

# Rockford Historic Preservation Commission

August 13, 2013 – 6:00PM – City Hall Conference Room B

**Present:** Janna Bailey, Gary Carlson, Vickie Kruger, Scott Sanders, Becky Lichty, Dave Coady

**Absent:** Alderman Jamie Getchius

**Staff:** Thaddeus Mack, Planner & Building Plans Examiner

**Other:** Interested Parties

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**Meeting was called to order at 6:00PM by Janna Bailey, Chairman**

## **Roll Call and Determination of Quorum**

Alderman Jamie Getchius was not present at the meeting

## **Public Hearing**

None at this meeting

## **Approval of Minutes**

A **MOTION** was made by Vickie Kruger to **APPROVE** the minutes of the June 11, 2013 meeting as presented. The **MOTION** was **SECONDED** by Gary Carlson and **CARRIED** by a vote of 6-0

## **Unfinished Business**

*None*

## **New Business**

### **Certificate of Appropriateness for 936 N Prospect St – New Fence Installation**

HPCS gave a brief overview of the project as submitted and turned over to the applicant further presentation.

Applicant indicated new fence will be wood picket fence. 3' is a max height on the fence.

Gary Carlson asked why the desire to install the fence in the front yard on this property instead of back yard?

Applicant stated there's not much of a back yard, has side yard and front yard and is a corner lot.

Scott Sanders asked if the applicant considered extending the fence to the driveway so it would be one unified yard?

Applicant responded part of the concern is the sidewalk up to the house presently breaks up the yard already.

(Commission members discussed possible fence solutions to continue this along Oakes to property line. Applicant concerned with budget and existing conditions that would prevent this)

Gary Carlson stated his concern is that there are no other fences along this road and would stand out in the front yard relative to other properties. Gary asked if this for a dog or children.

Applicant stated they have small dogs and want to leave this area for them to run around. Applicant presented some research into this fence being an acceptable historically appropriate solution to the fencing need.

Scott Sanders asked if the fence could extend to the driveway.

Applicant stated there is presently a tree at the sidewalk passing through the sidewalk and cannot have fence go over the sidewalk. Additionally, existing grade differences between the sidewalk, driveway and yard would not permit the fence to be installed as desired

(Commission reviewed site photos and understood issues with tree in sidewalk as well as grade differences to not permit fence installation to extend along Oakes to driveway)

Scott Sanders made a **MOTION** to **Approve** the Certificate of Appropriateness Applicant as presented for New Fence Installation at 936 N Prospect St. The **MOTION** was **Seconded** by Becky Lichty and **CARRIED** by a vote of **6-0**.

Applicant raised question/concern as a resident in the neighborhood and expressed understanding of wanting to maintain the exterior of the home. However, a home in the neighborhood has been empty for over 7 years and understands issues were over a storm door or light fixtures not being approved. The applicant stated the home owner sold the house and moved over a disagreement with the HPC and the home owner on a storm door. The applicant stated she did not understand the benefit of holding the storm door standard if it forced the home owner to leave.

Vickie Kruger stated she believes the house was purchased during the peak of the housing market and the owner likely walked away due to foreclosure.

Scott Sanders recalls that the home owner came in with a proposed door style, and the HPC did not like the style of the door. The owner told the HPC he would come back in with a different style door to present, but had not since been back with the requested information.

The applicant stated she did not understand how a foreclosure in the area helped the neighborhood any.

Scott Sanders stated removing the protection provided by inclusion in a Historic District would also not help the neighborhood.

The applicant stated there is another vacant home in the area next to the log cabin home which was condemned and was not able to be torn down. The applicant stated the neighborhood is suffering from the numerous vacant properties.

Vickie Kruger responded that the neighborhood is also suffering from determining the Gaylord property was not suitable for use as a bed and breakfast and is now in foreclosure and the neighborhood decided this should be a vacant 5 acre property.

### **Certificate of Appropriateness for 917 C St – Front Porch Enclosure**

Rory Mulligan, applicant, presented the project as submitted to the HPC and gave brief overview of the project and his relationship to the proposed project. Applicant indicated desire to use Marvin Wood Windows at this location, remove concrete steps and put in wood steps. Asked for the HPC's input.

Gary Carlson stated a house on North 2<sup>nd</sup> St he restored had porches screened in like this. The screens has disappeared over the years and it was boxed in. This space originally intended to be opened or at least screened in. Gary stated he has mixed emotions as not original intent, but work put into this submittal shows some thought and care in the process. Gary noted the replacement door not centered in the opening and asked if the panel filling in at the side is wood or a decorative panel.

Applicant stated he wanted to have mail slot in the wood panel on the side and wouldn't work with the door centered.

Dave Coady asked if casements had been considered at this house to keep the lines for the screens as is?

Applicant stated he went with double hung windows because there are existing around the house now.

Scott Sanders asked if the planter box/stone holders are to remain.

Applicant, stated yes, this will remain. Not shown on the plans but is in good shape and intended to be kept.

Vickie Kruger made a **MOTION** to **Approve** the Certificate of Appropriateness Application for enclosure of the existing porch and new steps at 917 C Street. The **MOTION** was **Seconded** by Scott Sanders and **CARRIED** by a vote of **6-0**

### **Review of Proposed Demolition in National Historic District**

HPCS gave an overview of the submitted request and information requested by the SHPO for this project prior to consideration for demolition, and indicated the role the HPC plays in this request.

Gary Carlson stated consideration of demolishing this building makes him angry as there is not a reason to demolish this building. It is obviously contributing to the district and does not merit demolition. Buildings like this are what draw people to reinvest and live in this type of neighborhood far more than a vacant lot.

Other HPC member shared Gary's sentiment and directed the HPCS to prepare a letter on their behalf reflecting these comments.

HPCS stated a draft letter would be prepared and routed for member review prior to final submittal.

### **Communication and Staff report**

The HPC Secretary presented a brief overview of the property at 1201 National Ave and the interest by the owners to have this designated as a local landmark. The information provided by Jean Lythgoe at the Rockford Public Library is as follows:*According to the booklet, "National Avenue," Charles Brantingham of the Emerson-Brantingham Company (farm implements, later J. I. Case after sold in 1928), built it in 1900. However, the Brantinghams are first listed there in the city directory for 1903-04, when the address is listed as 1209. By 1905, the address is 1201. They lived elsewhere earlier. An article from our Rockfordiana file, from the Rockford Morning Star, 1/12/1969, indicated that Dr. Nicholas & Faith Manno moved there in 1968. Six fireplaces, Tiffany leaded glass windows, top floor orig. servants quarters, greenhouse on ground floor; every wall has storage space, sunroom across entire back of house, 4 stories, etc. (Excel file--thanks, Jan.)The earliest newspaper citation is in 1903, when they were renting out a house on Oxford, and listed "Apply at 1209 National Ave." A house in which Brantingham lived would certainly rate historic status.*

### **Adjournment**

With no other business GC made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by SS and **CARRIED** by a vote of **6-0**

The meeting was adjourned at 6:40 P.M.

Submitted by Thaddeus Mack