

Request for City Council Action

Date: September 7, 2010

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|--|---|-------------------------------|----------------------|-----------------------------------|
| Agenda Section: General Business No. 6 | Originating Department: Planning Services/Legal | | | |
| Item: An Ordinance approving John and Rebecca Parkinson's request to designate 803 West Pecan as a Landmark District on the Carbondale Register of Historic Places. No. 6.2 | Approved: | | | |
| <p>Background and Summary:</p> <p>John and Rebecca Parkinson have submitted the required petition for the nomination of their home at 803 West Pecan as a Landmark District on the Carbondale Register of Historic Places. When a property is designated on the local register, the City Council adopts design standards which guide changes to the property. A Certificate of Appropriateness (COA) is required before starting work on the exterior of a designated structure. A COA verifies that the proposed alterations comply with the design standards established for the property.</p> <p>Attached for the City Council review are the following:</p> <ol style="list-style-type: none"> 1) A copy of the ordinance approving and a copy of the resolution denying the designation of the Rogers-Parkinson home at 803 West Pecan Street as a Landmark District on the Carbondale Register of Historic Places. 2) A copy of the staff report to the Preservation Commission (PD 11-01). 3) A copy of the unapproved minutes of the Preservation Commission's public hearing for PD 11-01. <p>Additional Information:</p> <ol style="list-style-type: none"> 1. Constituent/Advisory Body Impact: The Preservation Commission conducted a public hearing on August 16, 2010, and voted (5-yes, 0-no) on a motion to recommend the designation of the Rogers-Parkinson home as a Landmark District on the Carbondale Register of Historic Places (PD 11-01). Notice of the public hearing was published in the <i>Southern Illinoisan</i> on August 1, 2010 and thirty-three (33) property owners within 250 feet were notified by certified mail about the designation. The notice of public hearing was posted on the property as per City Code. The applicant was present at the hearing. 2. Financial Impact: None | | | | |
| Engineering Approval Obtained | Finance Approval Obtained | Legal Approval Obtained | Approval Obtained | Manager's Approval Obtained |
| Council Action: Motion by _____ 2nd by _____ to _____ | | | | |

3. Staff Impact: Any modifications or additions to the designated area will be reviewed by Planning staff and forwarded to the Preservation Commission for its recommendation on the issuance of a Certificate of Appropriateness. Staff will be responsible for issuing all necessary Zoning Certificates and Building Permits.
4. Community Goals: The proposed nomination and design standards are consistent with the primary stated purpose of the Preservation Ordinance which is:

“To survey, identify, designate, preserve, enhance, and perpetuate those properties and improvements which reflect the historical, cultural, political, economic, artistic, social, ethnic or other heritage of nation, state or community; or which have a special community or aesthetic interest or value to the City of Carbondale; or which may be representative of an architectural or engineering type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials.”

Recommended Motion:

It is recommended that the City Council move “to adopt the ordinance designating the Rogers-Parkinson home at 803 West Pecan Street as a Landmark District on the Carbondale Register of Historic Places with the proposed design standards and district boundary.”

If the Council wishes to deny the designation, it should move “to adopt the Resolution denying the designation of the Rogers-Parkinson home at 803 West Pecan Street as a Landmark District on the Carbondale Register of Historic Places.”



CITY OF CARBONDALE, ILLINOIS

ORDINANCE NO. 2010-___

AN ORDINANCE DESIGNATING THE ROGERS-PARKINSON HOME AT 803 WEST
PECAN STREET AS A LANDMARK DISTRICT AND SETTING FORTH THE DESIGN
STANDARDS THEREFOR

ADOPTED BY THE CITY COUNCIL

OF THE CITY OF CARBONDALE, ILLINOIS

THE 7th DAY OF SEPTEMBER, 2010

Published in pamphlet form by authority of the City Council of the City of Carbondale, Jackson
County, Illinois, this 8th day of September, 2010.

CERTIFICATE OF PUBLICATION

I Janet M. Vaught, the duly qualified and acting City Clerk of the City of Carbondale,
Illinois, and the official custodian of the records of said City, do hereby certify that this
Ordinance was published in pamphlet form by authority of the City Council on the 8th day of
September, 2010.

Janet M. Vaught, City Clerk
City of Carbondale, Illinois

ORDINANCE NO. 2010-____

AN ORDINANCE DESIGNATING THE ROGERS-PARKINSON HOME AT 803 WEST PECAN STREET AS A LANDMARK DISTRICT AND SETTING FORTH THE DESIGN STANDARDS THEREFOR

WHEREAS, the City of Carbondale, Illinois is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and,

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and,

WHEREAS, a Petition has been filed with the City of Carbondale nominating the Rogers-Parkinson home at 803 West Pecan Street for designation as a Landmark District as provided for in Section 15-2D-1 of the Revised Code of the City of Carbondale; and,

WHEREAS, designation procedures as set forth in Section 15-2D-1 of the Revised Code of the City of Carbondale have been followed; and

WHEREAS, a hearing of the Preservation Commission of the City of Carbondale was called at 7:00 p.m. on the 16th day of August, 2010 at the City Hall in said City to consider the owner's request to designate the said property as a Landmark District and to consider the design standards therefore; and,

WHEREAS, the notice of the hearing stating its purpose was published in the *Southern Illinoisan* on the 1st day of August, 2010, being at least 15 days prior to said hearing and,

WHEREAS, said Preservation Commission filed with the City Council a report of its hearing, disclosing its findings of fact and its recommendations, said recommendations being as

follows: that the Rogers-Parkinson home at 803 West Pecan Street be designated as a Landmark District under criteria a, c, d, e, f, and h of Section 15-2D-1.D.2 of the Revised Code of the City of Carbondale and that the boundary and design standards as submitted with the form be accepted; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Preservation Commission, the record of the Commission's public hearing, and the provisions of the zoning ordinance, and based thereon, finds that said property should be designated as a Landmark District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

Section 1. That the real property described herein is hereby designated a Landmark District as provided in 15-2D-1 of the Revised Code of the City of Carbondale.

Section 2. That the name of this Landmark shall be known as "Rogers-Parkinson Home".

Section 3. That the real property subject to this ordinance is described as follows:

General Description

The property commonly known as 803 West Pecan Street

Legal Description

Lot 822, the east half of lot 823 and the west 15 feet of lot 821 in McGuire and Lauders Addition.

Section 4. That Exhibit "A", which is attached hereto and hereby incorporated herein is a map of the real property described herein and upon adoption of this ordinance, the property designated on said Exhibit "A" shall be shown on the official zoning map of the City of Carbondale, Illinois as a Landmark District.

Section 5. That Ordinance No. 07-49 establishing the zoning map of the City of Carbondale is hereby amended to show the property identified on Exhibit “A” incorporated herein as a Landmark District.

Section 6. That the Landmark District designation shall act as an overlay district and shall not change the underlying zoning district boundaries shown on the zoning map of the City of Carbondale.

Section 7. The Design Standards for 803 West Pecan Street shown in Exhibit “B” which is attached hereto and incorporated herein shall be the specific design standards for said Landmark District as required by paragraph 15-2D-1.E.2 of the Revised Code of the City of Carbondale.

Section 8. That all ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

Section 9. The repeal of any ordinance by this ordinance shall not affect any rights accrued or liability incurred under said repealed ordinance to the effective date hereof. The provisions of this ordinance, insofar as they are the same or substantially the same as those of any prior ordinance, shall be construed as a continuation of said prior ordinance.

Section 10. That it is the intention of the City Council of the City of Carbondale that this ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this ordinance shall not affect the validity of any other portion of this ordinance.

Section 11. That the City Council of the City of Carbondale finds that the subject matter of this ordinance pertains to the government and affairs of the City of Carbondale and is passed pursuant to the provisions of Article VII, Section 6(a) of the 1970 Illinois Constitution.

Section 12. That this Ordinance shall be known as Ordinance No. 2010-___ of the City of Carbondale, Illinois, and shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: _____
Brad Cole, Mayor

FOR: _____
AGAINST: _____
PASSED: _____
APPROVED: _____
RECORDED: _____
PUBLISHED: _____

ATTEST: _____
Janet M. Vaught, City Clerk

APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:


Meagan Jones, Planner

Exhibit A

**PD 11-01
Rogers-Parkinson Home
803 West Pecan Street**

John and Rebecca Parkinson submitted an application to have property located at 803 West Pecan Street listed on the Carbondale Register of Historic Places

 Subject Property

0 45 90 Feet




“Exhibit B”

Design Standards

The Design Standards for the Rogers-Parkinson home at 803 West Pecan Street shall be as follows:

1. U.S. Secretary of Interior's Standards for Rehabilitation
2. Architectural Preservation Guidelines (City of Carbondale, 1996)



RESOLUTION NO. 2010-R-___

A RESOLUTION TO DENY THE DESIGNATION OF THE ROGERS-PARKINSON HOME
AT 803 WEST PECAN STREET AS A LANDMARK DISTRICT

WHEREAS, a Petition has been filed with the City of Carbondale nominating the Rogers-Parkinson home at 803 West Pecan Street, owned by John and Rebecca Parkinson, for designation as a Landmark District as provided for in Section 15-2D-1 of the Revised Code of the City of Carbondale; and,

WHEREAS, designation procedures as set forth in Section 15-2D-1 of the Revised Code of the City of Carbondale have been followed; and

WHEREAS, a hearing of the Preservation Commission of the City of Carbondale was called at 7:00 p.m. on the 16th day of August, 2010 at the City Hall in said City to consider the owner's request to designate the said property as a Landmark District and to consider the design standards therefor; and,

WHEREAS, the notice of the hearing stating its purpose was published in the *Southern Illinoisan* on the 1st day of August, 2010, being at least 15 days prior to said hearing and,

WHEREAS, said Preservation Commission filed with the City Council a report of its hearing, disclosing its findings of fact and its recommendations, said recommendations being as follows: that the Rogers-Parkinson home at 803 West Pecan Street be designated as a Landmark District under criteria a, c, d, e, f, and h of Section 15-2D-1.D.2 of the Revised Code of the City of Carbondale and that the boundary and design standards as submitted with the form be accepted; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Preservation Commission, the record of the Commission's public hearing, and the provisions of the zoning ordinance, and based thereon, finds that said property should not be designated as a Landmark District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:

1. That the real property subject to this resolution is described as follows:

General Description

The property commonly known as 803 West Pecan Street

Legal Description

Lot 822, the east half of lot 823 and the west 15 feet of lot 821 in McGuire and Lauders Addition.

-
2. That said petition as represented by PD 11-01 and on file in the Planning Services office is hereby denied.

3. That the City Council of the City of Carbondale makes the following findings as their basis for denial of said petition:

_____The proposed district does not meet one or more of the criteria for designation as required in Section 15-2D-1.D.2 of the Carbondale Revised Code.

_____ 4. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois .

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 7th day of September, 2010.

APPROVED: _____
Brad Cole, Mayor

FOR: _____
AGAINST: _____
PASSED: _____
APPROVED: _____
RECORDED: _____
PUBLISHED: _____

ATTEST: _____
Janet M. Vaught, City Clerk

APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:

Meagan Jones, Planner

Photos of the Property





City of Carbondale
Preservation Commission

Preservation District
Nomination
Parcel Data Form

File No. PD 11-01

Date Received: 6/21/10

The following information must be provided in support of a district nomination application. Attach additional pages as needed for any response.

Parcel Owner:

Name: Last Parkinson First John & Rebecca Middle _____

Number and Street 803 W. Pecan

City, State and Zip Code Carbondale IL 62901

Telephone: Home 457-2427 Work (optional) 528-0422

The applicant herein requests that the Carbondale Preservation Commission incorporate the below described property into a preservation district:

District Name: Rogers - Parkinson Home which is of the following type:

Landmark District Historic District Neighborhood Preservation District

Permanent Parcel Number: 15-21-104-004-0040

Nominated Property Street Address: 803 W. Pecan Carbondale IL 62901

Nominated Property Description: (provide a legal description and map)

McGuire and Lauders Addition

Lot 822, E. 1/2 lot 823, W. 15' of lot 821

Parcel Ownership: Public Private

Parcel Occupancy: Occupied Unoccupied

Present Use: single family dwelling

803 W. Pecan
Carbondale IL

Pinning Down a Date

The home was built in 1898, according to a handwritten note in the margin of the tax records, but stronger evidence points to a 1901-1905 date. The McGuire and Lauder Addition to the city of Carbondale was platted June 14, 1892. The Carbondale City Council Meeting Minutes from March 24, 1896 shows that McGuire and Lauder were finalizing street layouts. Ten years later, in October of 1902 the city clerk refers back to an agreement in which lot 802, a 66 foot wide lot originally platted that wide to serve as a future Allyn street extension, was used as a building lot and McGuire and Lauder swapped out lot 821 just 2 lots down, a 50' wide lot to serve as the Allyn Street extension. This lot has remained in the city's possession to this date. The 1900 Federal Census does not show any residences on Pecan Street much past the 400 block, therefore we believe building commences shortly after 1901.

The first owner, other than Ed McGuire, appears in 1901. At that time, Marion Sylvester Rogers and his wife Cora G. bought the property (consisting of 2 % lots) stretching from the east edge of lot 821, now a city street, to the west for \$250.00. At this time, as shown in the 1906 Carbondale Directory, page 39, Mr. Rogers was secretary of the Carbondale Mill and Elevator Company until 1905 at which time he and his wife sold the property and relocated to California. The property sold April 1906 for a sum of \$3000.00. It appears it was sold at a loss since the new owner quickly resold the property in July for \$4000.00. Perhaps Mr. and Mrs. Rogers and their small family needed the capital in their relocation effort. At any rate, between 1901 and 1905 the property went through significant improvements to have the value increase from \$250.00 to \$4000.00, hence this is the time period in which we believe the home was built.

The Home Itself

The home is of the Princess Anne style and consists of a small basement, crawl space, 2 primary living levels and a walk-in attic. Approximately 3000 square feet. The foundations is field stone topped by glazed terra-cotta block. Two brick chimneys, one for the furnace flue and the other for a coal burning fireplace ascend from the basement/crawl space. The house itself is built of oak, possibly milled in the area by the grandfather of Mike Williams, contractor, who owned a sawmill near here and built most of the homes in this area. The structure is balloon framed from oak, sheathed in wide Cyprus boards and covered in cedar clapboards. The roof is sheathed completely with Cyprus and was originally cedar shakes, but has since been replaced with asphalt shingles.

The interior walls on the first level retain their original plaster, the upper rooms having been redone with drywall at some point in the past. All original woodwork and trim remain. The original hardwood* floor has been covered over with a newer, parquet wood floor in the downstairs, with carpet over the original hardwood on the upper level. All original windows remain and are of the single hung variety. Aluminum storm windows were added in the 1940's.

A front porch covering the front entry way with a captain's walk above, now simply a balcony, was original to the home but was removed in the 1940's due to deterioration. A simple balcony rail was installed on the upper level.

The downstairs consists of a back receiving parlor, front chamber, foyer, dining room, powder room (was originally the pantry), kitchen and utility room (which was originally a narrow back porch, but was widened and enclosed in the 1940's. The kitchen originally had access to the basement from its interior but the stairs to the basement were relocated and the stairwell floored over to enlarge the kitchen. This was done by the Feirich family in the 1940/s.

Other alterations done by the Feirich family in the 1940's were removing the double landing on the stairwell and creating a coat closet in its place, removal of the original pocket doors separating the foyer from the front chamber and creation of the powder room in the place of the pantry. In the dining room they installed built-in floor to ceiling china cabinets which were removed by the Griffin family in the 1960/s.

At some point during the time the Foley families lived in the home, the roof caught fire and was replaced. We believe this is when the upstairs had its original plaster removed. New roof rafters and cypress sheeting were added to the roof at this point.

In summary, the home is in very good condition, with most of its original features still intact. Repairs have been up kept during the life of the home except during the remaining years of Evelyn Griffin's ownership, as through her declining years before her death she was unable to perform many major updates to the interior. She and her husband, in the 1980's, completely resided the home, painted, laid the parquet floor, added a window in the kitchen and did lovely landscaping in the backyard. The home is due to be painted and tuck pointing in the basement and sewer lines need to be redone. Upon purchase of the home in 2006, the Parkinson family did extensive work on the interior including painting the interior, re-carpeting the entire upstairs, updating the electrical on the lower level, redo of the interior plumbing and clearing and cleaning up the overgrown landscaping. Plans are in the works to tuck-point the basement, redo the sewer line and replace the roof within the next 5 years.

Ownership of the home

After Marion S. Rogers and Cora sold the home to Roscoe Kerr, he immediately resold the home to George and Anna Boyd who rented the home for the 8 years they owned it. A family named Dicks appears to be living here during the 1910 Federal Census.

In May of 1914 Daniel Edward and Margaret Foley buy the home for \$4000.00. At this time their oldest son Louis and his wife and sons, one of which is the future Dr. Daniel Foley of Carbondale fame, lived in the house at 700 W. Pecan and his daughter Ella Foley Purdy and her husband Dr. Arthur G. Purdy lived next door at 709 W. Pecan. Dr. Purdy was a dentist and he and his wife Ella had just added to their family in 1909 with the birth of son Arthur. Meanwhile, the grandparents, Daniel E. and Margaret recently buried their youngest daughter Cecilia in 1912 and seen another new grandson born into the house at 700 W. Pecan. It was at this time during birth of grandchildren and the loss of one of their own they moved near their grown children onto W. Pecan.

In 1930, Margaret dies, leaving Daniel E. alone with his grown, unmarried daughter, Margaret Nancy. His other adult children had moved away from the neighborhood as their

children grew up and in 1938 Daniel himself passes away. The house is sold to his son Michael Lawrence Foley and his wife Naomi by the surviving children. It was during this time that the roof caught fire and was replaced. Michael and his wife take out equity lines to pay for repairs and fix-ups and prepare the house to be sold.

James Mills Feirich and Margaret Glick bought the house in 1944. James Mills Feirich was the step grandson of Dr. Daniel Baldwin Parkinson whose daughter, Mary Alice Parkinson was the second wife of Charles Edward Feirich. Charles Edward Feirich's first wife and mother of James Mills Feirich, Jennie Cotrell died in 1919. The Feirich family lived in the home until 1962 (44 years) and did renovations in the home, many in preparation for their oldest daughter's wedding. Two of the Feirich daughters and one granddaughter visited the home in 2006.

In 1962 the house was sold to Evelyn and Robert Griffin who raised their one son here and did renovations themselves, more of the upkeep kind. They completely resided the home with cedar clapboards, maintaining the original look to the home.

In 2006 the house was sold again to the John Parkinson family.



M-E-M-O-R-A-N-D-U-M

TO: The City of Carbondale Preservation Commission

FROM: Meagan Jones, Planner

RE: PD 11-01, Proposed Carbondale Register of Historic Places Designation of the Rogers-Parkinson Home at 803 W. Pecan Street

DATE: August 11, 2010

(Public Hearing: August 16, 2010, 7:00 p.m.)

PROCEDURE FOR DESIGNATION:

John and Rebecca Parkinson have submitted the required petition for the nomination of 803 W. Pecan Street to the Carbondale Register of Historic Places.

The Preservation Commission is required to conduct a public hearing to hear testimony from the owner, staff, other interested parties, expert witnesses and any written comments submitted prior to or during the hearing. The Commission shall make a Finding of Fact with regard to the criteria for nomination, the district boundaries, and the design guidelines, and shall also make a recommendation to the City Council. The nomination is then reviewed by the City Council and approved by ordinance if the designation is granted.

Attached for the Commission's review are the proposed district boundaries (Exhibit A), the Preservation District Nomination Form for the property, and photos of the subject property.

DESCRIPTION OF PROPERTY:

The Rogers-Parkinson home was built in 1898 according to hand written tax records, however, there is stronger evidence that shows the house as being built between 1901-1905. The home's location is within the McGuire and Lauder Addition to the City which was platted in 1892 and has maintained much of the original layout. The house was originally owned by Marion Sylvester Rogers and his wife Cora. It has since been the residence of two generations of the Foley family, members of which are noted in Carbondale as celebrated doctors, railroad men and solid members of the community. Other members that have lived at the residence include James Mills Feirich the step-grandson of former SIU president, Dr. Daniel Baldwin Parkinson and the grandson of Charles Edward Feirich, noted lawyer and longtime Carbondale resident.

The home is of the Princess Anne style which is heavily influenced by the Queen Anne style of architecture but is usually less ornate. It consists of a small basement, crawl space, 2 primary living levels and a walk-in attic for a total of 3,000 square feet. The brick chimneys, one for the furnace flue and the other for a coal burning fireplace ascend from the basement/crawl space. It is made of oak which was likely milled in the area by the grandfather of Mike Williams, a contractor who owned a sawmill nearby and built most of the homes in the area. The structure is ballooned framed oak, sheathed in wide Cypress boards and covered in cedar clapboards. The roof is sheathed completely with Cypress and was originally cedar shakes but has since been replaced with asphalt shingles.

Most of the original features of the home still remain intact. The interior walls on the first level still retain their original plaster, with the upper rooms having been redone with drywall at some point in the past. The original woodwork and trim remain. The original hardwood floor remains but has been covered with newer, parquet wood flooring downstairs and carpet on the second level. All of the original windows remain and are of the single hung variety. Aluminum storm windows were added sometime in the 1940's. The downstairs consists of a back receiving parlor, front chamber, foyer, dining room, powder room (which was originally the pantry), kitchen and utility room (which was originally a narrow back porch, but widened and enclosed in the 1940's). The kitchen originally had access to the basement from its interior but the stairs were relocated and the stairwell floored over to enlarge the kitchen. This was done by the Feirich family in the 1940's.

A front porch covering the front entry way with a captain's walk above, now simply a balcony, was original to the home but was removed in the 1940's due to deterioration. A balcony rail was installed on the upper level. Other updates have been completed to the interior of the home over the years as well, including painting, re-carpeting and updating of interior plumbing and electrical work.

FINDING OF FACT:

A.) Criteria For Designation:

The property satisfies the following criteria for designation (Section 15-2D-1.D of the Preservation District regulations):

- a. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country.
- c. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;
- d. Its embodiment of distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;
- e. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;

- f. Its overall embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant;
- h. Its unique location or singular physical characteristics that makes it an established or familiar visual feature.

B.) Proposed District Boundaries:

The proposed Landmark District includes property commonly referred to as 803 W. Pecan Street, as outlined in Exhibit A.

C.) Recommended Design Standards:

The Nomination and Hardship Review Committee's recommended Design Standards for 803 W. Pecan Street are as follows:

1. U.S. Secretary of Interior's Standards for Rehabilitation.
2. Architectural Preservation Guidelines (City of Carbondale, 1996)

RECOMMENDATION:

- 1) Staff recommends the Preservation Commission accept the Findings of Fact as described in Parts A, B, and C of the staff report.
- 2) Staff recommends that the Preservation Commission recommend approval of PD 11-01, Rogers-Parkinson Home, 803 W. Pecan Street, as a Landmark District on the Carbondale Register of Historic Places.



City of Carbondale
Preservation
Commission

Preservation District
Nomination
Form

File No: PD 11-01

Date Received: June 24, 2010

The following information must be provided by the applicant in support of a district nomination application. Attach additional pages as needed for any response.

Applicant:

Name: Last Parkinson First John & Rebecca Middle _____

Number and Street 803 W. Pecan

City, State and Zip Code Carbondale IL 62901

Telephone: Home 457-2427 Work (optional) 528-0422

District Type: The applicant herein makes application to the Carbondale Preservation Commission to establish a preservation district of the following type:

Landmark District Historic District Neighborhood Preservation District

The applicant must attach a completed *Preservation District Nomination Parcel Data Form* for each permanent parcel located within the proposed district.

Nominated District Boundaries: (Provide a legal description and map)

McGauvres & Lauders Addition
All lot 822, E 1/2 lot 823, W. 15' of lot 821

District Name: The following name is proposed: Rogers-Parkinson Home

Predominant Ownership: Public Private

Predominant Occupancy: Occupied Unoccupied

Present Use: single family dwelling

Physical Conditions: Describe the physical condition of the proposed district and include photos:

See attached

MINUTES
City of Carbondale Preservation Commission
Monday August 16, 2010
City Hall/Civic Center – 7:00 p.m.

1. **Roll Call:** Chairperson Koine called the meeting to order at 7:05 p.m.

Members Present: Deniston, Ittner, Koine, Rothe, Parkinson, VanAwken

Members Absent: Booker, Clark

Staff Present: Jones

Guests: Becky Parkinson, Sandy Litecky

3. **Public Hearing:**

PD 11-01, Rogers-Parkinson Home, 803 West Pecan Street

Commissioner John Parkinson recused himself from this case due to personal involvement, in that it is his residence.

Ms. Koine opened the hearing on PD 11-01 and asked Ms. Jones to read the legal notice.

Ms. Jones read the legal notice and was sworn in.

Ms. Koine asked Ms. Jones to read the staff report.

Ms. Jones read the Procedures and Description portions of the report.

Ms. Koine asked if the applicant was present and wished to speak. She told them that they had done a fantastic job of putting together the information necessary for today's hearing.

Ms. Rebecca Parkinson was sworn in and stated that she had done continual research which will go into the 1940's, and reviewed some of the knowledge that she has gained about the home.

Ms. Koine asked if there were any questions from Commissioners to the applicants.

Mr. VanAwken stated that he knows the house pretty well, and used to live near there. He said that he does not think the house would pass inspection by the City because of the front stoop, and suggested a wood and iron combination for the railings.

Ms. Parkinson stated that the original house had no railings, but the plan is to replace the porch at some point back to the original state.

Ms. Deniston asked Ms. Parkinson if she was aware that one of the Foley children is in the area, living in the Lake of Egypt area.

There was general discussion regarding the history of the house and the whereabouts of relatives who are connected with it.

Ms. Parkinson stated that the neighbors across the street are thinking about submitting an application for their home as well.

Ms. Koine asked if there are owners or any other interested parties who would like to speak in favor of the application.

There was no one.

Ms. Koine asked if there are any interested parties who would like to speak in objection to this application.

There was no one.

Ms. Koine asked Ms. Jones if any written statements had been received by staff in regards to this hearing.

Ms. Jones responded no, there were none.

Ms. Koine asked Ms. Jones to read the findings of fact and the recommendation from the staff report.

Ms. Jones did so, with a recommendation of approval of PD 11-01.

Ms. Koine asked if there were any questions from anyone to anyone regarding the facts of the case.

Mr. VanAwken asked about the price, noting that \$4000.00 was a lot of money back in 1904.

Ms. Parkinson stated that the property (land only) was sold to Marion and Cora Rogers for \$250.00, and reviewed later ownerships of the property.

Ms. Koine asked if there were any further questions.

There were none.

Ms. Koine closed the public hearing on PD 11-01 and asked for a motion on the finding of fact.

Ms. Deniston moved, seconded by Ms. Ittner, to accept the finding of fact as submitted by staff.

The motion was approved by a unanimous voice vote.

Ms. Koine asked for a motion on the recommendation to the City Council.

Ms. Ittner moved, seconded by Ms. Rothe, to recommend that the City Council approve PD 11-01.

The motion was approved by a unanimous voice vote, 5 – Yes, 0 – No.