

# MOLINE HISTORIC PRESERVATION COMMISSION

## MINUTES - Special Meeting

Commission Member	Present	Absent
Frank Ege	x	
Craig Mack	X	
Dan Mizner	x	
Scott Perkins	x	
Dick Potter	x	
Barb Sandberg	x	
Carm Senatra		x
Jeff Anderson - Staff	x	

Monday, May 21, 2018 at 4:00 P.M.  
Committee of the Whole

**Introduction of Guest:** Diann Moore

**Approval of Minutes** – April 9, 2018: Commissioner Mack moved to approve the April 9, minutes seconded by Commissioner Perkins followed by unanimous Commission approval.

**Reports:**

- Sears Warehouse – “The Q” - Depot Clock : None
- Wilson House: None
- Prospect Park pavilion –update: Fundraiser Picnic was enjoyed by those attending, but group was not as large as had been hoped for. No report on funds raised.
- Collector Center site – update: Commissioner Mack said he is on the DBMT formed to work with Heart of America on the redevelopment of the site.
- Downtown Heritage tour – update: Commissioner Sandberg questioned if the new visitor cards had been delivered to hotels/motels and other visitor sites. Commissioner Ege said he would do some checking.
- Spiegel building: Jeff Anderson reported that the public was invited tomorrow afternoon (May 22) to sit in on a presentation on two RFP’s (request for proposals) the city had received for the redevelopment of the Spiegel building.
- Fifth Avenue Building: Work is progressing on the interior of the building as it is transformed from office space to hotel.
- Carnegie Building: Jeff Anderson reported that Paul Rumbler, Chamber of Commerce Chairman, had met with Moline Centre Main Street board and discussed the desire to get the present owner moving on the redevelopment of the Carnegie building.

Commissioner Sandberg showed photos taken when she recently visited a restaurant in Minneapolis, Minn. Called **The News Room**. The restaurant's interior décor was done following the theme using old historic news printed on giant wall newspapers and news tapes draped across the ceiling as well as rolled newspapers and film cuts also hung from the ceiling. She suggested that either the Carnegie or the now empty Dispatch would be great candidates for a similar adaptive reuse as a themed restaurant.

- Recognizing David Sears: None
- Other: None

#### **Old Business:**

- John Deere House: None
- **Main Street/Façade rehabilitation:** Commissioner Sandberg reported that the owner of the building housing a pet grooming business next to Kmart on Avenue of the Cities has requested façade assistance which is under consideration.
- Garfield School: Commissioner Sandberg reported that footings have been dug and work is progressing on the addition that is planned for the Garfield project. Jeff Anderson reported that Gorman is looking for additional projects in Moline similar to the Garfield school. Commissioners suggested that the old McKinley school would be a good candidate for adaptive reuse as it has been vacant for years.
- Future development of Ray's Appliance: None
- List of Moline's historically and architecturally buildings –survey/inventory: None

#### **New Business:**

**Certificate of Appropriateness** – Scottish Rite Cathedral: Jeff Anderson shared an email he had received from owners Blake Humphrey and Adam Bain stating that they were unable to attend the HPC meeting. They stated that they still were seeking consideration of the removal of the north three sets of original wooden entry doors and replacing them with glass doors. They stated they would agree to not sell the doors, but would place them in storage at the Cathedral for possible future reuse.

The Commission revisited this issue and came to the same conclusion as they had at the March 12, 2018 meeting, that being; that the doors were an important architectural component to the north main entrance to the Cathedral and as such should be retained and repaired and the hardware cleaned and reused.

Both Commissioners Sandberg and Senatra had attended the gala grand opening to the Spot Light Theatre and had an opportunity to view the interior side of the wooden doors. They found them to be in excellent condition but in need of stripping of bubbled paint and minor repair to the bottom of one door. It was suggested the placement of a brass “kick” plate on all the doors would protect them from future damage. At the March meeting, several Commissioners had offered contact information to Blake and Adam for businesses that could assist with the repair and restoration of the doors. It was not reported if they had contacted any of these businesses.

**Historic Property Tax Freeze:** Commissioner Dick Potter reported that Alderman Mike Wendt had presented the Illinois Historic Property Tax Freeze proposal to the City Council where it received a positive vote. It offers a Property Tax Freeze of eight years to owner occupied residences listed as Local Landmarks or listed on the National Register who do extensive work to rehabilitate their homes. The assessed valuation of the historic property is frozen for eight years at its level the year rehabilitation began. At the expiration of the eight years, the valuation is brought back to market level over a period of four years.

**Election of Officers:** A slate of officers was suggested by Commission members. A motion by Commissioner Craig Mack and seconded by Scott Perkins to accept the slate as proposed received unanimous approval.

Chairman: Barbara Sandberg

Vice-Chairman: Dan Mizner

Secretary: Dick Potter

**Other:** Commissioner Dan Mizner shared information regarding discussion of the adaptive reuse of the former Skelly Gas Station located at 820 5<sup>th</sup> Avenue. Built in the mid 1930's in the Tudorp revival style of architecture the 1937 City Directory lists Karl Helander as the proprietor. Current owner, Mr. Vallejo is considering how best to renovate/restore the unique building and has been meeting with the local Habitat group for advice. There has been no environmental review as to any contaminants left from its time as a gas station. The Commission suggested that Mr. Vallejo might benefit from meeting with the city's Façade Committee for funding assistance.

**Announcements:** Jeff Anderson announced that the National Alliance of Preservation Commissions (NAPC) will hold their semi-annual Forum 2018 meeting July 18 to 22 in Des Moines, Iowa. Commissioner Potter expressed an interest in attending.

The Moline Preservation Society Annual Awards presentation is Wednesday May 30<sup>th</sup> at 6:30 p.m. at Butterworth Center 1105 – 8<sup>th</sup> Street, Moline. City Hall, the Façade Committee and the volunteers that created the Downtown Heritage Walk web site are all being recognized.

**Adjournment:** Next meeting June 11, 2018

**NOTE:** Please call the Planning & Development Department, 524-2038, if you are unable to attend. Any person with disabilities who wishes to attend the meeting who requires a special accommodation or any person requiring a special accommodation in attending the meeting should notify the Planning department, 524-2038 at least 24 hours