



**Preservation Commission Meeting Agenda**  
**July 31, 2024 - 5:30 PM**  
**Community Room, 1st Floor, Police Station**  
**1212 5th Avenue, Rock Island, Illinois**

**1. Call to Order**

**2. Roll Call**

Commissioners: Jeff Dismer, Addison Kimmel, Deb Kuntzi, Diane Oestreich, Bruce Peterson, Mark Schwiebert, Alan Carmen, Zach Campbell, Estlin Feigley

**3. Public Comment**

**4. Minutes**

- a. Approval of the June 26, 2024 Meeting Minutes  
Motion: Move to approve June 26, 2024 Meeting Minutes  
RC Roll Call vote is needed.

**5. Public Hearing**

- a. Public Hearing 2024-06: Landmark Application for the Reeves House at 839 23rd Street  
Motion: Move to approve the application and designate the Reeves House at 839 23rd Street a local landmark subject to the Preservation Ordinance.  
RC Roll Call vote is needed.

**6. Other Business/New Business**

- a. Election of Chair and Vice Chair
- b. Case 2024-04: Certificate of Appropriateness for replacement storm windows at the Murphy House, 2205 7th Avenue.  
Motion: Move to approve the Certificate of Appropriateness for the work as described.  
RC Roll Call vote is needed.
- c. Case 2024-05: Certificate of Appropriateness for garage door replacement at the Looney House, 1635 20th Street  
Motion: Move to approve the Certificate of Appropriateness for the work as described.  
RC Roll Call vote is needed.
- d. Assignment of review of the Landmark application for 824 20th Street to the Preliminary Determination Subcommittee.  
Motion: Move to assign the review of 824 20th Street to the subcommittee.  
VV Voice vote is needed.

- e. Discussion on the Centennial Bridge with Illinois State Representative, Gregg Johnson

## **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 (1<sup>st</sup> Floor), Police Department

1212 5<sup>th</sup> Avenue

June 26, 2024

5:30 PM



<b>Voting Members Present</b>	Bruce Peterson Diane Oestreich Alan Carmen Zach Campbell Jeff Dimer
<b>Staff Present</b>	Eunice Amissah-Mensah

### Call to Order and Roll Call

Ammissah-Mensah called the meeting to order at 5:35 PM and read the roll call.

### Public Comment

No general comments were made, so the meeting continued.

### Approval of the Previous Meeting Minutes

Oestreich moved to approve the meeting minutes for May 29, 2024. Carmen seconded the motion. The motion carried unanimously on a vote of 5 to 0. Oestreich coordinated the rest of the meeting.

### Other Business/ New Business

Case 2024-03: Certificate of Appropriateness for porch flooring and balustrade replacement at the Anderson House 917 19<sup>th</sup> Street

Ammissah-Mensah presented the staff report noting staff's recommendation of denial and concluding that staff would encourage the applicant continues to work on the design and amend the application before reappearing to the commission.

Applicant, Tanishia Yancey, was called forward to speak on the request. The applicant presented samples of the materials to be used for the decking to the Commission. The applicant stated that she is working on improving the property and making it safe within her economic means. She added that she will look into other materials for the railings. The Commissioners disagreed with the use of square spindles for the railings as that feature serves as one of the main appeals to the historic property.

Dimer moved to approve the replacement of the original first level porch flooring with composite wood flooring and the column bases with wood, but deny the replacement of the balustrade with vinyl railing. Peterson seconded the motion. The motion carried on a vote of 5 to 0.

### Other Business

Commissioners discussed the replacement of the landmark plaque with sturdier material and include a certificate upon designation.

**Adjournment**

Temporary Chair Oestreich called for a motion to adjourn the meeting. Peterson moved to adjourn the meeting. Carmen seconded the motion. The meeting adjourned at 7:54 PM.

Minutes submitted by Eunice Amissah-Mensah.

DRAFT

# Memorandum



ROCK ISLAND  
ILLINOIS

**To:** Rock Island Preservation Commission  
**From:** Eunice Amissah-Mensah, Planning Coordinator, Tanner Osing  
**Subject:** Public Hearing 2024-06: Landmark Application for the Reeves House at 839 23rd Street  
Motion: Move to approve the application and designate the Reeves House at 839 23rd Street a local landmark subject to the Preservation Ordinance.  
RC Roll Call vote is needed.  
**Date:** July 31, 2024

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## Introduction and Background Information:

An application to designate the Reeves House at 839 23rd Street was submitted by Diane Oestreich to the Rock Island Historic Preservation Commission. The house is another remarkable example of the Free Classic Queen Anne style defined by the turret, Tuscan porch columns and the steep-sided gable roof. Additional architectural details are explained in the nomination.

The applicant argues that the building should be designated a landmark under criteria 1, 3 and 5 described in the Preservation Ordinance. As a structure with significant heritage value, 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 Subcommittee met on June 20th, 2024 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 Reeves 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 Development Department recommends that the Preservation Commission approve the landmark application and designate the Reeves House at 839 23<sup>rd</sup> Street a locally designated landmark property subject to the Rock Island Preservation Ordinance.

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

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Approved by:



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:
Case #
Date:
Time:

Address of Nominated Property: 839 23rd Street, Rock Island, IL 61201

Name and Address of Property Owner: Marsha Harmon, Gregory Curtis
839 23rd Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX Yes No

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 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 contact city staff for additional assistance.

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:

Rock Solid, Rock Island

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

1528 3rd Avenue
Rock Island, IL 61201
(309)733-3900 phone / (309)733-3900 fax
planning@rigov.org
www.rigov.org

## **Nomination Criteria & Significance**

The 1897 Robert Emmet Reeves house is eligible for Local Landmark designation based on three criteria in the Rock Island Preservation Ordinance.

Criterion 1. Significant Value as part of the heritage of the nation, state, or community.

*This home is an early and very successful example of the Broadway Great Unveiling. Although inappropriate siding had been removed before, this was the first area to use the term Great Unveiling, which spread nationwide, thanks to Broadway's innovation which promoted neighborhood involvement in Unveiling projects.*

Criterion 3: Representative of the distinguishing characteristics of an architectural .....style 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 Reeves House is an intricate Queen Anne style, but because it also shows elements of the Colonial Revival, popularized by the 1893 Columbian Exposition it is a style known as Free Classic Queen Anne. The roof line is especially striking and the integrity, thanks to unveiling and restoration in the early 1990s, is excellent.*

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. 23rd Street, between 5th and 10th Avenues, is one of the most interesting and largely intact areas of Broadway. There is a Landmark next door at 835 23rd Street, and another a few doors north at 817 23rd Street. Catty-corner across 9th Avenue is the Landmark at 904 23rd Street. The 500 block of 23rd Street has two Landmarks, 536 and 544 23rd and the 600 block has another at 603 23rd Street. Others in this stretch of 23rd Street are clearly eligible for Landmark status, making these blocks a very important area within the Broadway Historic District and in the city of Rock Island as well.*

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### **Legal Description: REF 1**

Lot No 42 in that part of the City of Rock Island, known and called Mixer's Subdivision of Sub Out Lot 24 Section 35 Township 18 North Range 2 West of the 4th Principal Meridian

## Illustrations

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## Land & House History

The land in the vicinity of the Reeves 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

*The following is based on research and notes made during the Carothers’ ownership by Suzanne Curry and Susan Carothers. REF 4*

Based on purchase and mortgage transactions, this home was built in 1897 for Robert Emmet Reeves, who was generally known as Emmet. Emmet was unmarried, but the 1900 Census showed his father, John Reeves, a Civil War veteran as the Head of Household, with Emmet as his son. In 1903, Emmet married Lena, maiden name unknown. The house was sold to Louis August Schmidt, a widower at that time, but he appears to later have wed Sarah and lived there with a daughter and grandson in 1920. He would remain here until 1932 and again was listed as a widower, but daughter and grandson lived with him. REF 5

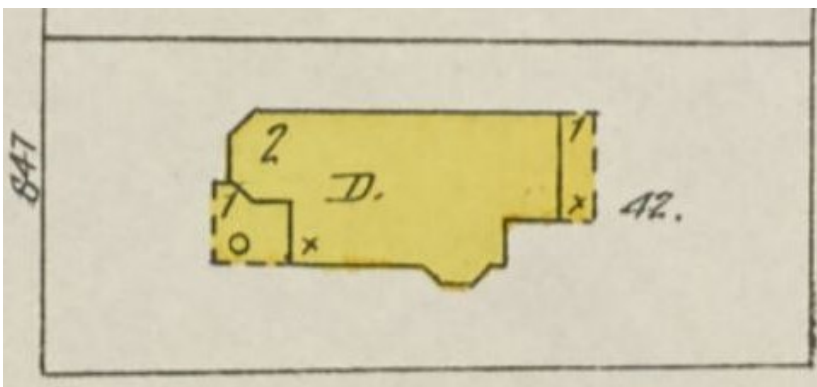
In 1932, the home was purchased by Fred Kahlke of the shipbuilding company and it began a long history of rental occupancy. It was sold briefly in 1946 to the DeReu family who divorced shortly thereafter amid allegations of cruelty. In 1949 it was sold to Arthur and Betty Carstens, who remained here until 1993. This is likely when it was duplexed as Betty’s parents, the Ramsdales, moved into the house with them in 1957. The Ramsdale/Carsten family are also likely the ones who added synthetic shingle siding and enclosed the back porch. The two families remained there until 1993, when it was sold to Dan and Susan Carothers.

The Carothers began their residency by undertaking a complete restoration beginning on the interior. Then a Broadway “Great Unveiling” removed most of the two-tone exterior shingles. Thanks to Dan’s business connections (Kodiak Construction), a lift truck was donated for the Unveiling day. Removal of the shingles exposed missing modillions in front as well as missing drip edge at the base of the narrow clapboard siding. Fortunately original windows and most of the original trim remained. The Carothers completely restored the exterior and returned the interior to single family as well as built a sympathetic and appropriate garage.

In 1914 there was a Special Assessment for paving 9th Avenue. That was followed in 1924 by paving 23rd Street and, finally, in 1938 by an assessment for alley paving.

The first Sanborn map showing the property is from 1898. REF 6. It shows frame construction with bays on the south and west and an open back porch. There are no outbuildings. By 1957, the back porch has been enclosed and there is a one-story garage.

Fig. 1. 1898 Sanborn Map



## Broadway's Great Unveiling

The Broadway Historic Area was formally organized in 1988, as a spin off from the Rock Island Preservation Society, which had created several walking tour events in the area. In 1998, thanks to projects like the Great Unveiling, National Register listing changed it to Broadway Historic District.

In the early 1990s, thanks to visionary resident Karen Williams, who was president of the organization, the Great Unveiling was launched. A little publicity and willing owners brought residents together every spring to help homeowners remove later siding. In the easiest cases, it was vinyl or aluminum clapboard, but sometimes shingles or tarpaper-based fake brick was a much more time consuming and difficult project. Sometimes, Rock Island Economic Growth sponsored these unveilings and then restored the home for sale.

Unveiling was undertaken with some trepidation—no one knew exactly what was under the inappropriate siding or how much damage had been caused by the siding process. Many times elements were missing, especially flared or ornamental drip edges on walls, door and window trim removed, and brackets or modillions removed.

The home at 839 23rd Street is an early example of Broadway's Great Unveiling, and the photos below show some of the repairs that had to be made here. Yet, as in many cases, the overall virgin growth cedar siding was in surprisingly good condition.



Fig. 2. Great Unveiling, NW corner



Fig. 3. Great Unveiling, South Side

## Great Unveiling (continued)

Fig. 4. Great Unveiling, West Side Showing Missing Modillions



### Architecture

This is a late Queen Anne influenced home that incorporates much detailing from the newly popular Classical and Colonial Revival. It's known as a Free Classic Queen Anne. Queen Anne details include the irregular footprint, with a three sided bay on the south and a much larger front bay projection. Although the roof is a basic side-facing gable with returns (the returns are a colonial detail), it is interrupted by the tower-like extension over the large front bay. Windows, with the small panes on the upper sash on the second floor and attic are Colonial details. Modillions under the eaves were frequently found on Queen Annes. They were reconstructed after Unveiling revealed their original presence. Modillions evolved from the ornate brackets that were popular decades earlier in Italianate and Second Empire styles. They evoke a structural or ornamental bracket, but are strictly decorative. The two-story bay on the south has its own small roof, as does the square oriel window on the north. A similar but mirror image home is located at 1217 21st Street, which may indicate this is from a pattern book. Next door, at 1209 21st Street, the overall configuration is the same, but it has a gable roof over the front 'tower'.

Colonial/Classical Revival details include the paired Doric porch columns, the dentils at the top of the porch walls and under the porch roof as well as the narrow clapboard siding, which is typical of the early 1900s.

The porch roof itself is nearly flat. There is a flared drip edge at the bottom of the exterior walls and on the porch bases, but none between the first and second stories. The door and window trim is very simple with molding at the top.

A lower, two-story hipped addition to the roof extends part way over the enclosed back porch, which also has a hipped roof.

Fig. 5. SW Corner



### Architecture (continued)

Beneath the front porch is an ornate wood grid (backed by screen to exclude critters). This is not be original, as a photo taken during restoration shows a similar but different pattern of grid. The newer wood screen door has a similar design to that currently under the porch. The house has been fitted with wood storm windows.

The new garage has a very steeply pitched roof and narrow cedar clapboard siding. The modern door has been outfitted with hinges and handles to emulate a vintage style.

The original brick public sidewalk on both sides has been repaired and re-laid. One addition from the original is a retaining wall with a fence atop. This solved the problem of extensive “cutting through” the yard from 9th Avenue and gave a bit more garden space to the lot. The low open fence does not affect visibility.

Fig. 6. Front Porch from South



Fig. 7. Rear of House from SE

Fig 8. Original Under Porch Detail





Fig. 9. Garage



Fig. 10. Retaining Wall, Fence, & Brick Sidewalk  
607 W. Edgington



Fig. 11. Home at 1217 21st Street

## **References and Sources**

REF 1. Abstract, 839 21st Street

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

REF 3. 1857 Rock Island Map at RICHS

REF 4. Notes and Summaries of the abstract and City Directories by Susanne Curry and Susan Carothers, now in the possession of the current owners.

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

REF 6. Sanborn Fire Insurance Maps

# LANDMARK NOMINATION LOCATION MAP

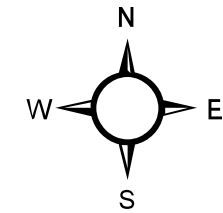


Note: The information presented is not survey accurate & is for illustrative purposes only.

## LOCATION MAP

### Legend

-  839 23rd Street
-  Parcels



0 2040 80 120 160 Feet

## City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



# Memorandum



ROCK ISLAND  
ILLINOIS

**To:** Rock Island Preservation Commission  
**From:** Eunice Amissah-Mensah, Planning Coordinator, Tanner Osing  
**Subject:** Case 2024-04: Certificate of Appropriateness for replacement storm windows at the Murphy House, 2205 7th Avenue.  
Motion: Move to approve the Certificate of Appropriateness for the work as described.  
RC Roll Call vote is needed.  
**Date:** July 31, 2024

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## Introduction and Background Information:

John Clark of Murphy Condo Association has applied for a Certificate of Appropriateness (COA) for the Murphy House at 2203-2209 7<sup>th</sup> Avenue. The Murphy House is a two-story, brick double house in the rare Second Empire style located in the Broadway Historic District. The proposed scope of work involves replacing the 84" by 28.5" storm windows with like materials. The applicant has provided photographs (attached) of the current state of the windows which show signs of deterioration with extensive amounts of rotted wood.

Overall, staff believe the proposed window replacement meets the residential design guidelines and complies with the Preservation Ordinance. The wooden storm windows will complement the style of the house and will maintain its historical integrity.

## Previous Council Action (if any):

N/A

## Budget Impact:

N/A

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

N/A

## Council Goal (if applicable):

N/A

## Recommendation:

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

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

---

Approved by:

## CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Rock Island Planning Office  
City Hall, 1528 3rd Avenue  
Rock Island, Illinois 61201  
Phone: (309) 732-2900 Fax: (309) 732-2930  
Email: [planning@rigov.org](mailto:planning@rigov.org)



### LANDMARK INFORMATION

Landmark Address:

2205 7th Ave Rock Island Illinois

Name and Address of Property Owner:

John Clark for Murphy Condo Association, 2205 7th Ave Rock Island Illinois

Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional page if necessary.

Storm windows (84X28.5) damage due to wood rot. Said windows to be replaced or repaired as needed with like materials.

### SUBMITTAL REQUIREMENTS

Relevant site plans  Detail sketches  Elevation drawings  Photographs  Catalog pages

Name of Architect, contractor or builder:

Carver Custom Millworks, Milan, Illinois

Proposed Timeline of Work:

July 2024 - October 2024

### APPLICANT INFORMATION

Name (please print):

John Clark

Phone:

(623) 547-6973

Address:

2205 7th Ave Rock Island, Illinois, 61201

Email:

[jeclark963@gmail.com](mailto:jeclark963@gmail.com)

Signature:

My signature indicates that I understand that any advice provided during an "Advice Session" or privately by a Rock Island Preservation Commission member is not binding pending submittal of the Certificate of Appropriateness Application.

### FOR OFFICE USE ONLY

Case #:

Date:

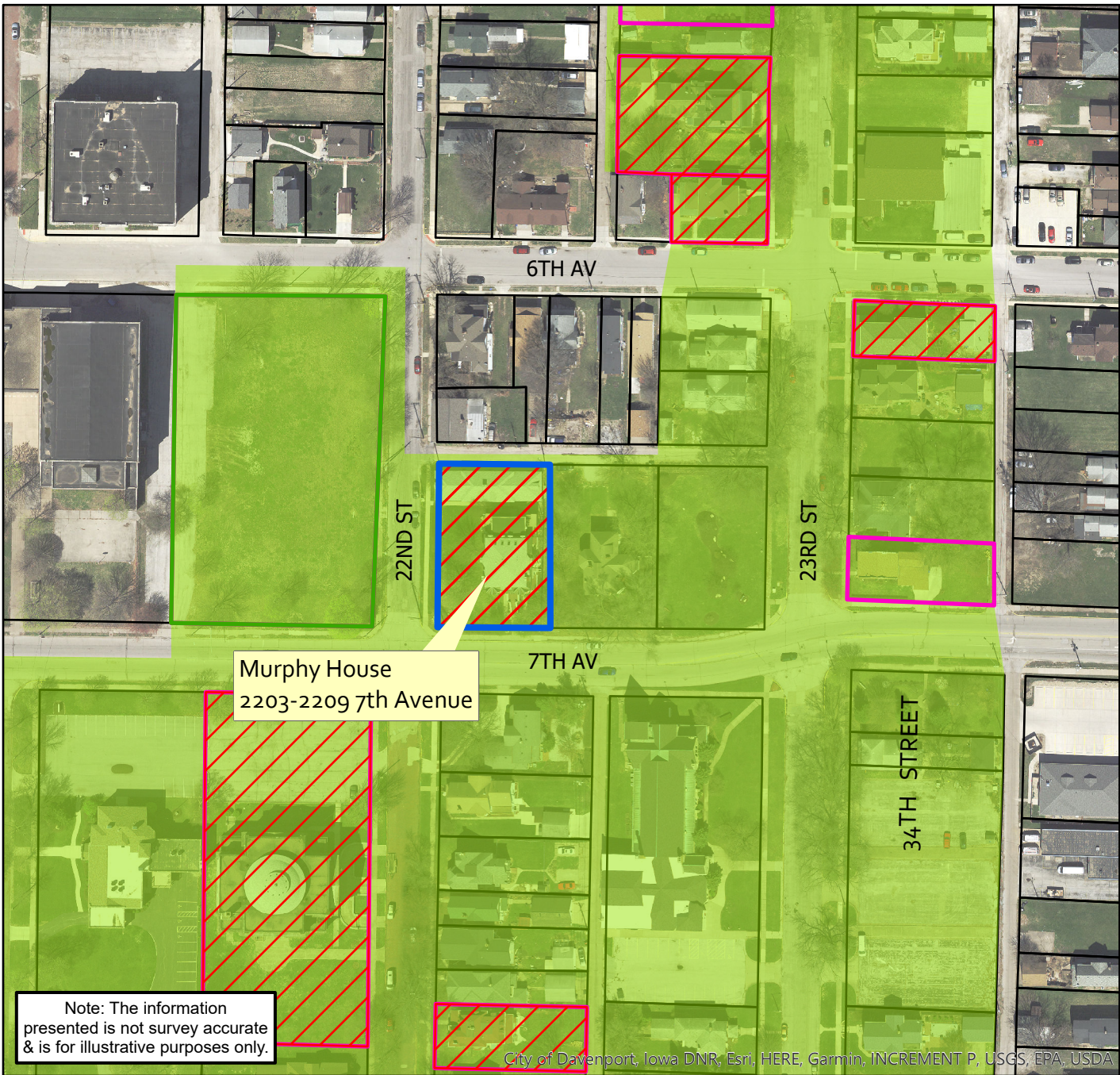
*For more information, please refer to Section 8 of the Rock Island Preservation Ordinance or Section 11-113 in the Rock Island Code of Ordinances. Go to [www.rigov.org](http://www.rigov.org) for online advice and downloadable design guidelines or contact city staff for additional assistance.*







# LOCATION MAP



### Legend

- Subject Property
- National Register Listed Properties
- Broadway National Reg. District
- Downtown National Reg. District
- Highland Park Historic 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.

0 25 50 100 150 200  
 Feet

City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

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

City of Davenport, Iowa DNR, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# Memorandum



ROCK ISLAND  
ILLINOIS

**To:** Rock Island Preservation Commission  
**From:** Eunice Amissah-Mensah, Planning Coordinator, Tanner Osing  
**Subject:** Case 2024-05: Certificate of Appropriateness for garage door replacement at the Looney House, 1635 20th Street  
Motion: Move to approve the Certificate of Appropriateness for the work as described.  
RC Roll Call vote is needed.  
**Date:** July 31, 2024

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## Introduction and Background Information:

An application for a Certificate of Appropriateness (COA) has been received for the Looney House at 1635 20th Street, located in the Highland Park District. The proposed scope for work involves the following:

- Replace the old garage doors with two stamped shaker doors that mimic wood (2 inches thick and 1 sided steel) with Madison window inserts.

The applicant has provided sample materials of the doors that will be replaced. The applicant notes that the existing garage doors are warped, with the deteriorated frames and no locking or security measures available to secure items in the garage. Additionally, the applicant notes that the garage doors will be painted to match the style of the house. The garage doors are old, but staff found no record of the doors being replaced.

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

## Previous Council Action (if any):

N/A

## Budget Impact:

N/A

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

N/A

## Council Goal (if applicable):

N/A

## Recommendation:

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

Submitted by: Eunice Amissah-Mensah, Planning Coordinator

---

Approved by:

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

City of Rock Island Planning Office  
 City Hall, 1528 3rd Avenue  
 Rock Island, Illinois 61201  
 Phone: (309) 732-2900 Fax: (309) 732-2930  
 Email: [planning@rigov.org](mailto:planning@rigov.org)



**LANDMARK INFORMATION**

Landmark Address:  
 1635 20th Street, Rock Island, IL 61201

Name and Address of Property Owner:  
 Steven Herman, 1635 20th Street, Rock Island, IL 61201

Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional page if necessary.

2 wood garage doors warped, frames deteriorated, currently no locking/security measures available to secure items within garage.

Replace with 2 new Stamped Shaker, 2in thick 1 sided steel, that mimics wood, doors with Madison Window Inserts . Full details provided in C.H.I Nucor Company, Garage Doors Residential Product Guide, 2024, page 14, Stamped Shaker #2550 and Window Insert page 15.


**SUBMITTAL REQUIREMENTS**

- Relevant site plans  Detail sketches  Elevation drawings  Photographs  Catalog pages

Name of Architect, contractor or builder:  
 Dave's Door of the Quad Cities Inc, Port Byron, IL 61275

Proposed Timeline of Work:  
 Once approved.

**APPLICANT INFORMATION**

Name (please print): Steven Herman	Phone: (309) 230-8774
Address: 1635 20th Street, Rock Island, IL 61201	
Email: <a href="mailto:sherman4360@aol.com">sherman4360@aol.com</a>	
Signature: 	

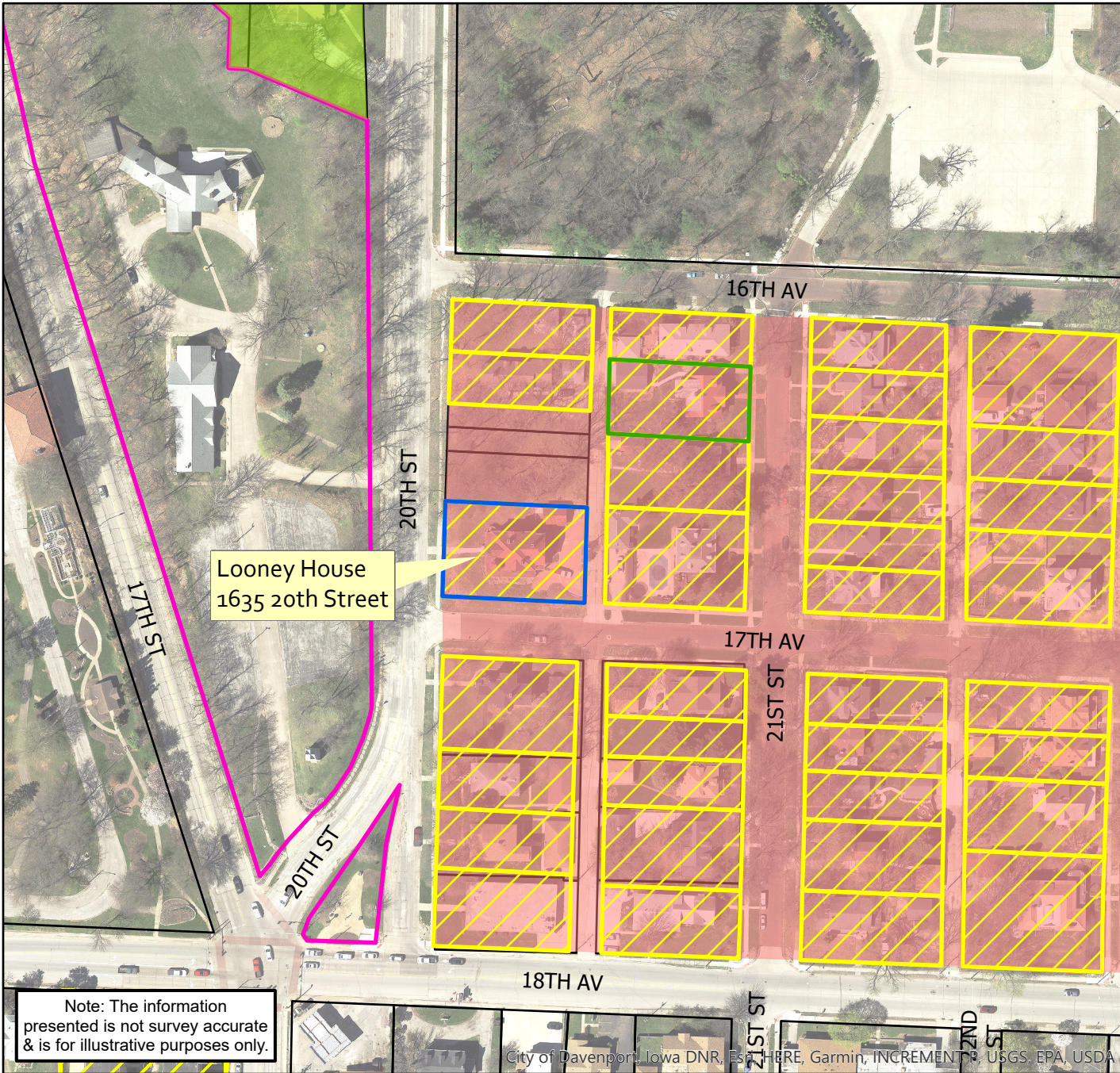
My signature indicates that I understand that any advice provided during an "Advice Session" or privately by a Rock Island Preservation Commission member is not binding pending submittal of the Certificate of Appropriateness Application.

**FOR OFFICE USE ONLY**

Case #:  
 Date:

*For more information, please refer to Section 8 of the Rock Island Preservation Ordinance or Section 11-113 in the Rock Island Code of Ordinances. Go to [www.rigov.org](http://www.rigov.org) for online advice and downloadable design guidelines or contact city staff for additional assistance.*

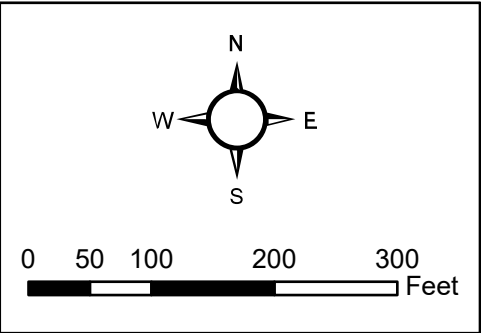
# LOCATION MAP



### Legend

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



**City of Rock Island**  
COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

TIMELESS COLLECTION



# STAMPED SHAKER




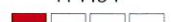

Stamped Shaker shown in accents woodtones walnut with optional spade exterior hardware, madison inserts, and plain glass

Photo supplied by Bowers Construction

## A History of Style

Clean, simple lines and a minimalist design characterize our line of stamped shaker garage doors. The timeless style, expert craftsmanship, and attention to detail will create a lasting impression.

### Stamped Shaker Model Comparison Chart

	GOOD	BETTER	BEST	
<b>Panel Style / Model Number<sup>3</sup></b>	<b>2550</b>	<b>2551</b>	<b>2583</b>	<b>2518</b>
<b>Section Construction</b>	2in. Thick - 1-Sided Steel	2in. Thick - 1-Sided Steel with Vinyl Back	2in. Thick - 2-Sided Steel	2in. Thick - 2-Sided Steel
<b>Section Material</b>	25 <sup>2</sup> Ga. Steel	25 <sup>2</sup> Ga. Steel	27 <sup>2</sup> Ga. Steel	27 <sup>2</sup> Ga. Steel
<b>Insulation Type</b>	No Insulation 	Polystyrene 	Polystyrene 	Polyurethane 
<b>Thermal Rating</b>	— 	R-7.94 	R-9.65 	U-Factor .15 / R-16.55 
<b>Personalizing Options</b>				
<b>Colors<sup>1</sup></b>	White, Almond, Sandstone, Brown, Bronze, Gray, Desert Tan, and Black are available on all Models.			
Graphite			•	•
<b>Powder Coating<sup>1</sup></b>	188 Colors	188 Colors	188 Colors	188 Colors
<b>Painted Woodtones<sup>1</sup></b>	•	•	•	•
<b>Accents Woodtones<sup>1</sup></b>			•	•
<b>Windows / Inserts</b>	•	•	•	•
<b>Glass</b>	Plain, Frosted, Tinted, Obscure, Glue Chip, and Seeded are available on all Models.			
<b>Designer Glass</b>			•	•
<b>Warranty</b>	Limited Lifetime Warranty available on all Models.			

<sup>1</sup> Refer to your local C.H.I. Dealer for exact color and woodtones match. <sup>2</sup> Lower steel gauge [ga.] number indicates stronger steel. <sup>3</sup> Model number indicates construction, window, and panel style. <sup>4</sup> Long [41" x 13"] windows will be substituted in doors with windows in 18" sections.

## Stamped Shaker Personalizing Options

### COLORS<sup>1</sup>



White Almond Sandstone Brown Bronze Gray Desert Tan Black Graphite

### POWDER COATING<sup>1</sup>



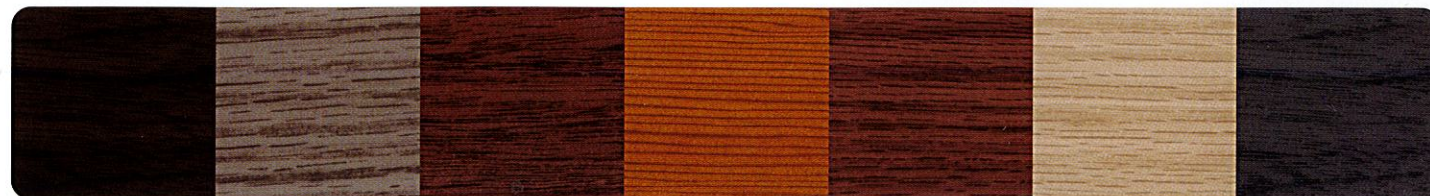
Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

### PAINTED WOODTONES<sup>1</sup>



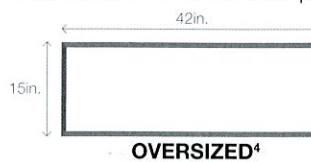
Modern Classic

### ACCENTS WOODTONES<sup>1</sup>



Walnut Driftwood Mahogany Cedar Dark Oak Natural Oak Carbon Oak

### WINDOWS Windows for Stamped Shaker doors are available in oversized<sup>4</sup>.



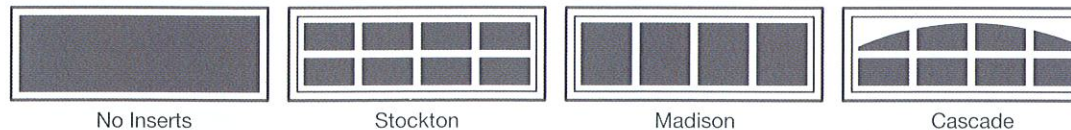
SECTIONS  
Limited Lifetime

SPRINGS  
3 Years

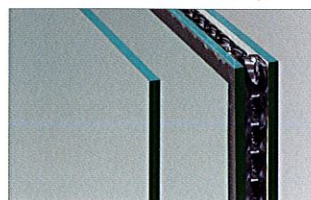
HARDWARE  
3 & 6 Years

### WINDOW INSERTS All options, see page 34.

A variety of inserts are available for oversized<sup>4</sup> windows and can be added to any of the glass options to add style to your garage door facade.

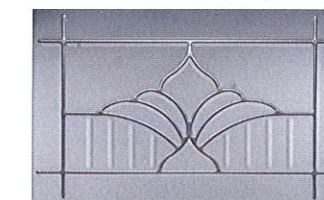


### GLASS All options, see page 35.



Bring some light and style to your garage with a wide selection of glass available in a variety of looks, insulation and tempered options.

### DESIGNER GLASS All options, see page 35.



Bring life to your garage door with a wide selection of designer glass options. Available in short and long windows.



WANT TO SEE MORE?

Visit [chiohd.com/stamped-shaker](http://chiohd.com/stamped-shaker)



Figure 1: Photo showing overall view of the garage from along the alleyway



Figure 2: Photo showing left garage door



Figure 3: Photo showing right garage door



Rock Island Preservation Commission
Rock Island Landmark Application

For office use only:
Case #
Date:
Time:

Address of Nominated Property: 824 20th Street, Rock Island, IL 61201

Name and Address of Property Owner: Jill Potratz, Lowell Schneider

824 20th Street, Rock Island IL 61201

Is Owner Aware of Proposed Designation: XX Yes No

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 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.
X 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 contact city staff for additional assistance.

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

Rock Solid. Rock Island.

Return application to address on this letterhead.



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

1528 3rd Avenue
Rock Island, IL 61201
(309)733-3900 phone / (309)733-3900 fax
planning@rigov.org
www.rigov.org

## **Nomination Criteria & Significance**

The Smyth-Jackson House is worthy of landmark designation based on three criteria in the Rock Island Preservation Ordinance.

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

*William Jackson, the second and longest term owner was an attorney and leader in his community of Rock Island. He was called the "Father of Rock Island Parks."*

Criterion 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.

*The Italian Villa Style home is one of only two in Rock Island, and is unique in that the tower is original, rather than a later addition. It is also rare in that it is a high-style Italianate made of frame, rather than the locally more common, for the era, brick.*

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 20th Street neighbors are contributing structures in the National Register listing of the Broadway Historic District . Moreover there are several landmarks in the 700-800 blocks of 20th Street as well as several others which would easily qualify for Landmark status. These two blocks are one of the most popular for walking tours as well. It is important both to the integrity of the Historic District and to the city of Rock Island as well.*

## Illustrations

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**Legal Description: (from Rock Island County Assessment website)**

THE SOUTH 96 FEET OF OUT LOT 3 EXCEPT THE SOUTH 2.5 FEET OF THE EAST 130 FEET IN J W SPENCERS 3RD ADDITION. SHEET 15

Although the original abstract of property is not available, it is known that, until the Black Hawk Wars, when the previous owners, Indians, were ousted from their lands, it was occupied by the Sauk (village on Rock River) and Mesquakie (Fox; village in what is downtown Rock Island). In 1836, the federal government took over the land and one of the early landowners in this area was John Spencer. He purchased a great deal of land, including much of what is now downtown Rock Island.

Spencer was a pioneer settler and his own log cabin occupied the block that now holds the Rosenfield House and Coventry apartments, just north of 7th Avenue. Over the years, he subdivided lots and sold them. And he donated land, including a square block downtown for churches, which later became Spencer Square and now holds the post office.

The first owner of this subdivided 2-acre lot, in 1867, was Edwin H. Smyth and his wife Anna. The Smyths had come to Rock Island from Oneida, NY in 1854. Mr. Smyth was a clothier and merchant tailor. Although Edwin spelled his last name with a “y”, his parents, grandparents, and siblings were named simply “Smith.” Smyth may have looked better on a clothing label. The name sometimes appears with a terminal “e.”

Mr. Smyth sold off some lots along 8th Avenue, but maintained a large parcel of land for his homestead. In 1868, they built this house. Early in 1873 he sold his business and made plans to move to California because of Anna’s failing health as well as a baby daughter’s death in 1868. (REFs 1,2)

On April 26, 1873, the home was purchased by William Jackson who resided there until his death in 1925. REF 3. Interestingly, on the very same day, Jackson’s law partner, Edward Sweeney purchased an 80 foot lot from E.H. Smyth immediately north of the Smyth home and built a large brick home on that site the following year, 1874. That house is 816 20th Street, a Rock Island Landmark.

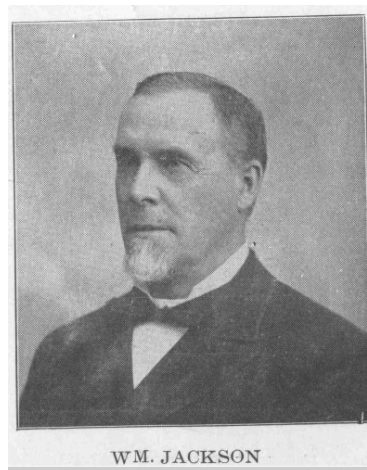
William Jackson died in 1925 at age 91 and the house began a long, slow decline. By 1930, his home was owned by Nettie Dindinger, a widow, who ran a lodging house there. In 1940 and subsequently, City Directories show four apartments with no owner present. Sometime after the 1940s, the tower and porches were removed and the house covered in artificial siding. In 2007, after a long vacancy and subsequent deterioration, it was purchased by next door neighbors, Bryan Pattschull and David Cordes, who began the long slow process of restoration, inside and out.

They sold it in 2022 to the current owners, who soon constructed a long front driveway (there is no alley access) and a new garage, complete with solar panels.

## William H. Jackson

(Following is from directly from Jackson's obit, REF 4.) "Born in 1834 in Liverpool, England, Mr. Jackson was educated at an Episcopal school there and later worked as a grocer's apprentice. But at age 17, he had larger dreams and, with his mother, set out in 1853 to make his fortune in America. They arrived in New York City where his sister and her husband had come a year earlier. Soon thereafter, the entire family headed out west to Rock Island County, where they took up residence in Moline.

"William worked at John Deere's plow factory, and began studying law with Moline attorney H. L. Smith. He was admitted to the bar in 1860, just a year after his mother had died and two years after he became an American citizen. His first law practice was in partnership with James Chapman in Moline. In 1862, he moved to Rock Island where he quickly formed a law partnership with Edward Sweeney. Sweeney had come to Rock Island in 1851 as a school principal, but, like Jackson, soon entered the study of law. He, too, was admitted to the bar in 1860.



"Under the name Jackson & Sweeney and later Jackson, Sweeney & Walker, Jackson practiced law until leaving the partnership in 1883, and, from that point, practicing alone. In 1865 the well established young lawyer married teacher Jennie Sammis, who was then 25 years old. They had two daughters. Carrie was born in 1866 and Hattie came four years later.....

"It is considered doubtful if any attorney in western Illinois has taken part in more cases than had Mr. Jackson. ....

"In his latter years he was in the court frequently and actively as the legal representative of traction corporations such as the Tri-City Railway company and the Rock Island Lines. As a matter of fact, Mr. Jackson had been identified with some of the most famous proceedings in the history of Rock Island county courts, both civil and criminal. Among the more important of these was the long series of injunctions in Whiteside and Henry counties, affecting the removal of the head offices of the Modern Woodmen of America from Fulton to Rock Island. As associate counsel for the order, he was largely responsible for the vindication of the will of the order to transfer its headquarters to this city. To do so, he found it necessary to procure special legislation and to triumph in a series of litigation that taxed some of the country's best legal minds.

"When Mr. Jackson came to Rock Island from Moline in 1862, he opened a law office, and in January, 1864, he formed a partnership with E.D. Sweeney and afterward with Charles L. Walker. In the first instance the firm name was Sweeney & Jackson, afterward Sweeney, Jackson & Walker. This partnership continued until 1883, when it was dissolved, and Mr. Jackson retired on account of illness.

"The two years of 1883 and 1884 constitute the only interval between 1860 and 1925 in which he was not in continual practice as a lawyer at the bar of this county. In 1885 he resumed his practice, and four years later he went into partnership with E.W. Hurst, under the firm name of Jackson & Hurst. This continued until 1903, when the firm was enlarged by the admission of John T. Stafford and Elmore H. Stafford, later being known as Jackson, Hurst & Stafford. That firm is now Stafford, Schoede & Stafford, although for several years Mr. Jackson has been associated with his grandson, William P. Barth, as the firm of Jackson & Barth.

## **William H. Jackson (continued)**

### *“Held Public Office*

An appointment by President Grant in 1872 placed him in the office of postmaster of Rock Island, which office he held until 1876. In February, 1897, he was appointed by Governor John R. Tanner member of the board of managers of the Illinois state reformatory at Pontiac, and he held this office until March, 1901. During his days of activity, Mr. Jackson declined such places of preferment at the hand of his party as the mayoralty, and the state senate, and although frequently discussed in connection with the congressional nomination of the Republican party, he never gave encouragement to the suggestion. He chose to devote his spare time to civic endeavor other than in governmental and legislative posts, and his refusal to accept them left him free to make the remarkable record of achievement that is his in the record of the city's park development. He had always been a Republican in politics, his first presidential vote being for Fremont and Dayton. His religious association had always been with the Methodist church. In England he was in the Wesleyan Methodist body, and in the United States he was identified with the Methodist Episcopal church, being a church member for 75 years.

“At the first call to arms in the Civil war, Mr. Jackson joined the first military company that was organized in Moline under President Lincoln's first proclamation, in 1861, for 75,000 men. The company was not accepted, the state quota being filled, and he did not enlist again. Through the decades of his residence in Rock Island Mr. Jackson had been tireless in his efforts for the common good through improving in every way the city's park system. That it has come to be as fine a system as that of the parks of any American city of Rock Island's size, while not due entirely to his efforts, is nevertheless in great part attributable to the spirit he had shown and the energy he had expended to make it so.

### *“Pushed Park Work*

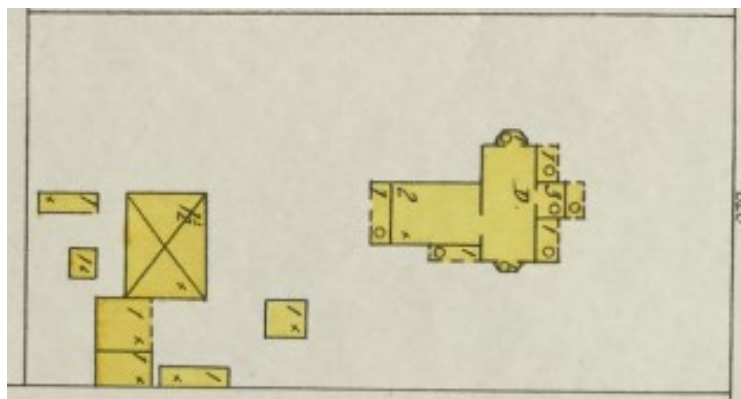
His title, "Father of the Rock Island Park System," refers to the fact that he was the head of the original Citizens' Improvement association. As such he inaugurated the movement for park development. Through the furthering of the plans he proposed, in which project he labored indefatigably, Spencer square and Garnsey square were transformed from bogs, neglected and avoided, into garden spots fitted with handsome accessories and adorned with turf, flowers, shrubs, and trees. He alone raised \$6000 for the improvement of Spencer square, and obtained practically all of the features that distinguish it. He gave the incentive for what was done in a similar way for Garnsey square. As president of the park board, which office he held until his death, and in cooperation with other public spirited citizens, he raised most of the \$16,000 which was contributed for the beautification of Long View park. The improvements were made under his immediate direction, and for all time the name of Jackson will be associated with the park system of Rock Island.”

## Architecture

This high styled Italian Villa may have been designed by local architect Isaac Holmes, who is known to have designed several local front gable Italianates. However there is no documentation to prove this speculation. The house first appears on Sanborn Fire Insurance Maps in 1892. Although built much earlier, the 1886 Sanborn maps did not go this far into the edges of the city. This 1892 shows a frame house with a three-story tower in front with one-story open porches surrounding the tower. There were multiple outbuildings, most small, but with a larger two story one denoted as a stable by the "X" on the top.



Fig. 1. 1892 Sanborn

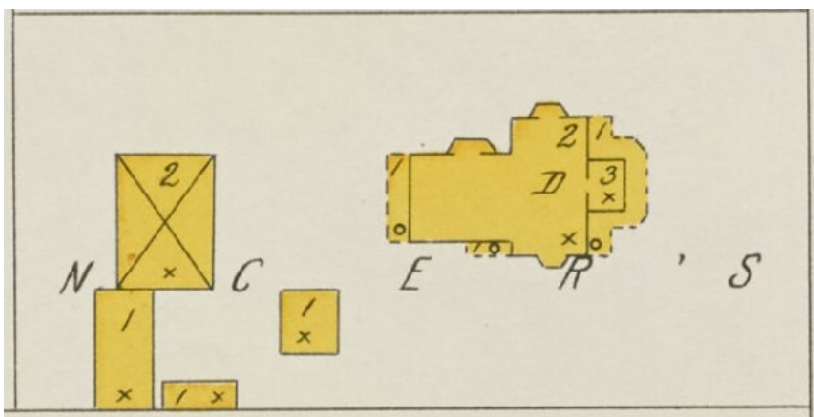


The 1898 Map is identical except for depicting a larger single story porch on the south side.

Fig. 2. 1898 Sanborn Map

By 1906, two of the tiny outbuildings had disappeared and the front porch is shown as continuous. Whether this means there was a change in the porch or just a correction in the drawing is not known.

Fig.3. 1906 Sanborn Map



### Architecture (continued)

Sometime—probably during the 1950s or 1960s—the house was mutilated by removing the upper portion of the front tower and the front porches. The remaining outbuildings were also removed. It was then covered in vinyl siding. Finally, after it was vacant and nothing was happening to it except continuing deterioration, neighbors Patschull and Cordes decided to purchase it for restoration.

Since it was unknown what lay under the new siding, a first project was a Great Unveiling. Enlisting Broadway neighbors in 2008, the house was Unveiled. That was the easy part. After Unveiling, the true scope of exterior work was revealed. And that's not considering the effort needed to restore the abused interior.



Fig. 4. Above, Before Unveiling



Fig. 5, Right, During Unveiling



Fig.6, Left, After Unveiling

### Architecture (continued)

Since the original tower was a defining feature of this Italianate House, Cordes and Patschull decided to recreate it. But what did it look like. At the time they began their restoration/renovation, there were no photos of the house with a tower, only a line drawing from an 1888 book, *Rock Island Illustrated*.

After the tower was rebuilt, an undated photo taken by John Hauberg in 1940s was discovered when it was donated to Augustana College by his descendants. It shows the tower had already been modified by window shortening and the porch had indeed been enlarged slightly and wrapped around the tower. The first story bay window on the south had been extended to the second story.

Finials atop the gable peaks were missing as well. It is extremely rare that such finials or any rooftop ornamentations survive a reroofing.



Fig. 7. 1888 Illustration



Fig. 8. 1940s Photo by John H. Hauberg

The tower was rebuilt on the ground to precise measurements, then lifted to its truncated base with a large crane. The process can be seen on YouTube. [youtube.com/watch?v=xFEy8w0pQJ4](https://www.youtube.com/watch?v=xFEy8w0pQJ4)

### Architecture (Continued)

The central tower defines the style as Italian Villa. The tower is more commonly tucked into the corner of an L-shaped building. REF 5 There is only one other Italian Villa in Rock Island, the Landmarked Philemon Libby and Catherine Mitchell House at 1131 2nd Avenue. However that tower is documented as being added onto the original simple shallow-hipped roof Italianate. The tower on the Smyth-Jackson House is clearly original. It contains the home's main staircase—a walnut spiral.

The front façade of the house is symmetrical. A single front door with a sidelight may not be original, but it is very old. The glazing in both the door and sidelight have an exceptionally wide bevel at the edge. The front entry is topped by a large semi-circular transom. Front windows are paired with the first story having a double height lower sash surmounted by a shorter upper sash. The windows are within inches of being floor to ceiling in height. The second story windows are shorter with sashes of equal size. The tower has paired double-hung on the second story with a single Gothic window on the third story. With the exception of the Gothic framing around the tower, window frames are simple and unornamented.

Although the house itself has a shallow, side-gabled roof, intersected by a similar one at the back, the tower has a Mansard roof with exaggerated gables on each side. Throughout, there are massive single brackets beneath the eaves. The tower, however, has paired brackets.



Fig. 9, FThe two years of



Fig. 10, Front Door Detail



Fig. 11, South Tower Detail

## Architecture (continued)



Fig. 12. Tower Stairway Detail

Fig. 13. Tower Stairway Detail 2

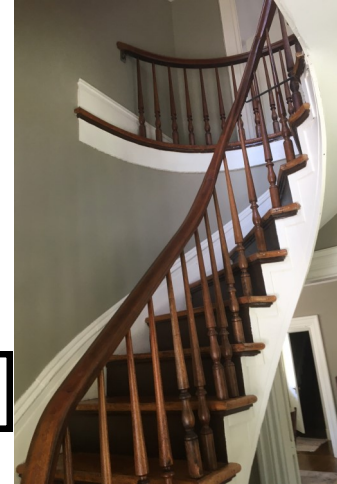


Fig. 14. South Side

The south façade has a two-story bay in the front, with the long, narrow, uneven sashes in the lower bay and standard double hung above. The windows in the rear all have small paned sashes. The only window in the tower is at the attic level. Additional windows would not accommodate the spiral staircase.

Behind that, and slightly recessed under a side gabled roof of the rear portion, is a two-story open porch.



Fig.15. West (back) Side

At the back of the house, there is a large open porch, with a vintage door leading into the house. A single window above is asymmetrically placed and there is a small centered attic window as well.



The two story rear of the north façade holds a one-story bay at the first level, with an additional side window and three symmetrically placed windows above.

Fig. 16. North Façade, rear

Fig. 17. North Side (front part)

The front part of the north façade is similar to that on the south, except the bay with long narrow windows is only a single story.

Because there is no alley access, owners constructed a driveway and garage at the SW corner of the property in 2023. It has a steep gable roof with metal roofing and is covered with Hardi clapboard. Recently solar panels, nearly invisible from the street, have been added to the south gable. They are seen on one photo.



Fig.18. Garage, Front East Side (below)



Fig.19 Garage, North Side (above)

## References and Sources

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

REF 1 City Directories, also the following from Janet Pease' index of newspapers at RICHS

RI & Moline Daily Union, 2 April 1868  
E. H. Smyth is building a residence on the south end of Madison Street

RI & Moline Daily Union, 25 Oct 1869  
Anna Dudley Smythe, infnt daughter of Edwin H. & Anna C. Smythe died Oct 24, age 2 months, 12 days. Funeral today from the residence on Madison Street.

RI Evening Argus 13 Apr 1870  
E. H. Smyth has sold 2 lots on Guyer (8th Ave) between Cherry & Madison to Mrs. Ames and to Robert F. Reed.

Daily Argus, 22 April 1873  
Mr. and Mrs. Smyth are going to California because of her ill health

Daily Union Feb 9, 1873  
Smyth came from Albany NY on Feb 6 1854. Opened readymade clothing shop with John J. Knox in a rented bldg adjoining RI National Bank on the 22<sup>nd</sup> of May that year. Stayed here two years, then moved to corner store where now located. In 1856, Herman A. Smyth joined the firm; name changed to Smythe Bros. & Co. Began doing merchant tailoring in 1860. In 1861, E.H. bought out Knox and in 1862 bought out Herman. By close of war was doing \$50k in annual business. Business expanded about a year ago into former H. C. Blackburn's bookstore. Sold business on Feb 1 to Dodge & Walker.

1870 Census  
Edwin Smythe, clothier age 41, Wife Anna, keeping house, age 40, both born in NY; children Emma age 12, Newton (?) age 9, and Charlotte or Charlotta age 2, all children b. in Illinois. Herman not listed.

REF 2. Findagrave.com

REF 3. RI Daily Union, 26 April 1873  
Wm. Jackson has bought the house of E. H. Smyth on Madison Street

REF 4. Rock Island Argus, September 16, 1925

REF 5. McAlester, Virginia & Lee, "A Field Guide to American Houses," Alfred A. Knopf; 1996