



Preservation Commission Meeting Agenda
April 24, 2024 - 5:30 PM
Lower Level Conference Room (Basement), City Hall
1528 3rd Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

Commissioners: Linda Anderson, Robert Braun, Addison Kimmel, Deb Kuntzi, Diane Oestreich, Bruce Peterson, Mark Schwiebert, Alan Carmen. Associate Member: Jeff Dismer

3. Public Comment

4. Minutes

a. Approval of the March 27, 2024 Meeting Minutes

Motion: Motion whether or not to approve the March 27, 2024 Meeting Minutes

VV Voice vote is needed.

5. Public Hearing

a. _____

Public Hearing 2024-01: Landmark Application for 810 22nd Street

Motion: Motion whether or not to approve the application and designate the Elizabeth (Volk) and William Hartz House at 810 22nd Street a local landmark subject to the Preservation Ordinance.

RC Roll Call vote is needed.

b. Public Hearing 2024-02: Landmark Application for 816 22nd Street

Motion: Motion whether or not to approve the application and designate the Frederick and Rose Titterington House at 816 22nd Street a local landmark subject to the Preservation Ordinance.

RC Roll Call vote is needed.

6. Other Business/New Business

a. Assignment of review of the Landmark application for 729 22nd Street to the Preliminary Determination Subcommittee

Motion Move to assign the review of 729 22nd Street to the subcommittee.

VV Voice vote is needed.

b. Assignment of review of the Landmark application for 741 22nd Street to the Preliminary Determination Subcommittee.

Motion: Move to assign the review of 741 22nd Street to the subcommittee.
VV Voice vote is needed.

c. Review of proposed amendments to the Preservation Commission Ordinance

Motion: Motion whether or not to recommend approval of the amendments.
RC Roll Call vote is needed.

7. 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

Community Room, Police Department

1212 5th Avenue

March 27, 2024

5:30 PM



Voting Members Present	Linda Anderson Bruce Peterson Diane Oestreich Robert Braun Alan Carmen Mark Schwiebert Deb Kuntzi
Voting Members Absent	Addison Kimmel
Associate Members Present	Jeff Dismer
Staff Present	Eunice Amissah-Mensah Tanner Osing

Call to Order and Roll Call

Chair Braun called the meeting to order at 5:30 PM and read the roll call.

Public Comment

No members of the public were present for comment, so the meeting continued.

Approval of the Previous Meeting Minutes

Schwiebert moved to approve the meeting minutes for February 28, 2024. Peterson seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Other Business/New Business

a. 2024-01: Certificate of Appropriateness application for 848 20th Street

Osing read the staff report regarding an application for a Certificate of Appropriateness (COA) for the Hansgen House at 848 20th Street, a brick, front gabled Italianate house in the Broadway Neighborhood.

Applicant, Zach Campbell was called forward. Kuntzi asked if the fencing around the house will be 6 feet all round. Zach responded the west side of the fence is the only side that will be remain 6 feet high and stepped down once it gets to the front yard of the neighbor's property. Schwiebert asked if the fence will have a white or black finish. Zach responded a black finish has been chosen.

Chair Braun asked for a motion to approve the Certificate of Appropriateness. Oestreich moved to approve the request. Schwiebert seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Other Business

Status of Argus Building

Commissioner Schwiebert stated there is some activity with the Argus Building and noticed a transfer to a religious organization. He asked if there were plans for a historic designation for the Argus Building. Osing responded that it is a contributing structure in the downtown national register district.

Centennial Bridge Project

Schwiebert also stated that replacing the Centennial Bridge is being discussed within the Illinois Department of Transportation (IDOT). He added that the bridge has historic significance to the cities of Davenport and Rock Island and the Commission should make their concern known at the preliminary stages before substantial investments are made. Schwiebert also noted that it will be disruptive to traffic on both sides of the river.

Peterson asked if there are state organizations to confer with on the project. Carmen responded that the State Historic Preservation Office (SHPO) will be one to get in contact with.

Other updates

Osing stated a Request-for-Proposal (RFP) for the Old Chicago Neighborhood Survey was put out on March 22 and the applications are due before the April 24 commission meeting. Staff will provide a recommendation on who to award the contract to and the Commission will make a recommending vote to go before the City Council in May. The landmark nominations by Diane Oestreich will also be on the April agenda.

Adjournment

Chair Braun asked for a motion to adjourn. Schwiebert moved to adjourn. Kuntzi seconded the motion. The motion carried unanimously on a vote of 7 to 0 at 6:00 PM.

Minutes submitted by Eunice Amissah-Mensah.

Memorandum



To: Rock Island Preservation Commission

From: Eunice Amissah-Mensah, Planning Coordinator, Tanner Osing

Subject:

ct: Public Hearing 2024-01: Landmark Application for 810 22nd Street
Motion: Motion whether or not to approve the application and designate the Elizabeth (Volk) and William Hartz House at 810 22nd Street a local landmark subject to the Preservation Ordinance.
RC Roll Call vote is needed.

Date: April 24, 2024

Introduction and Background Information:

An application to designate the Elizabeth (Volk) and William Hartz House at 810 22nd Street as a local landmark was submitted by Diane Oestreich to the Rock Island Historic Preservation Commission. The house is a remarkable example of the Free Classic Queen Anne with an irregular footprint and a complex roofline. Like most homes of that era, the home is sited to leave a wider lawn on the south side. Additional architectural details are explained in the nomination.

The applicant argues that the building should be designated a landmark under criteria 3, 4, and 5 described in the Preservation Ordinance. As a structure with a distinguished architectural style built by a notable master builder in the City, and a unique location and physical characteristics, it proves to be significant. The application provides more detail on those three points.

The Preliminary Determination Committee met on March 6th and reviewed the application. They determined that the application is complete and further recommended that the Preservation Commission vote to approve the application, thus designating the Elizabeth (Volk) and William Hartz House a landmark.

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 & Economic Development Department recommends that the Preservation

Commission approve the landmark application and designate the Elizabeth (Volk) and William Hartz House at 810 22nd Street, a locally designated landmark property subject to the Rock Island Preservation Ordinance.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:

Case # _____

Date: _____

Time: _____

For more information,
please refer to Section
8 of the Rock Island
Preservation Ordinance
(hard copy) or Section
11-113 in the Rock
Island Code of
Ordinances
(www.rigov.org).

Please contact city
staff for additional
assistance.

Rock Solid.
Rock Island.

Address of Nominated Property: 810 22nd Street, Rock Island, IL 61201

Name and Address of Property Owner: Charles & Diane Oestreich
816 22nd Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX Yes No

Please attach a short report setting forth the reasons for requesting designation. A list of details you should attempt to provide in the report is available at Rock Island City Hall or on the city's web site at www.rigov.org. This web site also contains research resources.

Please circle the criteria under which you are nominating this structure. At least one must be marked, although multiple criteria are encouraged. Supporting documentation for each criterion must be provided in the report.

1. Significant value as part of the heritage of the nation, state or community.
2. Associated with an important person or event in national, state or local history.
- X 3. Representative of an architectural and/or landscape type, which exemplifies a period, style, craftsmanship, method of construction or use of local materials, and retains a high degree of integrity.
- X 4. Notable work of a master builder, designer, architect or artist.
- X 5. Identifiable as a familiar visual feature in the community, owing to its unique location or physical characteristics.
6. Its character as a particularly fine or unique example of a utilitarian structure such as a barn, gas station, or other commercial structure with a high level of integrity or architectural significance.
7. Area that has yielded or is likely to yield information important to history or prehistory.

Please also attach the following:

- 1) Legal description of property (available from abstract or Rock Island County Recorder of Deeds office). Most recently filed deed must be attached.
- 2) One photograph of each elevation (side) of the property being nominated. Copies of old photographs or drawings may also be included.
- 3) Sources used to write the report.

Applicant Information:

Name (Please print) Diane Oestreich Signature: _____

Organization: _____

Address: 816 22nd Street, Rock Island IL Telephone: 309 788-1845

E-mail: Diane61201@gmail.com

Return application to address on this letterhead.



Planning & Redevelopment Division
Community & Economic Development Department
City of Rock Island

1526 3rd Avenue
Rock Island, IL 61201
(309)733-2800 phone / (309)733-2800 fax
planning@rigov.org
www.rigov.org

Nomination Criteria & Significance

The Elizabeth (Volk) and William Hartz House at 810 22nd Street is worthy of landmark designation based on three criteria in the Rock Island Preservation Ordinance.

Criterion 3: Representative of the distinguishing characteristics of an architecturalstyle inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity.

Although a very few exterior changes have been made—most circa 1970, the overall integrity of the late Victorian Queen Anne with Colonial Revival detailing, known as a Free Classic Queen Anne, has been retained unchanged. It is an excellent example of what other homes of the era should look like before ornament was removed for siding.

Criterion 4: Notable work of a master builder

This home was built by a very important builder in Rock Island, John Volk, for his daughter Elizabeth (Lizzie). As such it has details that other homes of the era do not share, including the massive chimneys and eave modillions. Although not protected by landmark status, the extremely high quality of the home is clear in the interior as well as the exterior. It has an uncommon number of fireplaces with original mantels as well. Interior wall finishes were exceptional and many have been preserved under modern wallpaper.

Criterion 5: Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

This house and its neighbors are contributing structures in the National Register listing of the Broadway Historic District and the 700-800 block of 22nd Street is especially notable. There are two other landmarks (830 and 836 22nd Street) on the block, which is one of the few residential areas of the city with brick paving. The block clearly is one of the most important architectural blocks in the Broadway Historic District and in the city of Rock Island as well.

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Legal Description:

That part of Outlot 27 in the southeast quarter of section 35, township eighteen, range two west of the fourth principal meridian as shown upon the assessor's plat of said section for the year 1864 more particularly described as follows:

Commencing at a point in the Indian Boundary line of Flack and Bean where the same is intersected by the west line of 22nd Street in said city of Rock Island, County of Rock Island and State of Illinois, said point of intersection being in the center of Ninth Avenue in said City of Rock Island;

thence north along the west line of said Twenty Second Street Three Hundred eighty five feet for a place of beginning;

thence west one hundred forty and seven-tenths feet;

thence North sixty five feet to an iron stake;

Thence east one hundred forty and 7 tenths feet to an iron stake in the west line of said 22nd Street sixty feet to an iron stake.;

Thence south five feet to the place of beginning. place of beginning. REF 1

Illustrations

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Land & House History

The land in the vicinity of the Volk-Hartz House first came into private ownership on May 30, 1836, when R.H. & J. W. Spencer were granted a 126 acre parcel from the United States Government. REF 1. For some unknown reason, the abstract skips the many transactions that ensued before there was enough subdivision to create the residential lot. Some of the early detail is documented in the Landmark Nomination for 816 22nd Street, which was built about the same time, although there are inconsistencies between the two abstracts.

From the abstract for 816, REF 2, a plat map was filed in 1864, showing the west side of 22nd Street divided into 17 - 60 foot wide lots. The planned subdivision never happened, and less than a year later, the owner, Ira Wilkinson sold the west side of the street for the same price he paid—\$2500—to Cyrus J. Dart, who would build a beautiful home at the north end of the block. Dart died in 1893, leaving his wife Frances Webber Dart, and four children. The Dart children began selling some of the land, but Frances remained until her death in 1910, when the house was sold and demolished for what became the First Church of Christ Scientist.

In 1899, according to REF 2, Lizzie (Elizabeth) Volk, a daughter of contractor John Volk, purchased 470 feet, beginning at 9th Avenue, for an undisclosed price. That 470 feet corresponds to the sites of eight homes (806, 810, 816, 820, 830, 836, 840, and 850 22nd Street). But, according to REF 1, the Dart family sold the lot for 816 to Rose Titterington in 1899. The following year, on June 20, Elizabeth Volk wed German-born pharmacist, William Theodore Hartz. According to City Directories, the home was built in 1900, but this could not be otherwise documented. REF 3

Elizabeth Volk was the daughter of prominent builder John Volk, who built this home for her and her husband, druggist William T. Hartz. Hartz was about 35 at the time, and was a native of Germany, as was Mr. Volk. William had followed his older brother Bernhart (Ben) into the drug profession. Ben was a partner in Hartz & Bahnsen Wholesale Druggists, but began his profession in the drugstore pictured below, which was built in 1881 on the southeast corner of 3rd Avenue and 20th Street. Hartz & Bahnsen was so successful tht it would later become a wholesale operation and move to an even larger warehouse building on the northwest corner of 19th Street and Third Avenue (now demolished).

When Hartz & Bahnsen moved to their larger quarters in the early 1890s, William Hartz took over the drugstore (below) and remained there until his retirement in 1946. In a newspaper advertisement, the postcard drugstore was said to be “*very commodious and attractive,*



elegantly and tastefully fitted up and contains a complete stock of pure fresh drugs and chemicals, proprietary medicines of standard reputation, fancy toilet articles, perfume, and druggists sundries.” An accompanying sketch indicated that paints, oils, and liquors were also sold, telling us that then, as now, “drugstores” sold just about everything. REF 4

Fig.1. Postcard, circa 1910

Land & House History (continued)

Sometime after about 1942, the Hartzs divided the home into a duplex, with an apartment in the front half of upstairs. That caused the removal of a window (probably) and the addition of a second door on the front porch. A kitchen and bath were added there. The long-term rental resident was art teacher Sara McElhinney, who remained through the late 1950s. (REF 3)

Mr. Hartz (b. 1865), died in 1951. Elizabeth remained in the home until her death in 1968. After her death, the home was sold to an investor, who turned it into a triplex. That resulted in the most drastic changes to the home, especially inside. The original turned handrail on the front porch was removed and replaced with cheap iron. Latticework on the back porch was removed and also replaced a metal railing. A window above the back porch was removed and replaced with a smaller one. And the original garage doors (probably a pair of them) were replaced with a wide fiberglass door. The back part of the lot was scooped out level with the alley and gravel put down to meet off-street parking requirements.

Interior changes are discussed in a later section.

The home was sold again, on contract, to an absentee landlord, who, a few years later, decided to resell it to a Chicago investor. That investor told the neighbor that he intended to removed stained glass and fireplace mantels and sell them in Chicago, where they would be worth a great deal. He also planned to build a stairway from the second floor to the ground on the south side of the house, required by code for a triplex.

A fire, circa 1980, started by candles, was confined to the back downstairs parlor but with smoke damage elsewhere. The Chicago buyer was no longer interested, and the original buyer and contract holder, who had moved to Texas, agreed to sell the home to the current owners, who immediately downgraded it to a duplex, while making repairs and some restoration.

Architecture

The Volk-Hartz House looks very much like it did when constructed in 1904. It first appears on Sanborn Fire Insurance maps published in 1906 (below). REF 5 Like most homes of that era, the home is sited to leave a wider lawn on the south side—presumably to ensure that neighbors do not build so close as to block the sun. No outbuilding was indicated.

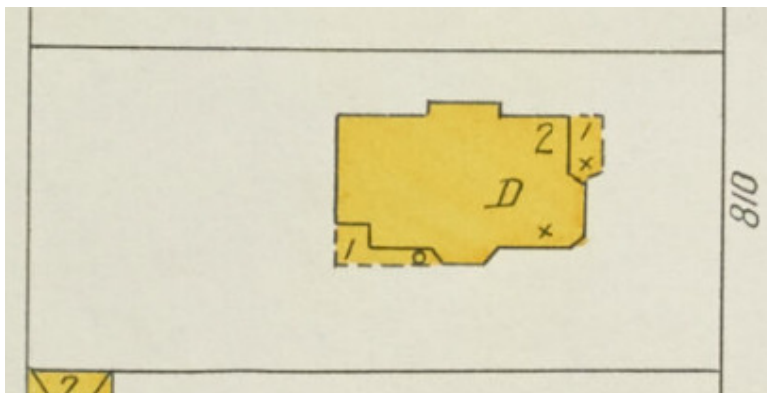


Fig. 2. 1906 Sanborn

The basic configuration of the home has not changed today. The exterior is covered with very narrow clapboard (exposure—2 1/4 inches). Clapboard meets corners butted against relatively narrow flat boards. A molded band defines the first and second stories. Gables also have clapboard with areas of shingle trim and generally fancy windows. Door and window frames are flat boards with a molded crown. The roof has three tall gables in the front and sides, and a simple hip in the back. All of the gables protrude over bays extending from the flat façade—two bays are octagonal and one, to the north, is square.

Architecture (continued)

The front gable holds a large window with a geometric muntin design. Beneath the roof are wide modillions, a bracket-like feature, appearing to support the eaves, but basically cosmetic. The front porch overhang has modillions as well.

Windows are mostly double hung, with a “picture window” in the lower front bay. The lower front side bay windows have stained glass transoms, upstairs there are none. However a stairway landing window to the north has a stained glass transom, and both center-south fireplaces have leaded and beveled insert windows. These inserts define a split flue for fireplaces on both floors. A distinctive feature is the three massive flared chimneys, one with an iron support. The central less visible main chimney has been partly coated with masonry, but the two south ones are original.

Most windows have newer aluminum storms, but the upstairs single double-hung window in the bay uses a pair of old wood storms. Windows are original except for two at the back. One, on the first floor, has been replaced with a pair of newer casements. A second window, on the upper floor has been replaced with a much smaller casement. A third small window was added to hold an AC. These are all 1970s changes.

Although relatively small, the front porch is supported by full length classical columns with Ionic capitals and one engaged column against the house. The other end of the porch-house intersection is supported by a carved bracket. Balusters are large turned “vases” with a heavy shaped top. Originally, the stairway balustrade was also created from these vases but they were discarded during the early 1970s remodel. Beneath the porch a fancy sawn grid replaces the more customary rectangular lattice, although the back porch does have the rectangular/square lattice.

The L-shaped back porch has small Victorian style turned columns and a simple rectilinear balustrade. It provides access to two doors, one leading to a back stairway, the other to a kitchen hall. The interior may have been slightly reconfigured circa 1970. At that time, heavy latticework enclosed the back part of the porch. A detail of the ca 1910 postcard of the house next door shows that lattice. Since the lattice was replaced with cheap metal, a rectangular wood balustrade matching the rest of the porch has been installed.

Fig. 3. ca 1910 Real Photo Postcard Detail



The garage, probably dates from the 1920s. It is covered in Dutch lap style wood clapboard. It has a concrete floor, with a wide fiberglass door was added circa 1970. Because the access from the alley is so steep, the garage is minimally usable for autos, although an antique 20s car fits well. It is interesting that the garage was designed to be driven through, but the sideways folding door, on the yard side is semi-permanently closed. The upper part has small window frames (broken glazing) and has been covered with plywood for decades. Its intended use is not known—it does not open to a driveway or even space for a driveway.

Free Classic Queen Anne Details

This is a remarkable Free Classic Queen Anne. As later Queen Anne homes tended to be more subdued than at the height of the style, John Volk clearly intended that his daughter have a very special example. This is basically a Queen Anne style home with an irregular footprint – lots of ins and outs rather than a simple rectangle – and a complex roofline as well. The Free Classic details are reflected in the classical front porch columns and the vase-type balustrade, as well as the under-porch shaped lattice. The paint color is appropriate to the period. Although the house appears to be blue, color chips actually look gray.

Interior Details and Pictures

Although landmarking is not contingent on interior detailing, the significance of this home is enhanced by the remaining interior special features, as well as some that are missing but are well recollected.

Of the four fireplaces, two are marble, perhaps vintage. The upstairs marble fireplace is nearly identical to one that was destroyed in the Rodman House (2532 8 1/2 Avenue) fire in 1986 REF 6. That home was built in the early 1850s. Was that mantel continuously made in Italy or did Volk salvage it from an earlier home? Two other mantels are wood (both have been painted) with an overmantel framing leaded and beveled windows. The flue is split and leads to one of the massive chimneys.

The original wallcovering in the downstairs living room was an olive green monochromatic damask design, possibly silk. The wood trim was stained very dark, almost black. The 1970s renovation painted the wood (except for a set of pocket doors) and removed the damask.

Some of the most unique wall features are upstairs and are protected by wallpaper. Three of the rooms have stenciled decoration at the top—the fourth original bedroom has been painted over any ornament.

The interior photos are older and poor quality. There is no photo of the stenciling in the third bedroom, now covered with wallpaper. New photos are not available for some features because the apartments are occupied.



Fig 4. Downstairs Marble Mantel

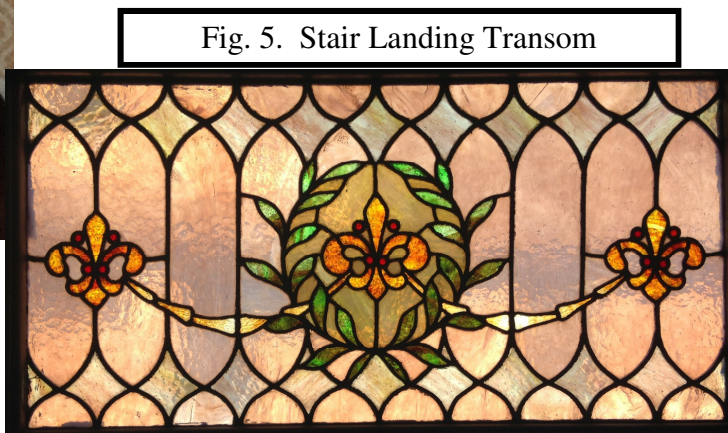


Fig. 5. Stair Landing Transom

Interior Details and Pictures (continued)



Fig 6. Downstairs Wood Mantel



Fig 7. Upstairs Marble Mantel & Stencil



Fig 8. Upstairs Stencil Detail (wood)



Fig 9. Upstairs Wood Overmantel

Exterior Photos



Fig 10. SE House

Fig 11 NE House View



Fig 12. SW House



Fig 13. SE View Garage & Wood Fence



Fig 14. SW View Garage

References and Sources

REF 1, Abstract, 810 22nd Street\

REF 2, Abstract, 816 22nd

REF 3, City Directories

REF 4, <https://rockislandpreservation.org/postcards-from-home/twentieth-street-south-from-third-avenue/>

REF 5, 1906 Sanborn Fire Insurance Map

REF 6, Rock Island Public Library loose leaf notebook with photos taken by Tony Kelly, Evanston, whose family owned the house at the time of the fire. I728.372 Ge

Memorandum



ROCK ISLAND
ILLINOIS

To: Rock Island Preservation Commission

From: Eunice Amissah-Mensah, Planning Coordinator, Tanner Osing

Subject: Public Hearing 2024-02: Landmark Application for 816 22nd Street

Motion: Motion whether or not to approve the application and designate the Frederick and Rose Titterington House at 816 22nd Street a local landmark subject to the Preservation Ordinance.

RC Roll Call vote is needed.

Date: April 24, 2024

Introduction and Background Information:

An application to designate the Frederick and Rose Titterington House at 816 22nd Street as a local landmark was submitted by Diane Oestreich to the Rock Island Historic Preservation Commission. The home shows some characteristics of the American Foursquare style: it is a boxlike structure with minimal protrusions (bays, ells, etc.) and a hipped roof with four dormers. It also has elements of the classic Colonial Revival style. The house retains all of its original exterior (and most of its interior), which makes it rare. The true center-hall Colonial is also an uncommon substyle in this area. Additional architectural details are explained in the nomination.

The applicant argues that the building should be designated a landmark under criteria 2, 3, and 5 described in the Preservation Ordinance. As a structure associated with an important person in local history, with a distinguished architectural style, and a unique location and physical characteristics, it proves to be significant. The application provides more detail on those three points.

The Preliminary Determination Committee met on March 6th and reviewed the application. They determined that the application is complete and further recommended that the Preservation Commission vote to approve the application, thus designating the Frederick and Rose Titterington House a landmark.

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.):

Council Goal (if applicable):

N/A

Recommendation:

The Community & Economic Development Department recommends that the Preservation Commission approve the landmark application and designate the Frederick and Rose Titterington House at 816 22nd Street a locally designated landmark property subject to the Rock Island Preservation Ordinance.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

Approved by:



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:

Case # _____

Date: _____

Time: _____

For more information,
please refer to Section
8 of the Rock Island
Preservation Ordinance
(hard copy) or Section
11-113 in the Rock
Island Code of
Ordinances
(www.rigov.org).

Please contact city
staff for additional
assistance.

Address of Nominated Property: 816 22nd Street, Rock Island, IL 61201

Name and Address of Property Owner: Charles & Diane Oestreich
816 22nd Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX Yes No

Please attach a short report setting forth the reasons for requesting designation. A list of details you should attempt to provide in the report is available at Rock Island City Hall or on the city's web site at www.rigov.org. This web site also contains research resources.

Please circle the criteria under which you are nominating this structure. At least one must be marked, although multiple criteria are encouraged. Supporting documentation for each criterion must be provided in the report.

- X 1. Significant value as part of the heritage of the nation, state or community.
- 2. Associated with an important person or event in national, state or local history.
- X 3. Representative of an architectural and/or landscape type, which exemplifies a period, style, craftsmanship, method of construction or use of local materials, and retains a high degree of integrity.
- 4. Notable work of a master builder, designer, architect or artist.
- X 5. Identifiable as a familiar visual feature in the community, owing to its unique location or physical characteristics.
- 6. Its character as a particularly fine or unique example of a utilitarian structure such as a barn, gas station, or other commercial structure with a high level of integrity or architectural significance.
- 7. Area that has yielded or is likely to yield information important to history or prehistory.

Please also attach the following:

- 1) Legal description of property (available from abstract or Rock Island County Recorder of Deeds office). Most recently filed deed must be attached.
- 2) One photograph of each elevation (side) of the property being nominated. Copies of old photographs or drawings may also be included.
- 3) Sources used to write the report.

Applicant Information:

Name (Please print) Diane Oestreich Signature: _____

Organization: _____

Address: 816 22nd Street, Rock Island IL Telephone: 309 788-1845

E-mail: Diane61201@gmail.com

Return application to address on this letterhead.

Rock Solid.
Rock Island.



Planning & Redevelopment Division
Community & Economic Development Department
City of Rock Island

1528 3rd Avenue
Rock Island, IL 61201
(309)733-2800 phone / (309)733-2800 fax
planning@rigov.org
www.rigov.org

Nomination Criteria & Significance

The Frederick and Rose Titterington House at 816 22nd Street is worthy of landmark designation based on three criteria in the Rock Island Preservation Ordinance.

Criteria 2: Associated with an important person or event in national, state or local history.

Frederick (Fred) Titterington, scion of an early regional settler, came to the city of Rock Island as a county treasurer. His later career found him as a partner and general manager of the Argillo Tile works in Carbon Cliff. Argillo made drainage and paving tiles among other products. Many sidewalks throughout the city, mostly now replaced with concrete, were made of the deep red, almost iridescent, foot-square tiles. Rare bricks remain, impressed with the Argillo name. His prominence can be illustrated by the fact that his obituary, with a photo, appeared on the front page of the November 3, 1925 Argus.

REF 1

Criteria 3: Representative of the distinguishing characteristics of an architecturalstyle inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity.

Although the Colonial Revival influenced Foursquare is somewhat common, the fact that this frame example retains all of its original exterior (and most of its interior) makes it rare. It is uncommon to find foursquare of any substyle which has not been modified by siding. Moreover the true center-hall Colonial is an uncommon substyle in this area.

Criteria 5: Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

This house and its neighbors are contributing structures in the National Register listing of the Broadway Historic District and the 700-800 block of 22nd Street is especially notable. There are two other landmarks (830 and 836 22nd Street) on the block, which is one of the few residential areas of the city with brick paving. The block clearly is one of the most important architectural blocks in the Broadway Historic District and in the city of Rock Island as well.

NOTE: Throughout this document, information is attributed to Beryl Titterington Heck, the youngest daughter of Fred and Rose. She visited 816 from her home Princeton, IL about 1972 and relayed many stories of the early years. She had moved to the home in 1904 when she was 13 years old

Illustrations

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Legal Description:

The north seventy feet of the south three hundred and eighty-five feet of outlot number twenty-seven in the south east quarter of section thirty-five, township eighteen, range two of said section for the year A.D. 1864, more particularly described as follows.:

Commencing at a point in the Indian Boundary line of Flack and Bean where the same is intersected by the west side of 22nd Street in said city of Rock Island, County of Rock Island and State of Illinois, said point of intersection being in the center of Ninth Avenue in said City; thence north along the west line of said Twenty Second Street Three Hundred Fifteen feet to the place of beginning; thence west one hundred forty and seven-tenths feet; thence North Seventy feet, more or less to the southwest corner of a land theretofore conveyed by the grantors in a certain deed, to-wit: Frances C. Dart, et al to Lizzie A. Volk; thence east along said Volk's south line one hundred forty and seven-tenths feet, more or less to said west line of said 22nd Street; thence south along said west line seventy feet to the place of beginning. REF 1

Land History—816 REF 1

The land in the vicinity of the Titterington House first came into private ownership on May 30, 1836, when R.H. & J. W. Spencer were granted a 126 acre parcel from the United States Government. A week later, Roswell H. had sold his share to John W. for \$1000. Eighteen years later, John sold 6.95 acres on 22nd Street to Christopher Webber who immediately sold the land on the east side of the street back to Spencer. During the next several years, there were multiple foreclosures and sheriff's sales, but finally, in 1864, owners banker Cornelius and Mary Lynde ended up selling the west side of 22nd Street to Ira Wilkinson.

Two months later, July 1864, Wilkinson filed a plat map, showing the west side divided in 17 60 foot wide lots. The planned subdivision never happened, and less than a year later, Wilkinson sold the west side of the street for the same price he paid—\$2500—to Cyrus J. Dart, who would build a beautiful home at the north end of the block. Dart died in 1893, leaving the Dart home to his wife Frances Webber Dart and four children. The Dart children began selling some of the land, but Frances remained until her death in 1910, when the house was sold and demolished for what became the First Church of Christ Scientist.

In 1899, Lizzie (Elizabeth) Volk, a daughter of contractor John Volk, purchased 470 feet, beginning at 9th Avenue, for an undisclosed price. That 470 feet corresponds to the sites of eight homes (806, 810, 816, 820, 830, 836, 840, and 850 22nd Street). By 1900, Lizzie had wed pharmacist William Hartz. Strangely, the abstract for 816 does not show a property transfer between Volk/Hartz to Fred and Rose Titterington, but both the year end Argus of 1904 and family memories say the home was built in 1904.

It should be noted that there are inconsistencies between the abstract for 816 and 810 (the Volk-Hartz home). REF 2 The abstract for 810 indicates that Rose Titterington purchased the lot that would become 816 in 1899, from Mrs. Dart and her children.

Although Fred Titterington died in 1925, Rose remained here through the 1940s although the home was sold to Ptolemy and Katherine Simmons in 1942. The Simmons sold to Arthur and Eleanor Arnold (with the title being held by the Lutheran School of Theology) in 1953. The Arnolds sold to the Oestreich family in 1964.

Frederick “Fred” Titterington (REF 3)

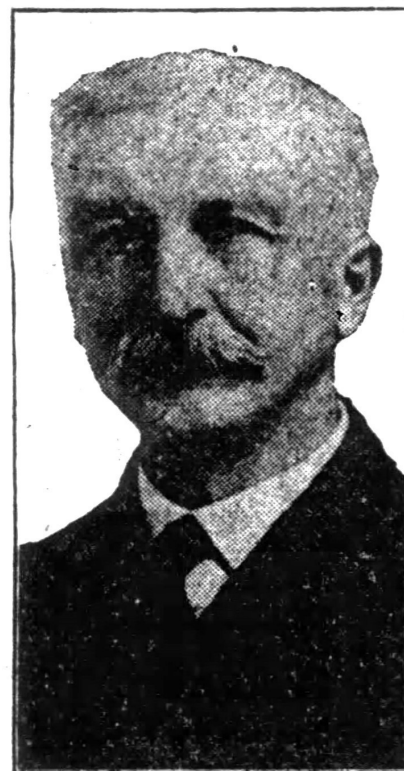
As was the case in this era, wives did not generally have paid occupations and usually used their husband's name socially. Therefore there is little information about the two wives of Fred. Fred was born in 1852, the son of pioneer settlers from England, in what became Edgington, IL. He attended Knox Academy and was elected treasurer of Rock Island County in 1894, which is when he moved to Rock Island.

His first wife was Harriet “Hattie” Edgington, with whom he had three children before her death in 1884. He later married Rose Powers with whom he had two more children, Adria and Beryl. Beryl Heck visited the home about 1972 and shared stories of her life there. One sidelight story that Beryl shared was that both the Titteringtons and Edgingtons came from the same Yorkshire area of England to Illinois. And when the families were deciding what to call the town they founded, both agreed that Titterington would be a funny name for a town, so it ended up being called Edgington.

Although he was president of the Old Settler's Associate, Fred spent his working career as a part owner and general manager of the Argillo Works in Carbon Cliff. The company manufactured all kinds of ceramic items from the clay banks there, but were best known for utilitarian wares such as cylindrical drainage tile and square paving tiles embossed with geometric designs. It was owned by prominent Rock Islanders Mary Robinson (President and widow of prominent businessman, James Frank Robinson, banker, who was the son of ferryboat owner, Capt. T. J. Robinson); Franklin Rhoads (Treasurer and involved in many local businesses as well as brother of Mary Robinson); and Mr. Titterington (Secretary and General Manager).

Fred died on November 3, 1925, at home, after being struck by a car in August in Carbon Cliff on his way to work. REF 3. Rose lived here through the 1940s and died in 1952.

Fig.1. Frederick Titterington



FRED TITTERINGTON.

Fig. 2. 1912 Ad for Argillo



Fig. 3. Argillo Crock



Architecture—History

The Titterington House looks nearly totally like it did when constructed in 1904. It first appears on Sanborn Fire Insurance maps published in 1906 (below). REF 4 Like most homes of that era, the home is sited to leave a wider lawn on the south side—presumably to ensure that neighbors do not build so close as to block the sun. The “X” on the outbuilding indicates a stable.

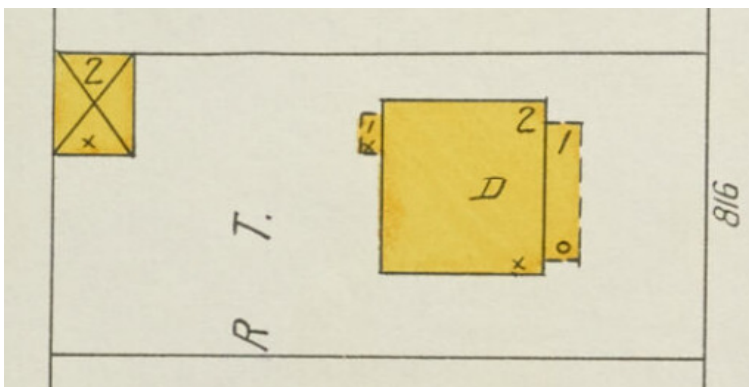


Fig.4. From 1906 Sanborn

It is also interesting that neither this Sanborn nor later ones show the small side porch on the south (bottom of the map). Yet a photo dating from shortly after the house was built clearly shows that porch. This side porch leads directly into the dining room, although daughter Beryl said they never used it. For some reason, homes of this era often had a separate dining room entrance from outside.

The photo (below) is from a “Real Photo” postcard dated 1910 that was mailed by Mrs. Titterington to daughter Beryl who was attending Oberlin College in Ohio. Although the postcard is faded, details are still clear. The photo was probably taken shortly after the house was built. Small plantings indicate the newness of the site. The photo shows the original wood shingle roof with exceptionally wide flat eaves, the dormers, and the balcony above the second story porch. That balcony suffers from weather impact and had been removed when today’s owners purchased the house. Based on the photo as well as scars in the clapboard wall, it has been reproduced and replaced.

Fig. 5. ca 1910 Real Photo Postcard



Construction (continued)

The front door is oak with a single full length beveled pane of glass and measures 42 inches wide by 8 1/2 feet long. The original screen door remains. Inside, a similar door flanked by beveled and paneled sidelights form a vestibule. Another smaller door upstairs opens to the balcony and has similar beveled glass. It is flanked by two narrow double-hung windows, forming visual sidelights.

The 1910 photo is virtually identical to today's view, with the exception of added handrails on the porch stairs. It also is somewhat unclear but there is a glimpse of what the Sanborn map identified as a stable at the rear of the property. This was a gabled 2-story board-and-batten structure with no foundation (just built on 8x8 timbers) and a wooden floor. Owners in the 1950s cut down the second story to create a shed roof. By the mid-90s, it was structurally unsound due to the lack of a true foundation and was demolished for a newer garage of similar dimensions. However the original board-and-batten siding was reused (as far as it went) for the new structure.

Stylistic Details & Interior

The home shows some characteristics of the newly popular American Foursquare style: it is a boxlike structure with minimal protrusions (bays, ells, etc.) and a hipped roof with, in this case, four dormers. But it also has elements of the classic Colonial Revival style which became newly popular after the 1893 Great White City World's Fair in Chicago. The small, mostly decorative balcony above the front door reflects the Colonial style as well as does the symmetric classic true center hall floor plan. Many Foursquare homes have a centered front door, but it usually does not lead to a true central hall plan. This home has a simple four room downstairs plan arranged around the central hall and a main staircase that extends toward the rear of the house.

The upstairs, too, has a center hall, terminated at the west by the huge staircase window and landing and by a small bedroom at the front (east). Four other bedrooms are arranged around the center hall, with one quadrant holding both a bedroom and the original bathroom. In some homes, this would be considered the servant's bedroom, but according to Beryl, since the family had four daughters there was no need for servants.. Back stairs to the kitchen are here (directly above the basement stairs) and yet another staircase above leads to the rough plastered attic.

Wood trim downstairs is oak, except the kitchen and former pantry, now a bathroom. There, like the upstairs woodwork, it is (probably) virgin yellow pine. It is hard enough to bend nails! Flooring downstairs is narrow (and relatively thin) oak. The kitchen and upstairs bath have wider and thicker maple flooring. Other floors upstairs were originally a wide soft pine, but hardwood has been added to two of these rooms and one has had newer wood-look planking installed.

Lighting throughout the house used dual gas and electric fixtures—ceiling mounted on the first floor and wall sconces on the second. Parts of these—dismantled—were stored in the basement and have been restored. Antique gas-electric chandeliers have also been found to be used downstairs. According to Beryl Heck, these were all installed because Mr. Titterington did not trust the relatively new electricity. Electricity had been used downtown, but only in recent years was it extended to residential areas. However Beryl also said that they never needed to use the gas lighting.

Stylistic Details & Interior (continued)

Most of the original plaster walls, both upstairs and down, have never been painted, but were protected by wallpaper. This meant that it was obvious if decorations had been removed, and led to replacing the picture rail that was originally mounted about 18 inches from the ceiling. A few pieces were found in the attic, but most has been reproduced (modern oak molding with a chamfered back works well). Newer strippable wallpaper covers that unpainted plaster. The kitchen has its original blue and white Sanitex oilcloth type wallpaper, now covered by newer wallpaper. The dining room had a plate rail about 5 1/2 feet above the floor. This had been removed and has not been replaced because it would interfere with taller furnishings.

The unfinished basement is quite deep, with the original floors mostly there. They are of foot-square Argillo pavers. They are probably manufacturing rejects because the backs are not smooth as they would be for normal use. The basement does have an outside access through newer metal cellar doors, which replaced deteriorated wood ones.

The basement also contains the original gravity hot air furnace. Volk's homes were often innovative with their gravity heat. REF 5. Here, the return air ducts are under the floor and there is an additional cold air intake from outside. Volk's designs also had vents from the second story floor level to the attic floor. Additionally, the passive but massive central chimney captures "waste" heat and allows it to be used in the house.

Fig. 7 Basement Floor Pavers



PHOTOS

Fig. 8. SE View



PHOTOS (continued)

Fig. 9. NE View



Fig. 10 SW View

PHOTOS (continued)

Fig.11. NW View of Garage &



Fig. 12. Garage SE View

PHOTOS (continued)

Fig.13. Interior—Living Room



Fig. 14. Interior—Stairway

References and Sources

Newspaper and City Directory references are incorporated into the text and therefore are not repeated here.

REF 1, Abstract, 816 22nd Street\

REF 2, Argus November 3, 1925

REF 3, Abstract, 810 22nd Street

REF 4, 1906 Sanborn Fire Insurance Map

REF 5, Communication with Madeline Isaacson, daughter of original owner, ca 1985, concerning 848 20th Street; also personal inspection of same.



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:

Case # _____

Date: _____

Time: _____

For more information,
please refer to Section
8 of the Rock Island
Preservation Ordinance
(hard copy) or Section
11-111 in the Rock
Island Code of
Ordinances
(www.rigov.org).

Please contact city
staff for additional
assistance.

Address of Nominated Property: 729 22nd Street, Rock Island, IL 61201

Name and Address of Property Owner: Charles & Diane Oestreich
816 22nd Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX Yes No

Please attach a short report setting forth the reasons for requesting designation. A list of details you should attempt to provide in the report is available at Rock Island City Hall or on the city's web site at www.rigov.org. This web site also contains research resources.

Please circle the criteria under which you are nominating this structure. At least one must be marked, although multiple criteria are encouraged. Supporting documentation for each criterion must be provided in the report.

1. Significant value as part of the heritage of the nation, state or community.
2. Associated with an important person or event in national, state or local history.
- X 3. Representative of an architectural and/or landscape type, which exemplifies a period, style, craftsmanship, method of construction or use of local materials, and retains a high degree of integrity.
4. Notable work of a master builder, designer, architect or artist.
- X 5. Identifiable as a familiar visual feature in the community, owing to its unique location or physical characteristics.
6. Its character as a particularly fine or unique example of a utilitarian structure such as a barn, gas station, or other commercial structure with a high level of integrity or architectural significance.
7. Area that has yielded or is likely to yield information important to history or prehistory.

Please also attach the following:

- 1) Legal description of property (available from abstract or Rock Island County Recorder of Deeds office). Most recently filed deed must be attached.
- 2) One photograph of each elevation (side) of the property being nominated. Copies of old photographs or drawings may also be included.
- 3) Sources used to write the report.

Applicant Information:

Name (Please print) Diane Oestreich Signature: _____

Organization: _____

Address: 816 22nd Street, Rock Island IL Telephone: 309 788-1845

E-mail: Diane61201@gmail.com

Return application to address on this letterhead.

Rock Solid.
Rock Island.



Planning & Redevelopment Division
Community & Economic Development Department
City of Rock Island

1526 3rd Avenue
Rock Island, IL 61201
(309)733-3900 phone / (309)733-3900 fax
planning@rigov.org
www.rigov.org

Nomination Criteria & Significance

The 1875 Quincy-Weiss House at 729 22nd Street is worthy of landmark designation based on two criteria in the Rock Island Preservation Ordinance. *(Note that the spelling in the original abstract is Quincy. Other documents sometimes spell it Quincey or even Quinzey)*

Criterion 3: Representative of the distinguishing characteristics of an architecturalstyle inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity.

The Second Empire or Mansard Style is very rare in Rock Island, and the 'cottage' style Second Empire is even more rare. This has been preserved or restored to near original condition.

Criterion 5: Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

This house and its neighbors are contributing structures in the National Register listing of the Broadway Historic District and the 700-800 block of 22nd Street is especially notable. There are two other landmarks (830 and 836 22nd Street) on the block, which is one of the few residential areas of the city with brick paving. Additionally, the former First Church of Christ, Scientist is a landmark and two more residences are pending. The block clearly is one of the most important architectural blocks in the Broadway Historic District and in the city of Rock Island as well.

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Legal Description: REF 1

Lot number 14 in that part of the City of Rock Island known as and called GEORGE MIXTER'S SUBDIVISION of out lot 24 in the southeast quarter of Section 35 in Township 18 North, Range 2 West of the 4th P.M. Situated in the County of Rock Island and State of Illinois.

AND/OR

Beginning at a stake on the east side of Dock Street (now 22nd Street) at the northwest corner of Out lot 24 in Section 35 in Township 18 North Range 2 West of the 4th P.M (said stake being at the Southwest corner of Ellen . Webbers Subdivision of Lot 23 in said Section 35) thence running South on the East line of said Dock Street (now 22nd Street) 60 feet; thence running East 37 feet to an alley; thence run North 60 feet; thence run West 137 feet to the place of beginning, being the same land conveyed to said Frederick H. Kaupke by Richard H. Quincy and Carrie A. Quincy, hi swife, on August 11, 1877 and recorded in Vol, 65, pge 107 of Deeds in the Recorder's office of Rock Island County.

Illustrations

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Land & House History

The land in the vicinity of the Quincy-Weiss House first came into private ownership on May 30, 1836, when R.H. & J. W. Spencer were granted a 126 acre parcel from the United States Government. REF 1. A few transactions ensued, but the most important was when 10 acres was sold to George Mixter in 1850. REF 2 Mixter was a prominent businessman, who identified his occupation as “capitalist” and his home as “foot of Broadway, south side” in 1873. REF 3

An 1857 map shows Mixter’s house in the middle of Broadway, which was not a through street, at what would be about 8th Avenue. REF 4 It should be noted here, that according to abstracts, the buyer was usually a male, while when property sold, both the man and his wife were listed.

In 1874, George and Susan Mixter sold a 67 x 140 foot lot to Richard Quincy for \$800. Quincy promptly got a mortgage for \$667. He was a native of Canada, and was a carriage maker in downtown Rock Island. REFS 3,5 In later years, per the census, he moved to Minnesota and later California, where he was a wheelwright. In 1877, Richard and Carrie Quincy sold the property for \$3000 to Frederick Kaupke. Kaupke was a travelling salesman. The great increase in price indicates that the property was improved in the previous 3 years; although due to sparse public records of the era, it cannot be confirmed that the Quincys actually lived there.

Kaupke and wife Laura sold the property in 1888 to Gottlieb Weiss (1849-1917). Weiss was the brother-in-law of John Volk who had wed Weiss’ sister. Family stories say that Gottlieb was the person who actually built the house, with John Volk, in 1875. His occupation was usually listed as “carpenter.” Descendants of Weiss provided photos in 2014. REF 6

When the Weiss family moved, they sold the property to James Dugan in 1920. Mr. Dugan owned Central Oil and Grease. Although James died in 1945, his wife Antoinette would live there as well as grown children and grandchildren for some years. The house was sold again in 1971, although Antoinette lived until 1978, with her daughter’s family. According to a Dugan grandchild, the wood front porch was removed in the early 1940s due to termites, and replaced with a slightly larger masonry one. He also remembered finding Indian arrowheads during the excavation for the new porch. REF 7

After that 1971 sale, the home became a rental and occasional party house. Exterior changes, including enclosure of the front porch, were made during that decade. A large barn on the property was demolished. Current owners purchased the home to keep it from more destruction. The interior is largely intact.

The first Sanborn map showing the property is from 1892. The previous one, 1886, did not cover this area of 22nd Street. However it shows the same basic configuration as today, with the front porch slightly smaller. The 1/1/2 story barn or stable at the rear is present as is an open one-story shed. REF 8. The yellow color indicates a frame structure

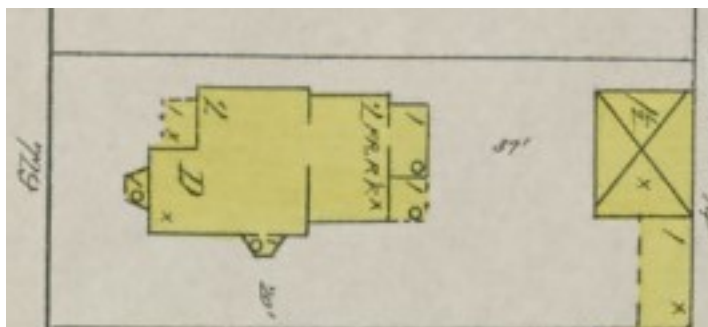


Fig. 1. 1892 Sanborn Map

Architecture

The Second Empire or Mansard style is defined by the steeply sloping—Mansard—roof edges that are pierced by windows, providing an additional story. Otherwise, the characteristics of the style are the same as Italianates, which are contemporaries of the Second Empire in the US.

The Second Empire derives from France, in the Second Empire or Napoleonic era. Its popularity in the US primarily dates 1860-1880. REF 9 In Rock Island, both Italianate and Second Empire are mid 1870s styles. The Italianate is more common, with very few Second Empires residential structures here. Among them are one is 709 20th Street (Plummer House); 2207-07 7th Avenue (Murphy House); 3052 10th Avenue (Weyerhaeuser House); and 1305 Second Avenue (Negus Row House). All are of masonry construction.



The comparatively small Quincy-Weiss House is rare, because it is frame in an era when most Second Empires were large and imposing and constructed of brick. Most reference books do not show many two-story Second Empire ‘cottages.’ However there is an interesting connection to a very similar house in Reynolds, IL. REF 10

Fig. 2. Reynolds, IL House
607 W. Edgington

Although not identical to 729 22nd, it shows some remarkable similarities. It is missing eave brackets, and other trim details, which may have been removed when the house had new siding installed. It should be noted that

there is no indication of iron cresting at 729, according to roofers who were asked to look closely to the bare roof for evidence of bolt holes or rust..

What is even more remarkable is that the Reynolds house was built for a Canadian, Dr. Farquhar Stuart. He came to Reynolds in 1877 from Canada. He had married Elizabeth Guthrie, also of Canada, in Viola in 1870. “His first residence and office was on Main street. Later he built the fine mansion on the hill at 607 Edgington Street.” REF 6

The similarities between the two homes may indicate that they were inspired by architectural pattern books of the era.

Fig. 3. 729 22nd Street



Architecture (continued)

With the exception of the original front porch, most of the highly detailed areas of the exterior remain. The window-pierced Mansard is flat with a flared edge and a wide molding separating it from the flatter portion of the house. The central part of the house is totally flat, but is not visible from the street. An original ventilator appears there, but it is no longer functional as a vent. It has been painted and fastened to the flat area. The 'tower' is fake.

There are two original chimneys; the most visible is one that serves only a fireplace on the south side. It retains its original pattern. The central chimney, which serves the furnace and once a stove in the parlor, is not visible from the street, but is original. A third chimney, near the rear center of the house which was used for the kitchen stove, has been removed from the roofline down to the attic level. The paired brackets are massive and the space between them is filled with a sawtooth detail. There are no brackets in the lower rear portion, but the sawtooth detail is present. Beneath are the wide (about 4 1/4") clapboards typical of the era. Even the two bay windows have tiny brackets at the eave corners.

Windows are unique, especially on the second story, where every window has a different configuration. Rectangular aluminum windows have been used and what was once plywood above them has been replaced with an acrylic, which has yellowed and become nearly opaque. However the shapes are apparent from the exterior window frames (on the inside, they are all rectangular). On the front, one window has clipped corners, a second has round corners. The south side has one window with an octagonal top and a pair of round topped ones. Even the windows in the lower part of the rear of the house have a flattened arch top. There is an oval window at the rear north covered with a discolored acrylic panel.

There is much incised decoration above the upper windows as well, most of which has been picked out with paint. Lower windows have a drapery effect molding. There is no evidence of exterior shutters ever being present, but the interior windows shows that there may have been shutters.

The back porch is original, and a vintage photo shows it with no railing. The changes to the front porch are significant, but the newer porch is in the spirit of the original. Larger brackets need to be added, but this is cost prohibitive at this time. A newer front door has been replaced with salvaged paired walnut doors with wood screen/storm doors.



Fig. 4 . 1981, Enclosed Porch

The first photo below is when the house was purchased by the current owners; the second is when the porch enclosure was removed.



Fig. 5. ca 1985, Opened Porch

Architecture (continued)

At the time the porch was opened, there was no indication of the original appearance. Based on best guesses and the bottom half of an earlier photo, the early 1940s concrete porch was improved with paired salvaged chamfered columns. A salvaged balustrade with chamfered inserts was added. Because the architectural detail of the top was not known, a simple arch detail (based on Annie Wittenmeyer buildings) was added at the top. Based on the photo acquired in 2014, there should be heavy detailed brackets on the columns.

Since an earlier photo did show wide porch steps, these were included in the reconstruction. An attempt to partially hide the concrete block base was made with oversized planters.

Fig. 6. Current Porch Detail



Exterior Photos



Fig. 7. ca 1895
REF 6

Exterior Photos



Fig 8. SE Corner View

Fig 9 South Side



Fig 10. South Side Detail

Exterior Photos (continued)



Fig 11. SE Corner View



Fig 12. N Side

Interior Details

The home is typically Italianate with heavy molded woodwork and doors. Originally they were grained in a walnut finish, and much of this has been restored. The home may not have had an indoor bathroom originally. A vintage bathroom dating from ca 1940 is present and intact. A cistern was originally present and there is still a pump in the basement—not connected to anything. What may have been an outdoor well is defined by a concrete circle near the back yard. An outhouse was probably present, but its location has not been defined.

But the most outstanding and unique part of the interior is a full circular spiral staircase of walnut. It is made of bent and tapered wood with octagonal spindles and newel. It is indeed a masterwork of carpentry. Floors downstairs are oak, while upstairs are wide pine, not particularly nice. The downstairs walls are original plaster and have never been painted.

Interior Details (continued)



Fig 13. Staircase from Hall



Fig 14. Staircase from Above

References and Sources

REF 1, Abstract, 729 22nd Street\

REF 2, Abstract, 816 22nd

REF 3, City Directories through Heritage Quest at Rock Island Public Library

REF 4, 1857 Rock Island Map at RICHS

REF 5. Census data through Heritage Quest at Rock Island Public Library

REF 6. Letter & photos from Barbara and David Sodak, 2014 (See Appendix)

REF 7. Private Communication with Richard Iverson, ca 1988. He is the grandson of Chester & ? Dugan and lived there when young.

REF 8. 1892 Sanborn Fire Insurance Map

REF 9. McAlester, Virginia & Lee, "A Field Guide to American Houses," Alfred A. Knopf; 1996

REF 10. Village of Reynolds Lettie Lloyd Bellinger, Irene Davis Rockhold (R977.339 bel)

APPENDIX**Fig 15. Letter from Barbara & David Sodak, 2014 , REF 6**

July 18, 2014

Dear Current Home Owners,

Your home at 729 22nd Street in Rock Island, was originally built by my Great Grandfather Gottlieb Weiss and his partner and brother-in-law, John Volt in 1875. Gottlieb later bought the home and took up residence with his wife Louisa, sons John, Gottlieb, and Harry S. from 1889 through 1920. Harry Samuel Weiss was the youngest son and my grandfather. There was a great deal of family history and memories that took place in your residence through that time period.

My parents, Francis and Corinne Murrin have recently passed and my siblings and I came ran across these old photos of the home. My husband made some copies for you to have. Corinne was the only daughter of Harry S. Weiss and lived a long life. The photo with an infant in the carriage in the back yard of the home was my mother. We wish we had more photos to share with you, but this seems to be all. Obviously, one of the other photos is of the original condition of the home and the other is the Gottlieb Family photo.

It's a beautiful home and you seem to be keeping it in excellent condition, and we thank you for that. We do know it must have been solidly built.

Hope you are building your own wonderful memories in this house! Drop us a line, we'd love to know that you received this letter and photos.

Sincerely,

Barbara and David Sodak
1211 Highland Court
Bettendorf, IA 52722
563-359-4075

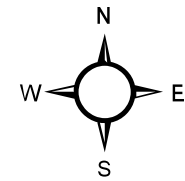
LANDMARK NOMINATION LOCATION MAP



LOCATION MAP

Legend

-  729 22nd Street
-  Parcels



0 2550 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:

Case # _____

Date: _____

Time: _____

For more information,
please refer to Section
8 of the Rock Island
Preservation Ordinance
(hard copy) or Section
11-111 in the Rock
Island Code of
Ordinances
(www.rigov.org).

Please contact city
staff for additional
assistance.

Rock Solid.
Rock Island.

Address of Nominated Property: 741 22nd Street, Rock Island, IL 61201

Name and Address of Property Owner: Alan Carmen

741 22nd Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX Yes No

Please attach a short report setting forth the reasons for requesting designation. A list of details you should attempt to provide in the report is available at Rock Island City Hall or on the city's web site at www.rigov.org. This web site also contains research resources.

Please circle the criteria under which you are nominating this structure. At least one must be marked, although multiple criteria are encouraged. Supporting documentation for each criterion must be provided in the report.

1. Significant value as part of the heritage of the nation, state or community.
- ☒ 2. Associated with an important person or event in national, state or local history.
- ☒ 3. Representative of an architectural and/or landscape type, which exemplifies a period, style, craftsmanship, method of construction or use of local materials, and retains a high degree of integrity.
4. Notable work of a master builder, designer, architect or artist.
- ☒ 5. Identifiable as a familiar visual feature in the community, owing to its unique location or physical characteristics.
6. Its character as a particularly fine or unique example of a utilitarian structure such as a barn, gas station, or other commercial structure with a high level of integrity or architectural significance.
7. Area that has yielded or is likely to yield information important to history or prehistory.

Please also attach the following:

- 1) Legal description of property (available from abstract or Rock Island County Recorder of Deeds office). Most recently filed deed must be attached.
- 2) One photograph of each elevation (side) of the property being nominated. Copies of old photographs or drawings may also be included.
- 3) Sources used to write the report.

Applicant Information:

Name (Please print) Diane Oestreich Signature: _____

Organization: _____

Address: 816 22nd Street, Rock Island IL Telephone: 309 788-1845

E-mail: Diane61201@gmail.com

Return application to address on this letterhead.



Planning & Redevelopment Division
Community & Economic Development Department
City of Rock Island

1526 3rd Avenue
Rock Island, IL 61201
(309)733-3900 phone / (309)733-3900 fax
planning@rigov.org
www.rigov.org

Nomination Criteria & Significance

The 1875 Roderick & Ida Sammis Dart House at 741 22nd Street is worthy of landmark designation based on two criteria in the Rock Island Preservation Ordinance.

Criterion 2: Associated with an important person or event in National, State or Local history. *The Henry Dart & Sons Wholesale Grocers was an important contributor to 19th Century Rock Island History. Roderick Dart's association, as a nephew of Henry and an officer of the business, made him an integral part of that business. This is the only building remaining that has the integrity to reflect that family history.*

Criterion 3: Representative of the distinguishing characteristics of an architecturalstyle inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity. *The overall massing of the Dart House is an intricate Queen Anne style, but many of the details, in their simplicity, reflect the earlier Italianate style. The roof line is especially striking and the integrity is outstanding.*

Criterion 5: Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics. *This house and its neighbors are contributing structures in the National Register listing of the Broadway Historic District and the 700-800 block of 22nd Street is especially notable. There are two other residential landmarks (830 and 836 22nd Street) on the block, which is one of the few residential areas of the city with brick paving. Additionally the former First Church of Christ Scientist at 700 22nd Street is a Landmark, and two other residences are pending. The block clearly is one of the most important architectural blocks in the Broadway Historic District and in the city of Rock Island as well.*

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Legal Description: REF 1

Lot 20 in George Mixter's subdivision of sub outlot 24, Section 35, Township 18, North Range 2 West of the 4th Principal Meridian, being situated in the city of Rock Island, County of Rock Island and State of Illinois.

Illustrations

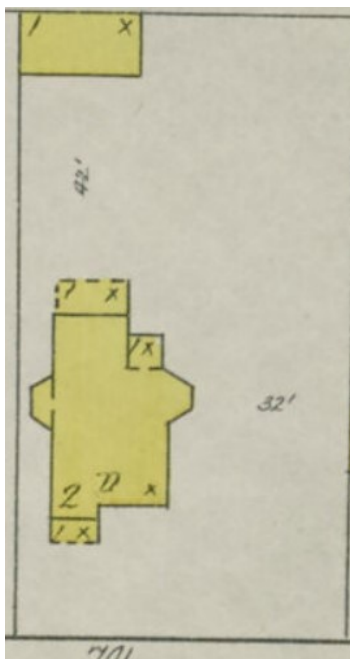
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Land & House History

The land in the vicinity of the Roderick & Ida Sammis Dart House first came into private ownership on May 30, 1836, when R.H. & J. W. Spencer were granted a 126 acre parcel from the United States Government. REF 1. A few transactions ensued, but the most important was when 10 acres was sold to George Mixter in 1850. Mixter was a prominent businessman, who identified his occupation as “capitalist” and his home as “foot of Broadway, south side” in 1873. REF 2 An 1857 map shows Mixter’s house in the middle of Broadway, which was not a through street, at what would be about 8th Avenue. REF 3

This home is another 22nd Street home that has seen only a few owners, most of them very long term. It was built circa 1891 for Roderick H. Dart and his wife, Ida Sammis Dart. They were the parents of three children when they purchased the 70 foot wide lot to build their home in 1888. Roderick died in 1922, but his wife and son, Ralph, a physician and surgeon, remained here. After Ida died in 1927, Ralph, and later his widow Estella, owned the home until 1942. At that time the house was sold to sisters Helen and Lucille Hazard for \$5000. Another sister, Marian Szekeley, a teacher, later joined them. That family retained ownership until 1967. They were followed by first the Andrews and next the Septer families. The Carmen family, the current owners, purchased it in 1983.

The street in front of the house was unpaved until 1899, when it cost the Darts \$175 as their portion of the bricklaying expenses. In 1940, an 8 foot driveway agreement/easement was made by Estella Dart (widow of Ralph) and next door neighbor, Clinton & Gail Searle. At that time, a shared concrete block addition was made to the vintage frame building shown in yellow on the 1892 Sanborn map.. That agreement (and driveway) was eliminated in 1973. The original frame outbuilding probably functioned as a carriage house or stable.

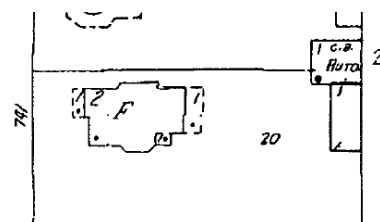


The first Sanborn map showing the property is from 1892. REF 4. It shows frame construction with bays on either side. There is a slight bump out at the front, with a small open porch in front of that. However that is believed to be an error, since later Sanborn maps, including a 1969 update available at RICHs, continue to show that open porch. The author knows it was not there in the mid 1960s, so it is believed to be an error. Even today, there is no evidence of an addition or enclosure that is today’s vestibule. The large open back porch remains today.

A later Sanborn map, from 1957, shows the shared concrete garage (A indicates a garage), but does not indicate when it was built. That 1957 map also shows an “F” on the house indicating apartment use but it may be due to the sisters with different last names living there

Fig. 1. 1892 Sanborn Map

Fig. 2. 1957 Sanborn Map



Henry Dart & Sons Grocers

Henry Dart (1807-1889) came from Connecticut in 1857 to start a grocery business, which soon became strictly wholesale. He left the business in 1869, and later moved to California where he died. Three sons, Cyrus,(1837-1893), Albert (1837-1905), and William (1840-1877), took over the business and Roderick Dart (1845-1922) a nephew, joined them about 1865 and became secretary-treasurer when the business was finally incorporated in 1903.

The business had grown during the Civil War when a prison camp was established on what is now Arsenal Island. Thanks to a wagon bridge built by the city, Rock Island vendors had a competitive edge over other vendors, and thanks to Albert, who became the unofficial but defacto sutler, which basically able to sell without competition, business soared and the family prospered. REF 5

The Roderick and Ida Dart home is the only remaining vestige of this prominent family in Rock Island, and as such is worth of landmark status. Henry's home was demolished decades ago and the site (SW corner of Highland (5th Avenue) and Washington (18th Street) Streets where the new YWCA is located. It was demolished decades ago.

Albert's house still stands on 7th Avenue at 21st Street but has been greatly modified to become Wheelan-Pressley Funeral Home. While it is a beautiful building, it bears little resemblance to the home as Albert knew it.

Cyrus' home was next door on 7th Avenue and 22nd Street. It was demolished ca 1914 to build the First Church of Christ, Scientist.

William built his home at 728 21st Street as a clearly Victorian structure. However after the family left and sold the house, a 1910 remodel turned it into a Tudor style. William would never recognize it. REF 6

Finally, the family built a large warehouse at 213 18th Street. That survived, with first floor modifications to create restaurants, until 2014 when arson destroyed it. The site is now a parking lot.

Roderick and Ida's home retains all of its original integrity and is an excellent reminder of the historic Dart legacy in Rock Island. If the Dart family returned, they would certainly recognize their home.



Fig. 3. Dart Warehouse, 2011 Google Maps

Roderick and Ida Sammis Dart

References in this section include a mixture of Findagrave (REF 7) and Census and City Directories from the Rock Public Library online. REF 2, REF 8

Roderick was born in 1845 , came to Illinois from New York with his parents. He moved to Rock Island about 1865, to attend high school and to work for his uncle Henry, where he remained during his working career. As noted earlier, he was Secretary-Treasurer of the company. Mr. Dart married with Ida Sammis (1854-1927) of Moline on May 13, 1874, and they lived in Rock Island. Ida, like Roderick, had been born in New York. In addition to his work duties, Mr. Dart was in the vestry and a warden of Trinity Episcopal church for many terms, but retired in recent years.

Although it's difficult to find information about women in this era, Ida's family had a very strong connection to the Darts as well as to other prominent local citizens. Her parents were Caroline (1818-1883) and Elbert (1809-1868) Sammis. Her sister, Charlotte Sammis (1850-1940) married Roderick's cousin, William, one of Henry's sons.. Another sister, Jane "Jennie" Sammis (1840-1916) married attorney William Jackson (1834-1925). He is known as the "Father of Rock Island Parks" and his house, a potential landmark at 824 20th Street, has recently been restored.

Emilene, the daughter of Charlotte and William, and Ida's niece, married Henry Greene of the noted architectural firm of Greene & Greene in Pasadena. The wedding took place at the Jackson's home on 20th Street on August 27, 1899. REF 9 Emilene was named for her grandmother, Henry Dart's wife.

Architecture

This is clearly a Queen Anne influenced home, starting with it's intricate footprint and roofline and enhanced by the decorative window and door frames. In addition to the basic rectangle, there is a rectangular bay at the front and half-hexagon bays on the north and south sides. The rectangular back of the house is slightly lower than the front. The foundation is cut stone.

The front half of the roof is very steeply hipped, with gables extending to the front and over the large back portion. A large gable intersects the front part of the hip over the entrance and a gabled dormer with one window is set slightly back on the south side. Both side bays have the roofline extending from the hip down to the second story, creating an almost tower effect. The gabled rear portion terminates in fancy cut shingles with a pair of windows. The gables have intricate scalloped shingles and, at the back a pair of windows while the front gable only has a single window. This roof is one of the most intricate in Rock Island.

Except for the fancy shingles, the house is clad in 4 inch wide clapboard, typical of the era. Exterior corners have flat corner boards while interior corners meet at a very narrow strip of wood. Window frames are constructed of flat boards, but feature ornamental 'buttermold' upper corners. These are extended to form a drapery effect.

The open, now screened in, back porch is an uncommon feature for a house of this era. Since it shows on the earliest Sanborn maps, it is clearly original. It likely was not screened originally, but has been enclosed with full length screening for decades. It is notable because it was constructed in an era before the popularity of front porches, but this clearly provided a comfortable sitting area.

Architecture (continued)

One mystery is the small enclosed front vestibule. Throughout the years, Sanborn maps have shown it as an open porch—which would have been typical of the early 1890s. But it has been closed for decades, possibly since shortly after the house was built. Its foundation is the same cut stone as the rest of the house and the clapboard matches as well. Two small side windows have plain frames, with no fancy buttermold, but the front entry, with beveled glass sidelights is framed to match the window trim. The door has a single large pane of plate glass. The floor inside the vestibule is red tile, and the concrete stairs leading to the front door is fancy, with wide side enclosures and a paneled base.



Fig. 4 SW View

Fig. 5 Front Entry Detail



Fig 6. Front Gable



Fig. 7. South Side

Fig. 8. Back (East) Side

Fig. 9. Back Gable Detail



There are two (or three) out buildings. The first is an Original gable-roofed board-and-batten building, Although built in pre-garage days, it was not denoted as a stable on Sanborn maps, but was probably used as a carriage house. It has a wood floor and a wide sliding door on the yard side. There are also two hinged board and batten doors there, all entering into a common space. The alley side has three small casement windows, now closed. There are interesting carved notes inside that structure. Adjacent and attached to that wood structure is the 1940 hipped-roof concrete block shared garage between 735 and 741. Finally, a "Bullock " garage with wide siding and alley overhang was

Fig. 10. Outbuildings





Fig. 11. Outbuildings From Alley



Fig. 12 . Above and Left
Markings from Carriage House

Fig. 13. 1979 Garage
NE View



Interior Details

The overall floor plan is typical of homes both older and newer. Entry is through a large stairhall on the north—stairways were nearly always on the north side of east or west facing homes. Beyond that is a dining room, that was accessed from the large kitchen at the rear of the house. A fire in 1979 resulted in inappropriate kitchen remodeling, but a later remodel improved it. To the south was the double living room (or living room and parlor) —again very typical of the era. It is now a single room—a partition may have been removed in the distant past.

The interior wood trim features the buttermold upper corners similar to that on the outside. In addition, the entry hall has original walnut and oak parquet bordered floors. Floors are oak throughout, both upstairs and down. The oak staircase has a gently curved winder that makes a 90 degree turn about half way up. The newel is square with recessed columns, while the balusters are turned.

Interestingly, the basement shows the brick structure for a corner fireplace in the living room, but there is no evidence that it was ever present. If it was, a great deal of brick would have to have been removed and walls reconfigured.



Fig 14. Floor & Woodwork Detail



Fig 15. Staircase and Floor



Fig 16. Staircase and Floor
Second View

References and Sources

REF 1, Abstract, 741 22nd Street

REF 2. City Directories through Heritage Quest at Rock Island Public Library

REF 3. 1857 Rock Island Map at RICHS

REF 4. Sanborn Fire Insurance Maps

REF 5. “Rebels at Rock Island, the Story of a Civil War Prison” by Benton McAdams, Northern Illinois University Press, 2000

REF 5. Census data through Heritage Quest at Rock Island Public Library

REF 6. <https://rockislandpreservation.org/postcards-from-home/guyer-house/>

REF 7. <https://www.findagrave.com/>

REF 8. Census through Heritage Quest at Rock Island Public Library

REF 9. Rock Island Argus, August 23, 1899 P. 5

LANDMARK NOMINATION LOCATION MAP

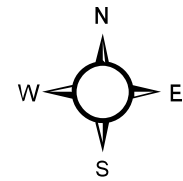


Note: The information presented is not survey accurate & is for illustrative purposes only.

LOCATION MAP

Legend

-  741 22nd Street
-  Parcels



0 2550 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Memorandum



To: Rock Island Preservation Commission
From: Tanner Osing
Subject: Review of proposed amendments to the Preservation Commission Ordinance
Motion: Motion whether or not to recommend approval of the amendments.
RC Roll Call vote is needed.

Date: April 24, 2024

Introduction and Background Information:

Staff previously discussed updates to the Preservation Commission ordinance with the commission. The following list describes the amendments that staff is recommending.

- Remove the Rock Island residency requirement and make the commission open to people who are broadly representative of the community and possess certain expertise. For example, a builder who does business in Rock Island but lives elsewhere in the Quad Cities would be eligible for appointment. All other commissions overseen by CED have removed the residency requirement and have similar language.
- Remove the associate membership section. Staff believe this section is no longer necessary if the residency requirement is not in place.
- Change the waiting period from three (3) years to one (1) year. All other CED commissions have the same stipulation and staff believe that one (1) year is adequate to have a healthy turnover while ensuring that new voices are still at the table.

A draft ordinance (redlined) is attached for review. All the proposed changes are on the first page; however, the entire ordinance is included for reference.

Previous Council Action (if any):

NA

Budget Impact:

NA

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

NA

Council Goal (if applicable):

NA

Recommendation:

The Community & Economic Development Department recommends that the Preservation

Commission pass a recommendation to the City Council to approve the proposed amendments to the Preservation Commission Ordinance.

Submitted by: Tanner Osing

Approved by:

DIVISION 2. PRESERVATION COMMISSION

Sec. 11-101. Created:

(a) Membership: There is hereby created the Rock Island Preservation Commission, consisting of nine (9) voting members, ~~residents of Rock Island,~~ appointed by the Mayor of Rock Island and approved by the City Council, and one ex officio nonvoting member, a representative of the Department of Community and Economic Development. At least one member of the commission shall be an attorney, one an architect, and one shall be an active member of the Rock Island Preservation Society. Six (6) commission members shall be broadly representative of the community with knowledge appointed at large on the basis of expertise, experience or interest in the areas of architectural history, building construction or engineering, finance, historical and architectural preservation, landscape architecture, geography, neighborhood organizing, or real estate.

(b) Compensation: Commissioners shall serve without compensation.

(c) Terms: Commissioners shall serve terms of three (3) years. Initially, Commissioners shall serve staggered terms of three (3) persons for three (3) years, three (3) persons for two (2) years, and three (3) persons for one year. Commissioners may serve only two (2) consecutive terms, but may be reappointed after a one three (~~13~~) year waiting period.

~~—(d) Associate Members: The Mayor may appoint non-voting associate members to the commission whose expertise or interest in specific or generalized areas shall be deemed necessary or desirable to further the work of the commission. The number of associate members shall not exceed four (4).~~

~~—(1) Compensation: Associate members shall serve without compensation.~~

~~—(2) Term Of Office: Associate members shall serve for a period of three (3) years. There shall be no limit to the number of terms an associate member may serve.~~

~~—(3) Conduct: Associate members are an important resource to the commission and may be called upon for input by voting members of the commission or by City staff but they shall not serve on committees.~~

(e) Preliminary Determination Subcommittee: Voting members of the commission shall elect no less than three (3) commission members and two (2) alternates to serve on a Preliminary Determination Subcommittee for the purpose of conducting a preliminary review of applications for the nomination of a landmark (see subsection 11-111(b) of this article). The subcommittee shall:

(1) Elect a Chair of the subcommittee. The Chair shall be a voting member of the Preservation Commission.

(2) Make a preliminary determination via a majority vote as to whether a property, structure, or area meets one of the seven (7) criteria as defined in subsection 11-111(b)(1) - (b)(7) of this article.

(3) Conduct its meetings a minimum of fourteen (14) days prior to the proposed public hearing date of a proposed landmark.

(4) Serve for a period of one year and shall be eligible for reelection.

(5) Conform to the requirements of the Open Meetings Act.

(6) Serve without compensation.

(7) Take minutes of each Preliminary Determination Subcommittee meeting, originals of which shall be kept in the Office of the Department of Community and Economic Development. (Ord. 054-2018, 9-24-2018)

Sec. 11-102. Purpose:

The commission is created for the purpose of:

(1) Identifying such property, structures, or areas within the City that are historically significant in that they exemplify and/or reflect the cultural, social, economic, political, or architectural history of the Nation, State, or City;

(2) Advising the City Council on the designation of such property, structures or areas as either landmarks or historic districts, as defined herein;

(3) Protecting the distinctive visual characteristics of landmarks or Locally Designated Historic Districts by reviewing, giving advice and passing upon changes to their exterior architectural appearances;

(4) Performing such other functions as may be useful or necessary to safeguard and enhance the community heritage as embodied in property, structures and areas; and

(5) Offering advice to owners of landmark property seeking guidance of a technical nature, including architecture and design. (Ord. 054-2018, 9-24-2018)

Sec. 11-103. Officers:

(a) Generally: Officers shall consist of a Chair and Vice Chair elected by the commission who shall each serve a term of one year and shall be eligible for reelection. Elections shall be held annually.

(b) Chair: The Chair shall preside over meetings. In the absence of the Chair, the Vice Chair shall perform the duties of the Chair. If both are absent, a temporary Chair shall be elected by those present.

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(c) Preservation Administrator: The Preservation Administrator shall serve as the Secretary of the commission and be a representative of the Department of Community and Economic Development of the City. The Preservation Administrator shall:

(1) Take minutes of each commission meeting, originals of which shall be kept in the Office of Community and Economic Development and make these available to the public;

(2) Provide administrative and technical assistance to the commission to assist it in making the decisions and findings as provided herein;

(3) Publish and distribute to the Commissioners copies of the minutes, reports and decisions of the commission;

(4) Give notice as provided herein or by law for all public hearings conducted by the commission;

(5) Advise the Mayor of vacancies on the commission and expiring terms of Commissioners;

(6) Prepare and submit to the City Council a complete record of the proceedings before the commission on all appeals from decisions of the commission and also on any other matters requiring Council consideration; and

(7) The Preservation Administrator shall have no vote.

(d) Elections And Appointments:

(1) Election Of Officers: The commission shall elect officers at its regular meeting during the month of April or the next regularly scheduled meeting. The Chair may either appoint a nominating committee to nominate a slate of candidates for presentation to the commission or hold open nominations at the annual meeting. Voting shall be by the method deemed appropriate by the majority of the commission members present. The order of election shall be the Chair first and the Vice Chair next.

(2) Removal Of Officers: The commission may remove any officer after a written statement signed by a majority of the current members and stating the reasons for removal is formally filed with the commission and after a formal hearing by the commission at which time said officer is afforded opportunity to respond to such statement. Such hearing shall be held no later than five (5) weeks after formal filing of the written statement and only after written notice of the hearing has been given to all commission members at least two (2) weeks in advance of such hearing. Such notice shall include a copy of the statement of reasons for removal. Following such hearing said officer may be removed only upon an affirmative vote of a majority of the commission members.

(3) Replacement Of Officers: In the event any office of the commission becomes vacant, a replacement shall be elected at the next regular meeting to serve the unexpired term of the vacated office.

(4) Temporary Absence Of Officers:

a. Temporary Appointments By Chair: In the event of the temporary absence, disability, or disqualification of any officer, the Chair may appoint other members to serve temporarily in their capacity and to assume during such temporary period all the powers and duties of such officers as may be immediately necessary to carry out the duties of that office.

b. Temporary Appointments By The Commission: In the event that the Chair and the Vice-Chair of the commission should be absent or unable for any reason to attend to the duties of their office, the members of the commission may at any regular meeting or special meeting called for that purpose, appoint a Chair Pro-Tem or a Vice-Chair Pro Tem, as the case may be, who shall attend to all the duties of such officer until such officer shall return to be able to attend to their duties. (Ord. 054-2018, 9-24-2018)

Sec. 11-104. Meetings:

- (a) A quorum shall consist of a majority of the voting members of the commission.
- (b) Designation of landmarks and Locally Designated Historic Districts as herein provided shall require six (6) affirmative votes by the commission. All other decisions or actions of the commission shall be made by a majority vote of those members present at any meeting where a quorum exists.
- (c) Meetings shall be held at regularly scheduled times to be established by resolution of the commission at the beginning of each calendar year or at any time upon the call of the Chair. There shall be a minimum of six (6) meetings per year.
- (d) No Commissioner shall vote on any matter which materially or apparently may affect the property, income or business interest of that Commissioner.
- (e) All meetings shall conform to the requirements of the Open Meetings Act.
- (f) No action shall be taken by the commission which in any manner could deprive or restrict the owner of that property in its use, modification, maintenance, disposition or demolition until such owner first shall have had the opportunity to be heard at public meeting(s) of the commission, as provided herein.
- (g) The Preservation Administrator or delegate thereof has the authority to review and approve applications involving the replacement-in-kind of structural elements, but the commission shall be notified when a replacement-in-kind project is approved by the Preservation Administrator at the next regularly scheduled meeting. (Ord. 054-2018, 9-24-2018)

Sec. 11-105. Vacancies:

The seat of any voting member of the commission who fails to attend three (3) consecutive meetings without a valid reason, or who fails to attend one-half (1/2) of all meetings scheduled or called during any one year period shall be declared vacant. Any

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vacancy on the commission shall be filled in the same manner as for original appointments to the commission. (Ord. 054-2018, 9-24-2018)

Sec. 11-106. Powers And Duties:

The commission shall have the following powers:

- (1) To adopt its own procedural regulations.
- (2) To conduct an ongoing survey to identify Rock Island's historically and architecturally significant properties, structures and areas, including landscapes and archeological areas.
- (3) To investigate, hold public hearings, and recommend to the City Council the adoption of ordinances designating certain Rock Island sites or structures having special historic, community or architectural value as landmarks.
- (4) To investigate, hold public hearings and recommend the adoption of ordinances designating certain Rock Island areas as having special historic, community, architectural or archeological value as Locally Designated Historic Districts.
- (5) To keep a register of all property and structures which have been designated under this article, including all information required for each designation.
- (6) To determine an appropriate system of markers and make recommendations for the design and implementation of specific markings of the streets and routes leading from one landmark or historic district to another.
- (7) To advise and assist owners of landmarks and property or structures within Locally Designated Historic Districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse, and on procedures for inclusion on the National Register of Historic Places.
- (8) To nominate landmarks and historic districts to the National Register of Historic Places.
- (9) To inform and educate the citizens of Rock Island concerning the historic and architectural heritage of the City.
- (10) To hold public hearings and to review building permit applications for new construction within Locally Designated Historic Districts and for additions to, alterations, removal or demolition of landmarks or structures within Locally Designated Historic Districts, and to issue or deny Certificates of Appropriateness for such actions. Applicants may be required to submit plans, drawings, specifications, and other information as may be necessary to make decisions.
- (11) To develop criteria for the alteration, construction or removal of landmarks or property and structures within Locally Designated Historic Districts.

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(12) To review proposed zoning amendments, applications for special uses, or applications for zoning variances that affect designated landmarks and Locally Designated Historic Districts. The Planning Administrator shall send applications for special use or zoning variances to the commission for comment prior to the date of the hearing by the Planning Commission, the Board of Zoning Appeals, or the City Council. The Preservation Commission shall review the special use or zoning variance request at a regular meeting. The Preservation Commission's comment on the request shall be noted in the meeting minutes to be transmitted to the Planning Commission, Board of Zoning Appeals, or City Council for their review and consideration.

(13) To accept and administer on behalf of the City, upon designation by the City Council, such gifts, grants and money as may be appropriate for the purposes of this article.

(14) To testify before all boards and commissions, including the Planning Commission, the Housing Code Board of Appeals, the Building Code Board of Appeals and the Board of Zoning Appeals on any matter affecting historically or architecturally significant property, structures and areas.

(15) To confer recognition upon the owners of landmarks or property or structures within historic districts by means of certificates, plaques or markers.

(16) To develop a preservation component in the Comprehensive Plan of the City and to recommend it to the Planning Commission and the City Council.

(17) To review periodically the Rock Island zoning ordinance and to recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of landmarks or property and structures within Locally Designated Historic Districts.

(18) To assist owners of landmark structures or contributing structures within certified historic districts to receive certification for repairs and alterations so that the owner will qualify for investment tax credit.

(19) To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to implementation of the purpose of this article. (Ord. 054-2018, 9-24-2018)

Secs. 11-107-11-110. Reserved: