



**Preservation Commission Meeting Agenda**  
**November 21, 2024 - 5:30 PM**  
**Lower Level Conference Room, City Hall, Basement**  
**1528 Third Avenue, Rock Island, IL**

**1. Call to Order**

**2. Roll Call**

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

**3. Public Comment**

**4. Minutes**

- a. Approval of the October 30, 2024 Meeting Minutes  
Motion: Move to approve the October 30, 2024 Meeting Minutes  
VV: Voice vote is needed.

**5. Other Business/New Business**

- a. Case 2024-06: Certificate of Appropriateness application for the 1203 45th Street  
Motion: Move to approve the Certificate of Appropriateness application for 1203 45th Street for the work as described.  
RC: Roll Call vote is needed.
- b. Case 2024-10: Certificate of Appropriateness application for 1620 22nd Street  
Motion: Move to approve the Certificate of Appropriateness application for 1620 22nd Street for the work as described.  
RC: Roll Call vote is needed.
- c. Approval of the 2025 Historic Preservation Meeting Schedule  
Motion: Move to approve the 2025 HPC meeting schedule  
VV: Voice vote is needed.

**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.*

## Rock Island Historic Preservation Commission Minutes

Lower Level Conference Room (Basement), City Hall

1528 3<sup>rd</sup> Avenue

October 30, 2024

5:30 PM



<b>Voting Members Present</b>	Diane Oestreich Alan Carmen Zach Campbell Jeff Dimer Bruce Peterson – present at 5:40pm Estlin Fiegley
<b>Voting Members Absent</b>	Mark Schwiebert Addison Kimmel
<b>Staff Present</b>	Eunice Amissah-Mensah Tanner Osing

### Call to Order and Roll Call

Chair Oestreich called the meeting to order at 5:35 PM and read the roll call.

### Public Comment

No one from the public wished to speak so the meeting continued.

### Approval of the Previous Meeting Minutes

Carmen moved to approve the meeting minutes for September 25, 2024. Campbell seconded the motion. The motion carried on a vote of 5 to 0.

### Other Business/ New Business

Case 2024-06: Certificate of Appropriateness for 1203 45<sup>th</sup> Street

With the applicant not present, Carmen moved to defer consideration until a later appearance during the meeting or postpone to the next meeting. Dimer seconded the motion. The motion passed on a voice vote of 5 to 0.

Case 2024-07: Certificate of Appropriateness for 1601 21<sup>st</sup> Street

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

Applicant and homeowner, Karen Young, was present for the meeting. Contractor, Brian Paulsen, spoke on the request. He stated that the scope of work on the garage will be done to match the previous look and everything will be replaced as they were. The wood windows will be replaced with exact same dimensions and material.

Dimer moved to approve Certificate of Appropriateness for the replacement of wood window with new wood windows. Carmen seconded the motion. The motion carried on a vote of 6 to 0.

Commissioners commended the applicant for the effort put in to match the new work with the previous.

Case 2024-08: Certificate of Appropriateness for 1635 20<sup>th</sup> Street

Amissah-Mensah presented the staff report noting staff's recommendation of approval for the most of the work but suggests further exploration for the front door replacement described in the scope of work.

Applicant and homeowner, Steve Herman, along with contractor, Taylor Love were present to speak on the request. Mr. Herman stated that the garage door will be replaced to match the current design, material and style. He further expressed a preference for wood doors instead of fiberglass and also discussed the condition of the existing doors and the possibility of matching the design across all doors.

Commissioners weighed in on the materials and design choices, suggesting wood as the preferred option for maintaining the historical character of the property.

Carmen moved to approve Certificate of Appropriateness for the replacement of the front door with a solid wood door with clear glass inserts and all the other works described in the application. Dismar seconded the motion. The motion carried on a vote of 6 to 0.

Case 2024-09: Certificate of Appropriateness for 1718 21<sup>st</sup> Street

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

Dismar moved to approve Certificate of Appropriateness for the composite wood bases for the columns. Campbell seconded the motion. The motion carried on a vote of 6 to 0.

Invitation to comment on AT&T Mobility LLC Project on the water tower at 1404 36<sup>th</sup> Street

Commissioners discussed the AT&T project on the water tower, noting that there are no significant historic resources nearby that would be impacted.

Carmen moved to approve the proposed work. Dismar seconded the motion. The motion carried on a vote of 6 to 0.

Discussion on Certified Local Government (CLG) grant opportunities

Osing discussed grants available for Certified Local Governments, highlighting the opportunity to apply for funding. He suggested updating the residential and commercial design guidelines as a potential project.

Commissioners discussed the need for updating the design guidelines, including addressing composite materials and providing clearer illustrations. Oestreich also suggested adding a section on building maintenance.

### Discussion on local financial incentives for historic properties

Osing introduced a discussion on local financial incentives for historic property rehabilitation. He noted that the City currently does not have anything in place.

Osing outlined potential funding sources and also discussed programs in other communities. Commissioners discussed the different options, weighing in on the pros and cons of each approach. They acknowledged the city's budget constraints and competing priorities, suggesting that securing funding will require political support and creative solutions.

### Other Business

The Commissioners briefly discussed the Centennial Bridge with Oestreich inquiring about any updates on a potential study session or involvement from the Rock Island Downtown Alliance.

### **Adjournment**

Chair Oestreich called for a motion to adjourn the meeting. Dismer moved to adjourn the meeting. Carmen seconded the motion. The meeting adjourned at 6:50 PM.

Minutes submitted by Eunice Amisah-Mensah.

DRAFT

# Memorandum



**To:** Rock Island Preservation Commission  
**From:** Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager  
**Subject:** Case 2024-06: Certificate of Appropriateness application for the 1203 45th Street  
Motion: Move to approve the Certificate of Appropriateness application for 1203 45th Street for the work as described.  
RC Roll Call vote is needed.  
**Date:** November 21, 2024

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## Introduction and Background Information:

Angela Lynch has applied for a Certificate of Appropriateness (COA) for the Borg House at 1203 45th Street. The Borg House (1930) is a two-story, rare prairie style residence associated with the invention of sliding automobile clutch. The proposed scope of work involves the following:

- Replace the wood railing on the north side of the house with a brown textured Georgian level (aluminum extrusion) railing. The 4ft level railing will be 46 ¾ inches in length and 3 ¾ inches between holes with 10-3/4 square baluster connects that is secured with a 3/4" stainless steel sheet metal screw. The Georgian Series Top Rail is 2 3/4 inches wide and the bottom rail is 1 1/2 inches wide. The height of the rail from top to bottom is 37-1/4".
- The alternative will be to leave the flat roof without a railing as there is no door on that side of the house.

Staff believe the rectangular balustrade suits the prairie style house despite its lack of decorative finials and material difference. Although the railing is a complementing feature, it's not called out as a main identifying feature for the Borg House in the landmark nomination. Overall, staff believe the proposed railing replacement meets the residential design guidelines and complies with the Preservation Ordinance.

Lastly, staff do not recommend the alternative of the existing railing being removed and not replaced.

## 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 Development Department recommends that the Preservation Commission approve the Certificate of Appropriateness for proposed scope of the railing replacement.

Submitted by: Eunice Amissah-Mensah, Urban Planner

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Approved by:



Image of railing example provided by the applicant



Sample look – Aluminum railing to be used for replacement



Figure 1: Photo showing the property from along 45<sup>th</sup> Street

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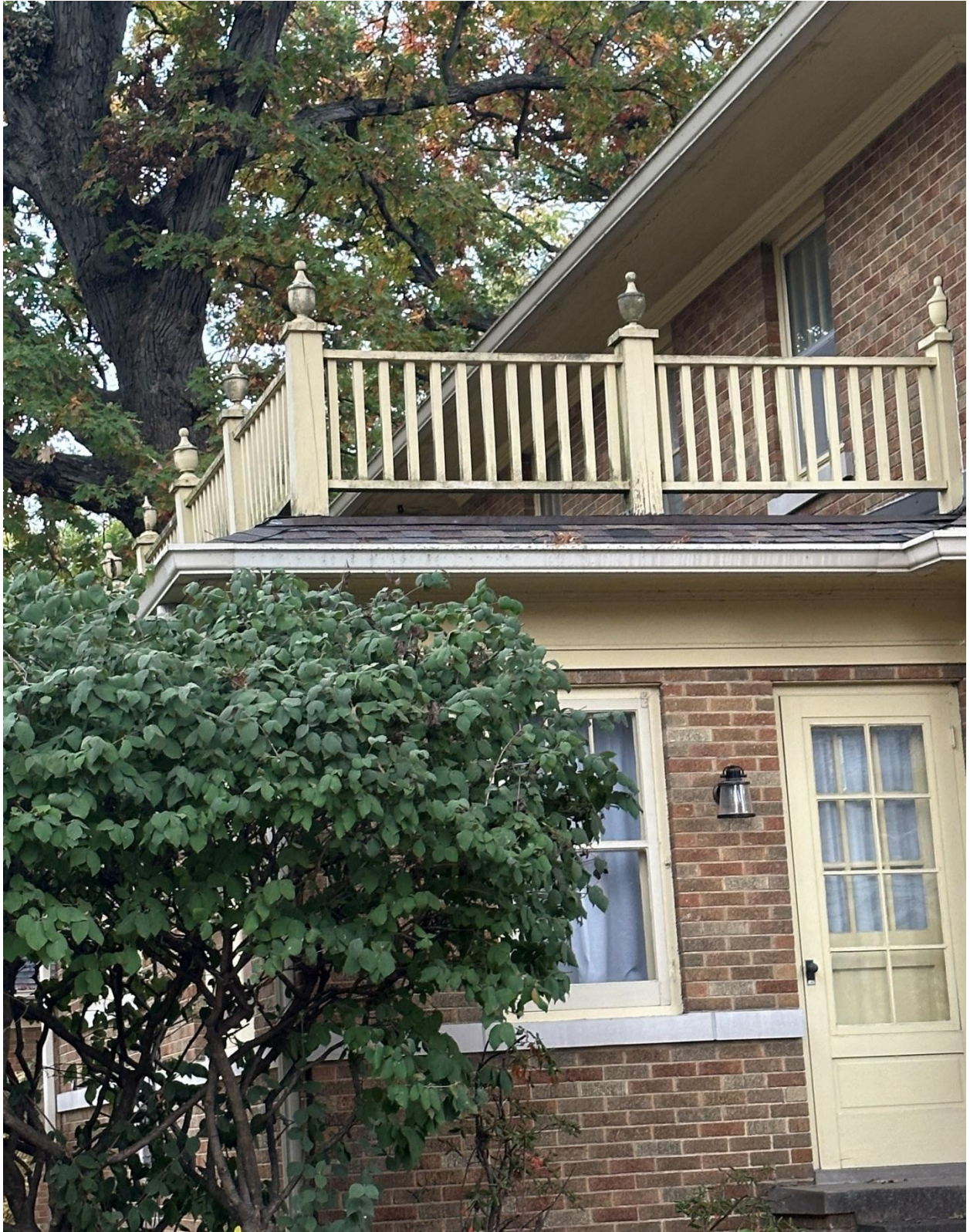


Figure 2: View of railing from the north west section of the house



Figure 3: Railing to be replaced on the north side of the house from along 12<sup>th</sup> Avenue



Figure 4: Closer view of the railing from north east side of the house

# Memorandum



**To:** Rock Island Preservation Commission  
**From:** Eunice Amisah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager  
**Subject:** Case 2024-10: Certificate of Appropriateness application for 1620 22nd Street  
Motion: Move to approve the Certificate of Appropriateness application for 1620 22nd Street for the work as described.  
RC Roll Call vote is needed.  
**Date:** November 21, 2024

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## Introduction and Background Information:

Sue and Jay Swords have applied for a Certificate of Appropriateness (COA) for property at 1620 22<sup>nd</sup> Street, located in the Highland Park District. The proposed scope of work involves replacing twenty (20) double hung, non-original wood windows with double hung wood Pella lifestyle windows, which are exactly like the window replacements previously approved for the property at 1611 21st Street. The applicant notes that both the exterior and interior windows will be white to match the exterior and interior trim. The applicant has also provided notes and photos (attached) describing the current state of the windows.

Overall, staff believe the proposed window replacements meet the residential design guidelines and comply with the Preservation Ordinance. The double hung replacement windows will complement the style of the house and will match the design, operation, material and trim of the previous windows.

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

Submitted by: Eunice Amisah-Mensah, Urban Planner

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Approved by:

Twenty double hung, non-original windows in our home at 1620-22nd Street need to be replaced.

The original windows were rope and weight which now only exist in our attic. Those original windows will NOT be replaced.

All other interior windows are not original, estimated at 60 – 70 years old by two window experts.

The exterior 3-part aluminum windows are of a similar age.

Most of the wooden windows have significant gaps between the frames and the actual windows so that rolled-up material must be inserted to ease the drafts (see photos). There are also gaps at the tops of the large windows because they no longer shut tight. (see photo)

Most of the wooden windows are then also loose enough that they need to be propped up in order to keep them open (see photo).

The aluminum storm windows on the exterior are bent or warped so they are no longer operational. Our guest room windows can no longer be opened; Steve's Mirror had to come to get them closed, and we were told never to open them again because we wouldn't get them down. The kitchen window, for the same reason, has not been opened in 15 years.

The large front aluminum storm windows no longer fit tight so padding is used at the tops to semi-insulate (see photo) In order to get 1<sup>st</sup> floor cross ventilation , we prop open the front door.

The two wooden windows we were allowed to install in 2007 also have gaps and do not fit well; the landing window, which is one of these two windows, has never been opened because the wooden storm window is too heavy to lift off. One would also have to stand on a slanted roof to accomplish this.

#### IN REPLACEMENT:

We will be using the same type of window – Pella Lifestyle – approved in June 2021 by the Rock Island Preservation Commission for 1611 - 21<sup>st</sup> Street, owners Kelli and Estlin Feigley. (see attached drawings)

Windows, both exterior and interior, will be white to match the exterior and interior trim. Non-original windows themselves are also white.

Double hung windows were in the original George Stauduhar architectural drawings from the University of Illinois.

Line # Location: Attributes

15 Dining



Viewed From Exterior

PK # 2174

Lifestyle, Double Hung, Without HGP

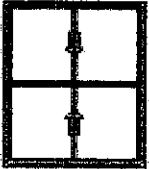
Item Price	Qty	Ext'd Price
\$1,020.97	1	\$1,020.97

1: SizeNon-Standard Size Double Hung, Equal  
 Unit Type: No Program  
 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray  
 Exterior Color / Finish: Standard Enduraclad, ~~Black~~  
 Interior Color / Finish: Bright White Paint Interior  
 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor  
 Screen: Full Screen, InView™  
 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)

large front windows

Line # Location: Attributes

20 Fireplace



Viewed From Exterior

PK # 2174

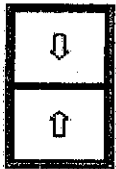
Lifestyle, Double Hung, Without HGP

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 Exterior Color / Finish: Standard Enduraclad,  
 Interior Color / Finish: Bright White Paint Interior  
 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor  
 Screen: Full Screen, InView™  
 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W1H / 2W1H)

Line # Location: Attributes

25 Fireplace



Viewed From Exterior

PK # 2174

Lifestyle, Double Hung, Without HGP

Item Price	Qty	Ext'd Price
\$753.85	1	\$753.85

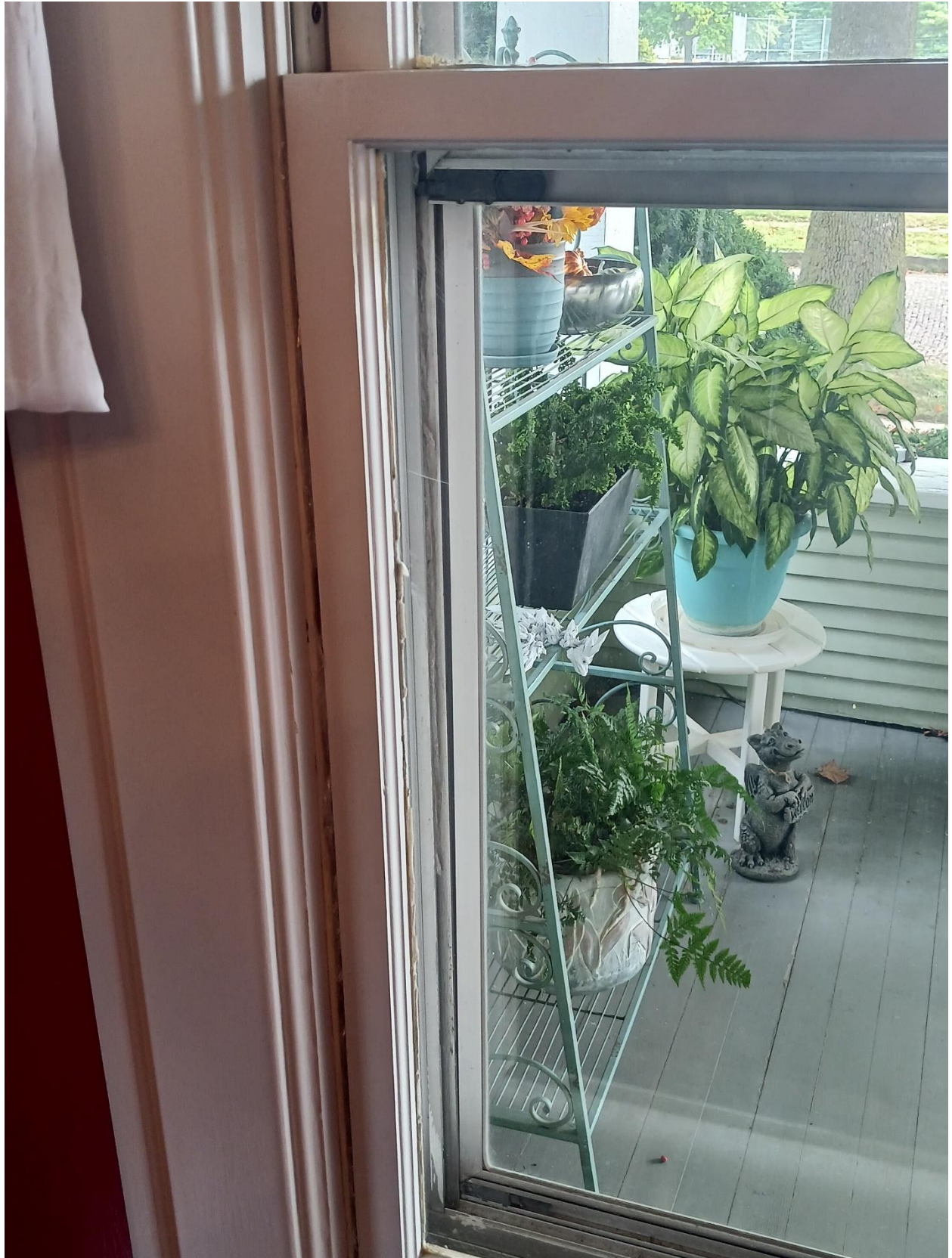
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 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor  
 Screen: Full Screen, InView™  
 Grille: No Grille,

rest of windows



Photo showing the property from 22nd Street









































ROCK ISLAND  
ILLINOIS

## City of Rock Island Historic Preservation Commission 2025 Public Meeting Schedule

<b>Submittal Deadline</b>	<b>Public Meeting Date</b>
January 22	January 29
February 19	February 26
March 19	March 26
April 23	April 30
May 21	May 28
June 18	June 25
July 23	July 30
August 17	August 27
September 18	September 24
October 22	October 29
November 13	November 20*
December 11	December 18*

Meetings are generally held the last Wednesday of every month, beginning at 5:30 PM and are held in the Council Chambers (Third Floor) at City Hall, 1528 3<sup>rd</sup> Avenue. \*Due to the holidays, the November and December meetings are one week earlier and on a Thursday.