

Rock Island Historic Preservation Commission Minutes

Community Room (1st Floor), Police Department

1212 5th Avenue

May 29, 2024

5:30 PM



Voting Members Present	Robert Braun Linda Anderson Bruce Peterson Diane Oestreich Addison Kimmel Alan Carmen – departed at 6:37pm Mark Schwiebert Deb Kuntzi
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 5:33 PM and read the roll call.

Public Comment

No general comments were made, so the meeting continued.

Approval of the Previous Meeting Minutes

Carmen moved to approve the meeting minutes for April 24, 2024. Peterson seconded the motion. The motion carried unanimously on a vote of 8 to 0.

Public Hearings

a. 2024-04: Landmark Designation Application for 729 22nd Street

Oestreich declared a conflict of interest as the property owner and applicant and abstained from voting.

Chair Braun asked for a motion to approve the landmark designation for 729 22nd Street. Schwiebert moved to approve the request. Kimmel seconded the motion. The motion carried on a vote of 7 to 0.

b. 2024-05: Landmark Designation Application for 741 22nd Street

Carmen and Oestreich both declared conflicts of interest as the property owner and applicant respectively and abstained from voting.

Chair Braun asked for a motion to approve the landmark designation for 741 22nd Street. Schwiebert moved to approve the request. Anderson seconded the motion. The motion carried unanimously on a vote of 6 to 0.

Certificate of Appropriateness

Case 2024-02: Certificate of Appropriateness for a fence replacement at the Young House, 830 22nd Street

Osing presented the staff report concluding that staff would encourage the applicant to pursue the scope with cedar or provide an alternative composite wood material for evaluation.

Applicant, Daryl Empen, was called forward to speak on the request. The applicant stated that he will have no issue on what the Commission will recommend and is open to doing a cedar fence

Schwiebert moved to deny the Certificate of Appropriateness for the scope of work that includes the composite wood, but approve a Certificate of Appropriateness for the scope if the entire fence is replaced with cedar. Oestreich seconded the motion. The motion carried unanimously on a vote of 8 to 0.

Presentations

a. Presentation by Bi-State Regional Commission on the Centennial Bridge Project.

Denise Bulat, Executive Director of the Bi-State Regional Commission discussed the Centennial Bridge Project with the Commission. She stated that an alternative analysis for the Centennial Bridge will be conducted and will be similar to that of the I-80 alternative analysis that was completed in November 2023. She added that there will be meetings held throughout the analysis, that the consultant contract continues to be negotiated, and that the scope of work is unknown at the moment.

Commissioners had discussion on the potential a new bridge and concerns with the existing bridge. The commission expressed concerns over losing the Centennial Bridge given its historical value to the Quad Cities regions as well as concerns over economic factors.

Ald. Dylan Parker suggested inviting State Representative Gregg Johnson and State Senator Michael Halpin, so they could hear the commission's concerns.

At the end of the discussion, Schwiebert brought forward a resolution. Schwiebert moved that the Preservation Commission resolves that the IDOT hear the Commission's strong concern that anything done to the Centennial Bridge that operates toward its replacement or removal is strongly opposed from the standpoint of historic, iconic, and economic factors; and that the ILDOT should act diligently to take reasonable measures to preserve the structure including painting the structure,

which has been long deferred and is accelerating deterioration. Anderson seconded the motion. The motion of the resolution passed unanimously on a vote of 8 to 0.

b. Presentation by the Public Works Department on the Reservoir Domes Replacement Project

Jason Upton from Public Works and a representative from CDM Smith presented on the Reservoir Park Dome Replacement Project. Upton presented the final concept for the placement of the dome and added how community comments were incorporated into the final concept design of the project.

Commissioners asked questions regarding the final design including the building height and capacity for solar infrastructure.

Highland Park residents came forward to express their appreciation for the team incorporating their comments and work done on preserving the trees as much as possible. They also asked that they consider future needs of the City in terms of the size and capacity of the reservoir.

Other Business/ New Business

a. Review of the 1918 United States Housing Corporation (U.S.H.C) Historic District

A presentation was made by the project consultant, Erica Ruggiero of McGuire Igleski & Associates, Inc. to provide an overview of why the selected district satisfies the National Register standards.

Chair Braun asked for a motion to advise that the district satisfies the National register criteria and endorse the Registration Form. Schwiebert moved to advise that the district satisfies the National register criteria and endorse the Registration Form. Kimmel seconded the motion. The motion carried unanimously on a vote of 8 to 0.

b. Recommendation on contract award for the Old Chicago Neighborhood Historic Resources Survey.

Osing provided background information on the Old Chicago Neighborhood Historic Resources Survey. He stated that staff received seven (7) bids in total and recommend awarding the contract to AltusWorks Inc., a firm in Chicago, Illinois for an amount of \$19,015.00.

Oestreich noted that she would be voting against the recommendation since she believed that other firms had more relevant experience.

Schwiebert moved to recommend that the City Council award the contract to AltusWorks, Inc, for an amount of \$19,015.00. Anderson seconded the motion. The motion carried on a vote of 5 to 1.

c. Assignment of review of the Landmark application for the Reeves House at 839 23rd Street to the Preliminary Determination Subcommittee

Chair Braun asked for a motion to assign the review of 839 23rd Street to the subcommittee. Schwiebert moved to assign the review of 839 23rd Street to the subcommittee. Kimmel seconded the motion. The motion carried on a vote of 7 to 0.

d. Review of a Special Use Permit amendment for the Carriage House at the Hauberg Estate, 1300 24th Street

Osing provided an overview and background of the Special Use Permit (SUP) amendment request.

John Gripp, Director of Parks and Recreation, provided additional information on the request. He stated the short-term rental of the second floor of the Carriage House will provide an added revenue source to help maintain and improve the property.

Commissioners concurred that it will be a great addition to the Carriage House and will not affect the integrity of the property as a local landmark.

e. Discussion on scope of work for a rehabilitation project at 816 21st Street

Osing informed the commission of the City's rehabilitation project for the property, the on-going Section 106 review with the SHPO, and that the proposed scope will have an adverse effect on its historic integrity. He asked for the input on the project's scope and mitigation actions. 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.

Adjournment

Chair Braun call for a motion to adjourn the meeting. Schwiebert moved to adjourn the meeting. Oestreich seconded the motion. The meeting adjourned at 7:54 PM.

Minutes submitted by Eunice Amissah-Mensah.