



Preservation Commission Special Meeting Agenda
June 20, 2024 - 1:00 PM
Lower Level Conference Room (Basement), City Hall,
1528 Third Avenue, Rock Island, IL

1. Call to Order

2. Roll Call

Jeff Dismer, Alan Carmen, Zachary Campbell, Linda Anderson, Diane Oestreich, Deb Kuntzi, Mark Schwiebert, Addison Kimmel

3. Public Comment

4. Minutes

None.

5. Other Business/New Business

a. Consulting Parties discussion on the City's Rehabilitation of 816 21st Street.*

*Community Development staff will present a short presentation on the project followed by an open discussion with the consulting parties. Parties include the Broadway Historic District Association, the Rock Island Preservation Society, the Historic Preservation Commission, and Ald. Dylan Parker. Representatives from the Illinois State Historic Preservation Office will also be attending.

6. Adjourn

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

City of Rock Island

Proposed Rehabilitation of 816 21st Street

This document provides documentation specified in 35 CFR PART 800.1(e) for the proposed rehabilitation of 816 21st Street. The documentation in the following sections includes, but may not be limited to, a project summary that specifies the Federal involvement and the project's area of potential effects including photographs and maps; a description of steps taken to identify historic properties; a description of affected historic properties; a description of the project's effects on historic properties; an explanation of why an adverse effect was found applicable and proposed mitigation actions; and summaries of views provided by consulting parties and the public.

Additionally, a public comment period will be open regarding the rehabilitation of 816 21st Street and the proposed mitigation strategy for the adverse effects on the historic property. All persons shall have the opportunity to comment and provide input on the project. The public comment period will be open for ten (10) days from June 5, 2024 at 8:00 AM until June 14 at 5:00 PM. Comments and input may be given by calling (309) 732-2900, by emailing cedmail@rigov.org, or in-person or by mailing the Community Development Department office on 2nd Floor of Rock Island City Hall, 1528 3rd Avenue.

Project Summary

The primary building (house) located at 816 21st Street is planned to be rehabbed under one of the City's Rehabilitation and Repair Programs administered by the Community & Economic Development (CED) Department. The project is specifically funded through the Illinois Housing Development Authority's (IDHA) Home Repair and Accessibility Program (HRAP) and the American Rescue Plan Act (ARPA). Use of these funding sources trigger a Section 106 review that is administered by the Illinois State Historic Preservation Office (SHPO), which requires agencies to consider the effects a project may have on a historic property. The house is a contributing structure in the Broadway Historic District, listed on the National Register of Historic Places on August 14, 1998. This determination means that the rehabilitation work for the house is subject to requirements by the SHPO and needs to meet the Secretary of the Interior's Standards for Rehabilitation. In short, this means that features integral to the structure's historic integrity should be preserved or replaced in a similar fashion. Staff understanding this notified the SHPO that the project's proposed scope would not meet the Secretary's Standards and have an adverse effect on a historic property. The proposed scope is as follows.

- Replace all original wood windows with new double hung, vinyl windows. The existing windows are severely deteriorated and require replacement. The windows are also coated in lead-based paint, which is embedded in the wood. The new windows will match the old in scale and design.
- Cover the existing wood clapboard siding with new vinyl clapboard. The existing siding is severely deteriorated with some missing and dry rotted wood, as well as being coated in lead-based paint that is cracked and chipping. The new vinyl clapboard will be the same profile to match the original in design. Vinyl fish scale siding will be installed above and below the second floor window on the south gable wall to match the design of the existing siding there. The front gable (east facing) will also receive the same fish scale siding treatment where there is currently unoriginal carsiding. Additionally, the existing siding will remain intact and could be unveiled at a later time.

- Cover the existing wood cornice, corner, and door trim with new vinyl trim. The existing trim is deteriorated beyond repair and coated in lead-based paint. The ornamental elements above the south bay window are also deteriorated and will be removed. The new trim will match the old in size and will have a different color than the vinyl clapboard to emulate the original appearance.
- Cover existing wood soffit, fascia, and rakes with aluminum. These features are severely deteriorated and coated in lead-based paint. Some of the existing rotted wood will also be removed. The band boards and rakes will match the trim on the windows and corners.
- Cover the existing floor and ceiling in the enclosed front porch. The porch will receive the same exterior siding and trim treatments as the rest of the house. The aluminum storm windows are not within the scope. The homeowner desires to retain the enclosed porch space.
- Replace gutters and downspouts with new K-style gutters and downspouts.

After reviewing the proposed scope, the SHPO concurred with CED's finding of an adverse effect. CED and the SHPO then explored preparing an alternative scope that would meet the Secretary's Standards. This included using new hardie board siding and wood windows, remaking dentil and block mouldings, and retaining the corner brackets. The cost estimate for this scope came out to \$110,000, which is triple the original scope of \$40,278. CED notified the SHPO of this estimate and that the City would need to abandon the project as it would be over the funding limit of \$64,999, which comes from a project maximum limit of \$40,000 for IDHA funds and \$24,999 for ARPA funds. With that information, CED and SHPO agreed to move forward with a finding of an adverse effect and to consider mitigation strategies.

[Description of steps taken to identify historic properties](#)

CED staff followed the Section 106 process in order to help identify historic properties. This process included using the Historic & Architectural Resources Geographic Information System (HARGIS) provided by the Illinois Department of Natural

Resources. Staff also referenced the recently updated Broadway Historic District's National Register Nomination Form (2023).

Description of affected historic properties

As mentioned, the primary structure (house) at 816 21st Street is a contributing structure in the Broadway Historic District. The National Register Nomination form notes that the structure was constructed in 1890 and has Cottage form with Queen Anne details. It retains original clapboard siding and wood windows along with ornamental features such as the corner brackets highlighting a bay window and dentil mouldings. The established Area of Potential Effects (APE) is the boundary of the subject property.

Description of the project's effects on historic properties

The proposed rehabilitation project does not meet the Secretary of Interior's Standards for Rehabilitation. Materials like vinyl siding and new vinyl windows along with removing the original corner brackets and dentil mouldings cause the adverse effects on the historical integrity of the structure and the established Area of Potential Effects (APE), which is the property's boundary.

Explanation of why the criteria of adverse effect were applicable & mitigation actions

Since the proposed project removes and covers up historic features on a building listed as a contributing structure in the Broadway Historic District, an adverse effect was found applicable by SHPO and City staff.

After consultation with the SHPO, a proposal was developed to mitigate the adverse effect. Staff from the CED Department suggested attending trainings offered by the Advisory Council on Historic Preservation and the National Parks Service regarding historically sensitive rehabilitations. Staff and the SHPO also agreed to host a future regional workshop in Rock Island that will cover the topic of tax incentives for historic rehabilitation.

Summaries of views provided by consulting parties & the public

The SHPO has expressed approval for staff to begin the project with the agreement that future planned mitigation will be memorialized in a Memorandum of Agreement (MOA) and performed as stipulated within the MOA.

Additionally, City staff presented the project to the City's Preservation Commission at their May 29, 2024 regular meeting. There was general disagreement with the project expressed by the Commission noting that the scope of work was inappropriate for a contributing structure in a historic neighborhood. Some commissioners also expressed disagreement with the proposed mitigation strategies thinking that they should be more related to the project itself.

Along with the Preservation Commission, the Rock Island Preservation Society, Broadway Neighborhood Association, and Ald. Dylan Parker have expressed interest in being consulting parties on the project. Staff are working to schedule a consulting parties meetings so that their comments may be taken into account through the process.

March 19, 2024

Carey Mayer
Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
Attn: Review and Compliance
1 Old State Capitol Plaza
Springfield, IL 62701

Subject: Replacement of the windows, siding, and porch repairs at 816 21st Street, Rock Island, IL

Dear Ms. Mayer

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, we are providing information for your review and concurrence regarding the above-referenced project. It is being considered for assistance in the City's nonemergency housing rehabilitation program which is funded by CDBG, and the HRAP (Home Repair and Accessibility Program) which is funded by the IHDA (Illinois Housing Development Authority). Both programs are subject to review under 24 CFR 58. These funding sources bring requirements with lead-based paint to bear as evidenced by the scope of work that includes the following.

- Replace all original wood windows with new double hung, vinyl windows. The existing windows are severely deteriorated and require replacement. The windows are also coated in lead-based paint, which is embedded in the wood. The new windows will match the old in scale and design.
- Cover the existing wood clapboard siding with new vinyl clapboard. The existing siding is severely deteriorated with some missing and dry rotted wood, as well as being coated in lead-based paint that is cracked and chipping. The new vinyl clapboard will be the same profile to match the original in design. Vinyl fish scale siding will be installed above and below the second floor window on the south gable wall to match the design of the existing siding there. The front gable (east facing) will also receive the same fish scale siding treatment where there is currently unoriginal carsiding. Additionally, the existing siding will remain intact and could be unveiled at a later time.
- Cover the existing wood cornice, corner, and door trim with new vinyl trim. The existing trim is deteriorated beyond repair and coated in lead-based paint. The ornamental elements above the south bay window are also deteriorated and will be removed. The new trim will match the old in size and will have a different color than the vinyl clapboard to emulate the original appearance.

Community & Economic Development Department
1528 Third Avenue / Rock Island, Illinois 61201-8678
Voice (309) 732-2900 FAX (309) 732-2930 www.rigov.org

- Cover existing wood soffit, fascia, and rakes with aluminum. These features are severely deteriorated and coated in lead-based paint. Some of the existing rotted wood will also be removed. The band boards and rakes will match the trim on the windows and corners.
- Cover the existing floor and ceiling in the enclosed front porch. The porch will receive the same exterior siding and trim treatments as the rest of the house. The aluminum storm windows are not within the scope. The homeowner desires to retain the enclosed porch space.
- Replace gutters and downspouts with new K-style gutters and downspouts.

We have defined the Area of Potential Effect as the boundary of the subject property. The subject property is a contributing resource in the Broadway National Register Historic District, but not a local landmark under the Rock Island Preservation Ordinance. Given the project's scope, we have determined that there will be **adverse effects on a historic property**. The proposed scope is not entirely consistent with The Secretary of the Interior's Standards for Rehabilitation, specifically standards 5 and 6.

The severe deterioration of the property's distinctive features including the windows, clapboard and decorative siding, and trim pieces and the presence of lead-based paint on those features necessitates their encapsulation and replacement. Replacing these features with like materials or preserving them would be cost prohibitive given material costs and CDBG requirements for lead-based paint abatement. Currently, the total project costs are estimated to be \$40,278. Staff reason that an alternative scope to achieve no adverse effects would exceed the project funding limit of \$65,000. This cost would make the project impractical and also reduce funding available for other CDBG housing rehabilitation projects that have an extensive waitlist.

However, staff have designed the scope to minimize the adverse effects. This includes using double hung windows, vinyl clapboard and fish scale siding that emulates the original, and different colored siding and trim. Additionally, the proposed scope will help stabilize the structure. Staff believe that this is the most prudent and responsible course of action so the house can remain part of the neighborhood's historic fabric.

If the SHPO concurs with this finding and the proposed scope to minimize the adverse effects, staff ask that a Memorandum of Agreement be prepared to govern the undertaking. Thank you.

Sincerely,



Tanner Osing
Planning & Zoning Manager



1. Front and side of house.

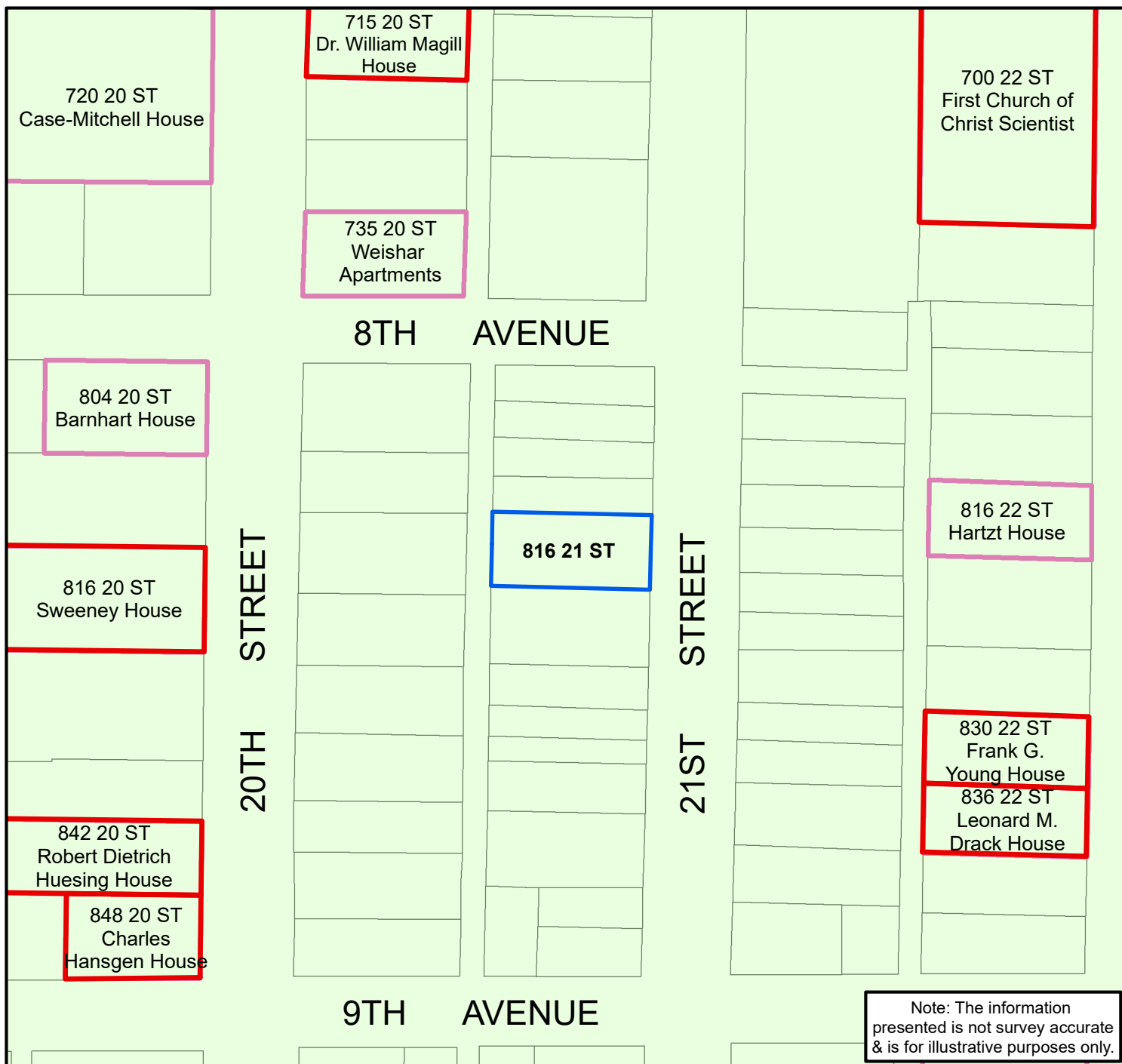


2. Side and front of house.



3. Back and side of house.

LOCATION MAP



Legend

- Subject Property
- National Register Listed
- Broadway National Reg. District
- Local Landmark Properties
- Significant Historical Structures*

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

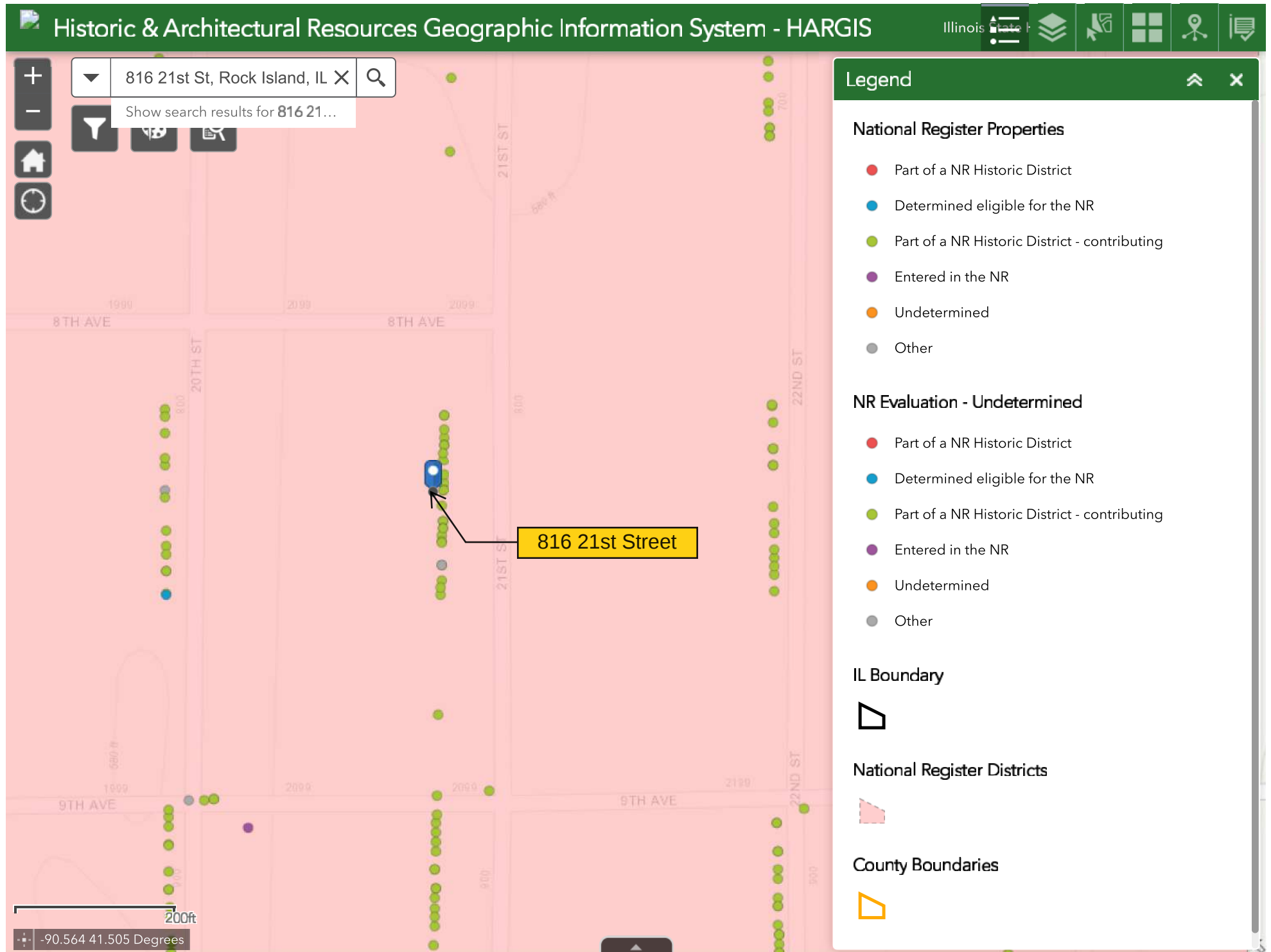


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City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment







Rock Island County
Rock Island
Interior and Exterior Rehabilitation
816 21st St.
SHPO Log #016031924

April 10, 2024

Tanner Osing
City of Rock Island, Illinois
Community and Economic Development Department
1528 Third Ave.
Rock Island, IL 61201-8678

Thank you for your submission of the proposed replacement of windows, siding, and porch repairs at 816 21st Street in Rock Island, Illinois, which we received on 3/19/24 (SHPO Log# 016031924). Our comments are required by Section 106 of the [National Historic Preservation Act of 1966](#), as amended, 54 U.S.C. § 306108, and its [implementing regulations](#) (36 CFR Part 800) (Act).

We concur with the established Area of Potential Effects (APE) and the identification of historic resources within the APE. The subject property is a contributing resource within the Broadway Historic District, listed on the National Register of Historic Places on August 14, 1998.

We furthermore concur that the project as proposed does not meet the Secretary of the Interior's Standards for Rehabilitation (Standards) and constitutes an adverse effect to the historic building and to the Broadway Historic District. Please work with CJ Wallace (Carol.Wallace@Illinois.gov) in our office to avoid, minimize, or mitigate the adverse effects pursuant to the Act.

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer