replacement alternatives are largely prompted, by DOT analysis, to accommodate 80,000-pound, 18 wheel, 70 to 75 foot semis on this primarily local (30 mile per hour) crossing. Yet there already exist three interstate bridges in the immediate Quad Cities area, including the recently completed I-74 Bridge and the pending new I-80 Bridge crossing, all better able and much more likely to be used for such large vehicular traffic;
- G. Any proposed replacement bridge will also displace businesses and residents as well as incur environmental risks, in a manner all largely avoided by rehabilitation of the Centennial Bridge.

Each of the foregoing factors illustrates both the feasibility and prudence of rehabilitating the Centennial Bridge and disallowing its removal or replacement pursuant to Section 4(f) safeguards and requirements.

**APPROVED BY THE ROCK ISLAND HISTORIC PRESERVATION COMMISSION ON
JUNE 1, 2026 BY A VOTE OF 7 – 0.**



Diane Oestreich, Chairwoman

Memorandum

To: Rock Island Preservation Commission

From:

Subject: Case 2026-05: Certificate of Appropriateness application for 824 20th Street
Motion: Move to approve the Certificate of Appropriateness application for 824 20th Street for the work as described.
RC Roll call vote is needed.

Date: July 29, 2026



Introduction and Background Information:

The applicants, Nathaniel & Amelia Hibner, have submitted a Certificate of Appropriateness (COA) application for the installation of a 6ft tall cedar wood fence in the side and rear yard of the property at 824 20th Street, a local landmark in the Broadway Historic District. The proposed project includes utilizing a copperwood fencing system, which features traditional cedar reinforced by a concealed internal steel framework.

The proposed scope of work includes:

- Installation of approximately 28 linear feet of 6-foot tall cedar wood fencing with a double gate between the garage and the house at the property.
- Installation of approximately 94 linear feet of 6-foot tall cedar wood fencing with a double gate along the side and rear north portion of the property.

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 consists of 6-foot-high, 1x6 Dog-Ear (DE) cedar pickets and includes gates that are compatible with the overall fence design. The gates maintain the appearance of the wood picket fencing from the exterior, ensuring a cohesive design that incorporates traditional materials and reflects fence patterns commonly found in historic residential neighborhoods.
- The fencing proposed at the property is limited to the backyard area. This placement minimizes visual impacts on the public right-of-way while providing additional screening for the rear yard. The consistent exterior appearance of the fencing and gates helps maintain compatibility with the historic character of the property and surrounding neighborhood.

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

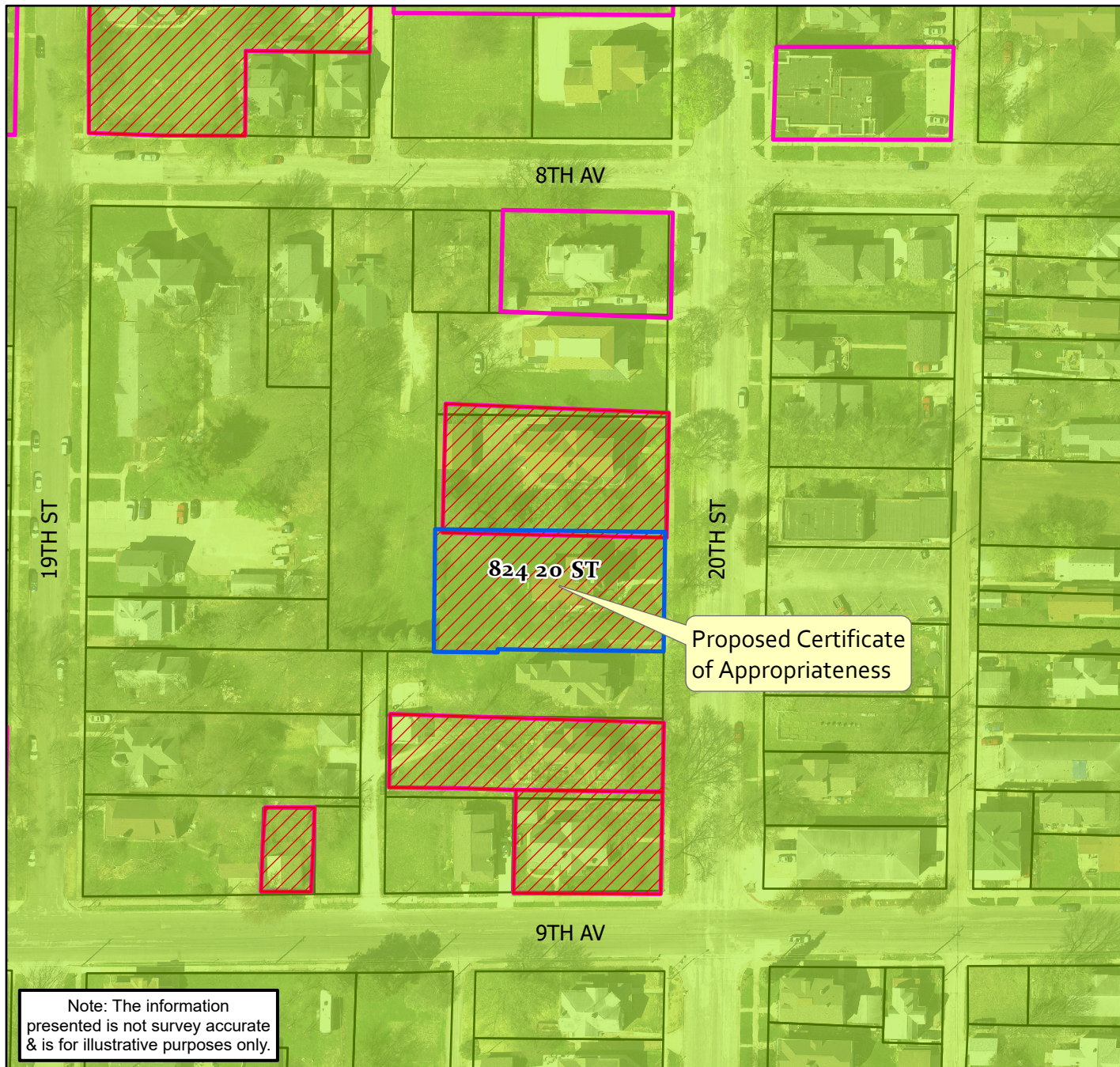
Recommendation:

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

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

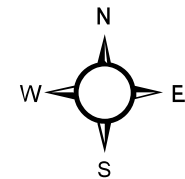
CERTIFICATE OF APPROPRIATENESS AT 824 20TH STREET



Legend

- 824 20th Street
- Highland Park Historic District
- Downtown National Reg. District
- Broadway National Reg. District
- National Register Listed Properties
- 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.



0 25 50 100 150 200 Feet

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.



Figure 1: Photo showing front view of the property from along 20th Street



Figure 2: Photo showing section between garage and house for fence installation



Figure 3: Photo showing the north-east part of the property (fence will go behind hedges)







BY:

DRAWING:

SCALE:

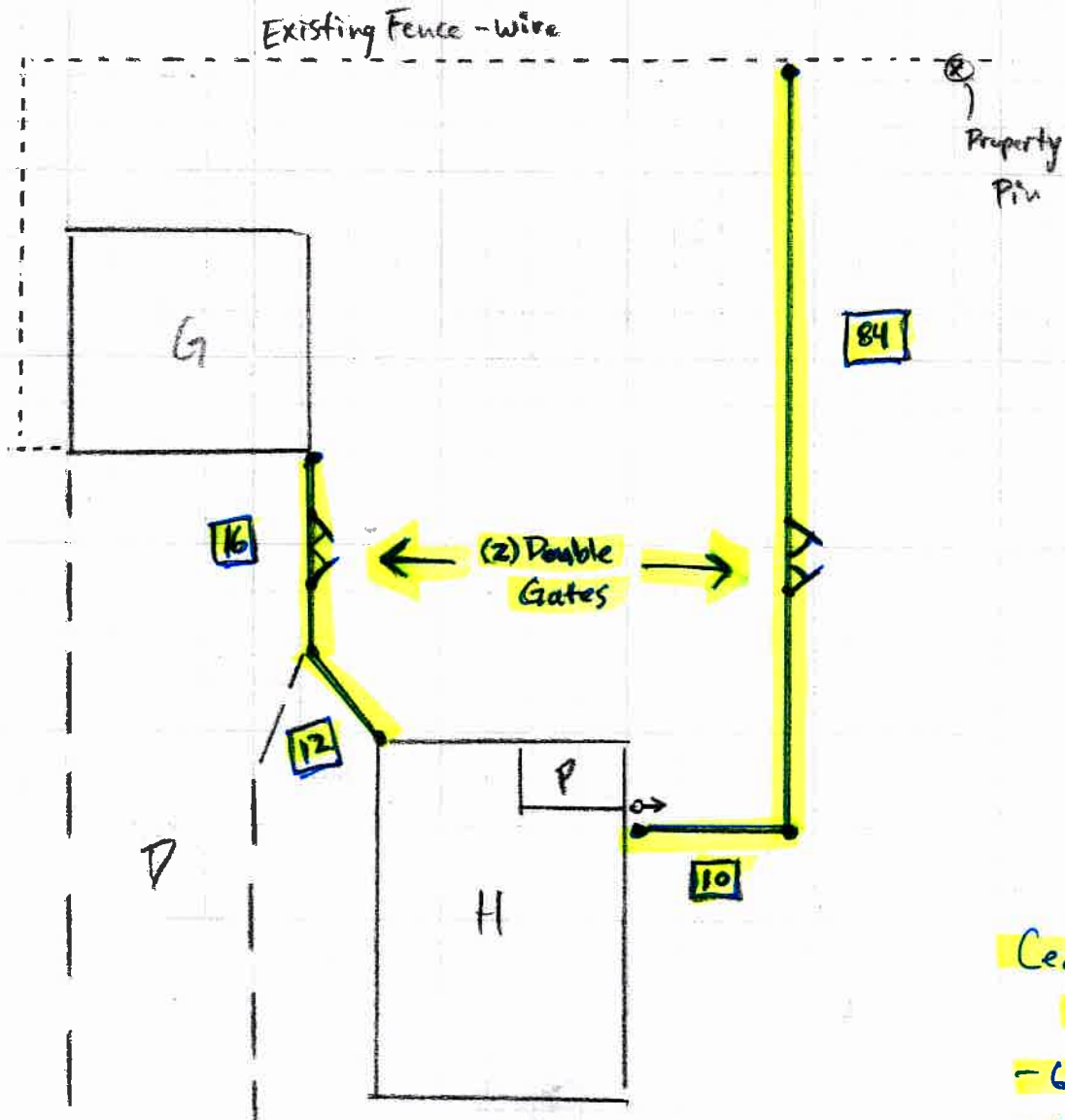
AS

PREPARED FOR:

HIBNER
Nate & Amelia

DATE

5/26/26



Cedar Privacy
Fence
- 6' High
- 1x6 DE Pickets

Memorandum

To: Rock Island Preservation Commission
From:
Subject: Review of Variance Request for two 35-pound Gottingen-Yorkshire mix pigs to be kept on the property at 1628 22nd Street
Date: July 29, 2026



Introduction and Background Information:

The Community Development Department has received a variance request for the Shields House a local landmark within the Highland Park District located at 1628 22nd Street.

The applicant, Bonnie Tanamor, is requesting a variance to keep two 35-pound Gottingen-Yorkshire mix pigs at the property. She states the pigs will be kept mostly indoors and no structure will be setup outdoors to keep them. Staff have analyzed the request and is recommending denial. The draft report for the Planning & Zoning Commission agenda that includes the staff analysis is attached.

Per the Preservation Ordinance, Section 11.106, the commission is requested to review this application and provide comments regarding its impact on the landmark property. Formal comments from the commission will be recorded and relayed directly to the Planning & Zoning Commission for their review and consideration.

Previous Council Action (if any):

Budget Impact:

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

Council Goal (if applicable):

Recommendation:

Submitted by: Eunice Amissah-Mensah, Urban Planner

Approved by:

Memorandum

To: Rock Island Planning & Zoning Commission

From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager

Subject: 2026-18: Public hearing request from Bonnie Tanamor to consider a Variance from the Rock Island Zoning Ordinance for property at 1628 22nd Street in an R-1 (one-unit residential) district.
RC Roll Call vote is needed.

Date: July 20, 2026



Introduction and Background Information:

Case Summary Information:

Case Number	2026-18
Applicant/Property Owner	Bonnie Tanamor
Request	Variance to allow two 35-pound Gottingen-Yorkshire mix pigs to be kept on the property as household pets.
Property Address/Parcel Identification Number	1628 22 nd Street, PIN 1602224010
Property Dimensions & Size	13,939 square feet
Zoning District	R-1 (one-unit residential)
Staff Recommendation	Denial
Decision-Making Body	Planning & Zoning Commission

Request Summary & Project Details:

Bonnie Tanamor is requesting a variance to allow two 35-pound Gottingen-Yorkshire mix pigs to be kept on the property as household pets at 1628 22nd Street. The applicant says the pigs will be kept mostly indoors. The Rock Island Code of Ordinances defines pigs explicitly as livestock and does not provide an exception for miniature or companion pigs. Section 11-182 of the Urban Agriculture Ordinance stipulates that urban livestock is permitted only in Southwest Rock Island (defined as parcels south of the Rock River). The subject property is located in Rock Island Township, north of this boundary.

Additionally, livestock requires a minimum enclosed area of one acre and must be setback 100 feet from the periphery of the property. The subject property is approximately 13,939 square feet (roughly 0.32 acres), making it impossible to comply with these standards even if approved. Staff informed the applicant that a variance from the Planning & Zoning Commission is required to allow the pigs to be kept at the property.

Description of Site & Surrounding Area

The subject property is a local landmark, located in the Highland Park Historic District. The property is located in a predominantly residential neighborhood and is approximately 13,939 square feet. The site slopes approximately 4 feet from the street and sits slightly above street level. The property is developed with a one-story single-family residence constructed in 1910, containing approximately 2,708 square feet of living area. The primary façade faces 22nd Street, and vehicular access is provided from 17th Avenue from the alley. The City's 2014 Comprehensive Plan designates the property as Single-Family Residential on the Future Land

Use Map. Surrounding zoning districts and land uses within approximately 250 feet are summarized in the following table.

Table 1

Direction	Zoning	Land Use	Future Land Use
North	R-1	Single-family residential	Single family residential
South	R-1	Single family residential	Single-family residential
East	C-1	Park Conservation	Parks & Recreation
West	R-1	Single-family residential	Single-family residential

Property Background & History:

The property, commonly known as the Shields House, is designated a local landmark located in the Highland Park Historic District. Architecturally, the home is a distinguished example of the Colonial Revival style, featuring classical details such as Tuscan columns, Greek key ornamentation, hipped dormers, decorative clapboard siding, and an ornate round window, all reflecting architect George Stauduhar's emphasis on Classical design.

The following details the property's zoning history on file:

- 2021- Board of Zoning Appeals Case 2021-05: The board approved a variance for two feet of the four-foot height of a fence in a front yard and a variance of 20 feet of the 20-foot setback from point of intersection of property lies at intersection of an alley to a street for a proposed six-foot privacy fence in the south front yard in an R-1 (one-unit residential) district.

Requested Action and Affected Requirements:

The request is a variance from the Zoning Ordinance that has been described in Table 2.

Table 2

Variance	Requested Action	Affected Requirements
(1)	To allow two 35-pound Gottingen-Yorkshire mix pigs to be kept on the property as household pets.	Pigs are classified as livestock under the Urban Agriculture Ordinance, which permits livestock only in Southwest Rock Island so a variance is needed (Section 11.182)

Standards for Approval & Analysis:

A variance shall only be authorized if two (2) of the three (3) conditions as provided in Chapter 8, Section 6-A of the Zoning Ordinance are found. The applicable conditions, along with staff analysis and a conclusion regarding whether each condition has been satisfied, are outlined below. The Commission will make the final decision regarding this request.

1. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;*

Staff Analysis: The inability to keep livestock does not diminish the property's primary residential value as intended by the R-1 zoning district and the Comprehensive Plan.

Meets Condition: No

2. *The plight of the owner is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and*

Staff Analysis: There is no physical hardship inherent to the land itself. The restriction against livestock applies to all properties in this residential zone. The desire to keep pigs is a personal preference of the owner rather than a unique characteristic lot.

Meets Condition: No

3. *The use, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity*

Staff Analysis: The subject property is located within the Highland Park Historic District, a predominantly residential neighborhood characterized by traditional urban development. The Urban Agriculture Ordinance limits livestock to Southwest Rock Island on parcels of at least one acre to preserve the character of established neighborhoods and minimize land use conflicts. Allowing livestock on a 0.32-acre lot in this location would be inconsistent with that intent and would alter the essential character of the neighborhood.

Meets Condition: No

Recommendation:

The Community Development Department recommends that the Commission deny the variance as the property can yield a reasonable return without the variance, there is no unique circumstance and the keeping of pigs at the property will alter the character of the neighborhood.

Submitted by: Eunice Amissah-Mensah, Urban Planner

PROPERTY NOMINATION FORM

The Historic Structures & Sites Inventory identifies buildings, structures, sites, and landscapes that possess historic, architectural, cultural, or archaeological significance. Inclusion in the Inventory does not designate a property as a local landmark or impose regulations on the property owner. The Inventory serves as a planning tool for preservation efforts and future landmark designation opportunities.

NOMINATOR INFORMATION

Name: _____

Organization (if applicable): _____

Address: _____

Phone: _____

Email: _____

Relationship to Property:

☐ Property Owner ☐ Resident ☐ Neighbor ☐ Historic Preservation Commission Member

☐ City Staff ☐ Other: _____

NOMINATED PROPERTY INFORMATION

Property Address: _____

Parcel Number (if known): _____

Approximate Construction Date (if known): _____

Current Use:

☐ Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Religious ☐ Vacant

☐ Other: _____

STATEMENT OF SIGNIFICANCE

Describe why you believe this property should be included in the Historic Structures & Sites Inventory. (Additional information can be included as an attachment)

Consider its:

- Historical importance
- Architectural significance
- Cultural significance
- Association with significant people or events
- Community value

SUPPORTING INFORMATION (Optional)

Please provide any additional information that may assist in evaluating the property.

Known history:

Architect or Builder (if known):

Historical Associations:

SUPPORTING DOCUMENTATION (Optional)

Please attach any available documentation.

☐ Current photographs ☐ Historic photographs ☐ Newspaper articles ☐ Maps

☐ Architectural drawings ☐ Historical research ☐ Other: _____

FOR CITY STAFF USE ONLY

Initial Eligibility Review

- ☐ At least 50 years old or exceptionally significant
- ☐ Not currently designated as a Local Landmark

Evaluation Criteria

Check all that apply.

Criteria	Yes
Significant historic, cultural, artistic, social, ethnic, or community value	☐
Associated with an important person or historic event	☐
Distinguishing architectural or landscape characteristics	☐
Work of a master architect, builder, designer, or artist	☐
Established visual feature of the community	☐
Significant commercial, industrial, agricultural, or infrastructure resource	☐
Archaeological or historical research potential	☐

Integrity Assessment

- ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Comments

Preliminary Tier Recommendation

- ☐ Tier 1 – Landmark Ready
- ☐ Tier 2 – Potentially Eligible
- ☐ Tier 3 – Documented Historic Resource

☐ Tier 4 – Lost or At-Risk Resource

Staff Reviewer: _____

Date: _____

HISTORIC PRESERVATION COMMISSION ACTION

Meeting Date: _____

Commission Action:

☐ Approved for Inclusion ☐ Approved with Modifications ☐ Tabled ☐ Denied

Final Tier Classification:

☐ Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Tier 4

Commission Comments:

Chairperson: _____

Date: _____