

Rock Island Preservation Commission Agenda

City Hall, City Council Chamber
1528 3rd Avenue, Rock Island, IL
January 25, 2023
5:30 PM



1. Call to Order and Roll Call
 - A. Voting Members
 - Linda Anderson
 - Robert Braun
 - John Daly
 - Addison Kimmel
 - Deb Kuntzi
 - Diane Oestreich
 - Bruce Peterson
 - Mark Schwiebert
 - B. Associate Members
 - Jeff Dismer
2. Public Comment
3. Opening Items
 - A. Approval of the Written Agenda for January 25, 2023
Recommended Motion: Move to approve the January 25, 2023 agenda.
 - B. Approval of the December 21, 2022 Meeting Minutes
Recommended Motion: Move to approve the December 21, 2022 meeting minutes.
4. Old Business
 - A. Maintenance of Locally Landmarked Properties
5. New Business
 - A. Discussion on updating the City's educational materials for historic preservation
6. Other Business
7. Adjournment
Recommended Motion: Move to adjourn.

Rock Island Preservation Commission Minutes

City Hall, City Council Chamber

December 21, 2022

5:30 PM



Voting Members Present	Linda Anderson Robert Braun Diane Oestreich Mark Schwiebert Addison Kimmel Deb Kuntzi Bruce Peterson
Voting Members Absent	John Daly
Associate Members Present	Jeff Dismer
Associate Members Absent	
Staff Present	Miles Brainard

Call to Order and Roll Call

Chair Braun called the meeting to order at 5:31 PM and read the roll call.

Public Comment

There were no comments from the public in attendance.

Approval of the Agenda

Schwiebert moved to approve the agenda. Oestreich seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Approval of the Previous Meeting Minutes

Oestreich moved to approve the minutes for April 27, 2022. Schwiebert seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Old Business

Election of Commission Chair and Vice Chair for 2022

Schwiebert moved to nominate Robert Braun as Chair. Anderson seconded the motion. Schwiebert nominated Linda Anderson as Vice Chair. Kimmel seconded the motion. The motions carried unanimously on a vote of 7 to 0.

New Business

Presentation on the Broadway Historic District Nomination Update

Chair Brain introduced Erica Ruggiero, Associate AIA, of McGuire Igleski & Associates. Ruggiero gave a presentation on the nomination update that included a discussion on the process of surveying primary and secondary buildings in the district. She also noted that she has started a building inventory database for the project. Ruggiero walked through a proposed map of the

updated district. She noted the different parcel colors observed on the map, and how they signify contributing and noncontributing structures as well as different time periods. Schwiebert asked for clarification on what a non-contributing means and also about the new period of significance. Ruggiero noted that non-contributing means that a structure was constructed outside the period of significance or a structure has lost historical integrity. Ruggiero also noted that some garages that are within the new period of significance have been remodeled to the extent that they are non-contributing. Ruggiero also noted that new guidance states that you cannot double count properties that are individually listed on the National Register of Historic Places, so those properties are labeled differently on the updated map.

Ruggiero continued to discuss other changes observed in the district update including previously listed contributing structures that have been demolished. Kuntzi asked how many buildings were counted. Ruggiero stated that it nears 1,000 properties, but would need to confirm the final number. Kuntzi also asked if the consultant needed to know about recent buildings that have been lost to fire. She also noted that there had been consideration about amending the boundary to not include the old Lincoln School site, but received guidance to not pursue that route from SHPO because it opens the district to increased scrutiny.

Oestrich asked Ruggiero a question about sources used for the nomination update. Ruggiero noted the use of historic aerials and other archival research, including Sanborn maps. Oestrich also mentioned that the colors could be more distinguishable on the map. Kuntzi asked an additional question on how re-siding affects contributing structures. Ruggiero mentioned that re-siding could have potential effects on the district, but that it did not change the evaluation. Kuntzi also asked a question about vinyl windows and Oestrich asked a question about porch removal. Ruggiero mentioned that both of those issues can be addressed in the written narrative of the nomination update.

Schwiebert asked about the benefits of a nomination update. Ruggiero noted benefits of a property tax assessment freeze for single family homes that are new contributing structures. She also noted that federal and state historic tax credits would be available for income producing properties. She also noted that there are regulatory benefits as well.

Proposed Demolition of Fire Station No. 5

Staff provided an update on the proposed demolition of Fire Station No. 5. Staff discussed the history of the building since 2015 and efforts to rehabilitate the building. Staff noted that since the project was subject to the Section 106 process due to the use of CDBG funds, and through that process staff found that it made rehabilitation unfeasible. Staff also discussed the proposed mitigation strategy for the project. Oestrich asked if a more cost-effective roofing material was explored that would mimic the clay tile. Dismer provided clarification on different roofing materials that could mimic clay tile. Schwiebert asked a follow-up question on if SHPO had any process for economic hardship. Staff noted that it is all subject to SHPOs review and is unaware of any process besides negotiation.

Schwiebert also noted the historical significance of the Douglas Park with National Football League, and the previously discussed possibility that the station be used as part of a museum. Oestrich asked about other elements that increase the cost of rehabilitation in addition to the roof. Dismar noted that the other elements adding to the cost of rehabilitation building include structural improvements and asbestos and lead paint issues. Kuntzi asked about the possibility of private funding to rehab the building. Dismar explained some of the needed updates regarding ADA accessibility. Kimmel noted that the loss of the building will negatively impact the surrounding neighborhood, and also asked if there was a plan to fill that void. Staff noted that demolition is considered a more responsible option than letting the building sit vacant and continue to deteriorate. Staff also mentioned that the mitigation action includes creating flowerbed that will incorporate historic signage from the station.

Anderson asked how the public is notified when issues like this arise, and if there are better ways to communicate. Commissioners mentioned using social media to better communicate issues. Anderson mentioned concerns that the demolish will negatively impact the West End, and that it would be nice to communicate the demolition with the surrounding neighborhood. Staff noted that the Friends of Douglas Park worked on the mitigation strategy with the Parks Department. Staff mentioned that a public notice was posted in the newspaper, and that documents were made available online and as a physical copy.

Schwiebert asked if additional mitigation strategies could be explored that would detail the history of Douglas Park. Peterson asked about mothballing the building and then putting historical information in the windows. Peterson suggested that might buy time to get funds to rehabilitate. Schwiebert mentioned that could create liability concerns, but would like to see the building put to an active use. Kutnzi mentioned that mothballing is an interesting idea for the building. Staff noted that CDBG funds would still likely need to be used for a project like that and that would still trigger the Section 106 process.

Staff discussed the mitigation strategy. Schwiebert suggested that the mitigation strategy be expanded to discuss more about the history of Douglas Park. Chair Braun asked if any materials would be salvaged inside. Kuntzi noted that the copper gutters would be going to the Hauberg Estate. Commissioners discussed other unique features of the building.

Anderson asked if endangered buildings could be added to the agenda on a recurring basis to figure out more innovative ways to address issues similar to Fire Station No. 5. Peterson mentioned that the conservatory at Longview Park would be interesting to discuss.

2023 Meeting Schedule

Staff explained updates to the 2023 meeting schedule. Schwiebert moved to approve the 2023 meeting schedule. Kimmel seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Other Business

Oestrich expressed the need for more regularly scheduled meetings. Staff noted that the Planning Division is back to regular staffing levels, so that will help with the City's preservation efforts. Kuntzi asked about a budget for historic preservation. Commissioners also discussed updating materials and reinvigorating past preservation efforts. Schwiebert discussed possible partnerships with Augustana College. Staff mentioned that an agenda item can be added regarding updating education materials for the next meeting.

Informal announcement of the Statewide Historic Plan Update Meeting on March 7th

Staff discussed that a consultant working on the Statewide Historic Plan asked the City to host a regional workshop. Staff noted that tentative plans are for the workshop to be held at the Hauberg Estate on March 7th. Commissioners gave input on programming ideas for the workshop.

Update on QC PastPort

Linda Anderson provided an update on QC PastPort. Anderson mentioned that the City has 10 PastPort locations, but Douglas Park and Fire Station No. 5 were taken off the list due to community concerns. Anderson discussed the different media materials that are available through the program. Anderson mentioned that she would appreciate feedback from the Commissioners on the program. Schwiebert asked about funding sources for the project. Oestrich mentioned that there are significant sites regarding Black History in the City.

Adjournment

Schwiebert moved to adjourn. Kuntzi seconded the motion. The motion carried unanimously on a vote of 7 to 0 and the meeting adjourned.

Minutes submitted by Tanner Osing.

Memorandum

Community and Economic Development Department

To: Rock Island Preservation Commission

Subject: Maintenance of Locally Landmarked Properties

Date: April 22, 2022



Over the last two to three years, the CED Department has struggled to maintain sufficient staffing levels. As a result, certain activities and programming that the Department would have traditionally undertaken in regards to historic preservation has not been done. As staffing levels begin to return to normal, there is a desire to get programming back to normal as well. One of the priorities in this vein is to do educational outreach to the owners of locally designated landmark properties.

There have been an increasing number of complaints about landmark properties not being properly maintained or work being done to landmarks without the necessary permits. This is a problem and needs to be addressed through better education and enforcement. Many Commission members own or live near landmark properties and are likely aware of these issues firsthand. Staff is asking for input from the Preservation Commission on what should be done.

Submitted by: Miles Brainard, Community & Economic Development Director