

Rockford Historic Preservation Commission

September 10, 2013 – 6:00PM – City Hall Conference Room B

Present: Janna Bailey, Gary Carlson, Scott Sanders, Becky Lichty,

Absent: Alderman Jamie Getchius, Dave Coady, Vickie Kruger

Staff: Thaddeus Mack, Planner & Building Plans Examiner

Other: Interested Parties

Meeting was called to order at 6:02 PM by Janna Bailey, Chairman

Roll Call and Determination of Quorum

Alderman Jamie Getchius, Dave Coady and Vickie Kruger were not present at the meeting

Public Hearing

None at this meeting

Approval of Minutes

A **MOTION** was made by Scott Sanders to **APPROVE** the minutes of the August 13, 2013 meeting as presented. The **MOTION** was **SECONDED** by Becky Lichty and **CARRIED** by a vote of 4-0

Unfinished Business

None

New Business

Certificate of Appropriateness for 2929 Charles St – Building Addition

Applicant presented information on new building addition. During a previous HPC meeting the potential location was discussed. New location as presented tonight has been updated for addition location. Addition is to be located to rear of building near parking lot (south). Applicant presented additional pictures of existing conditions for the HPC to review. Additional parking will be added elsewhere along site, or purchase property in the future for parking expansion. Larger site plans provided for existing and new proposed site. Applicant will come back to present and request COA for site related work and landscaping. The applicant also presented future plans for bus routing and drop-off location to better work with building flow. Future plans would also include swapping some classrooms and offices and creating new entrance on east side of building. Size, scale and budget of field house will likely dictate precast concrete be used. The applicant asked for questions from the HPC.

Becky Lichty asked if the west entrance will be made accessible.

David Hagney responded that it would. As it is now, persons cannot get into cafeteria without going outside (if in wheelchair). The new field house and expansion would provide more accessibility throughout building and interior courtyard. An elevator will be added as well to serve all levels of the building. New work will include better entrance

points that comply with codes for stairs and accessible entrances. The building exterior is being dictated by budget and will likely be precast. The rendering shows banners, though these are not likely to remain.

Scott Sanders asked if other options been explored, such as using brick.

Frank St. Angel stated these had been explored, but added significant cost and did not look correct for building. Frank added they will likely add more horizontal reveals and texture in precast to help make façade less monolithic.

David Hagney added that there are two things not in the application to consider. First, the smoke stack is in bad shape and should be removed. Second, the boiler house windows have asbestos in windows, and want to put glass block over the windows rather than remove and remediate. There are three old boilers in the boiler house, and to remove these will likely require removing a wall. There would be new smaller units to go back in, however the request for smoke stack removal and glass block covering is desired with this application.

Scott Sanders stated the proposed application appears to displace 100 parking spaces and asked how this is being recaptured.

David Hagney demonstrated on plans how parking would be accomplished in some areas, but still needs to be fully solved. Some additional parking area may end up in arboretum space (east area and southern portion).

Further discussion ensued on previous applications and monuments and concerns around the site.

Gary Carlson stated the application looks good except for big blank wall. Gary observed in another location glass block was used and partially mimicked in this presentation. Perhaps this could be mimicked elsewhere in this project.

Frank St. Angel and David Hagney stated there are other panels of glass block elsewhere to do this, however these are covered by banners shown on renderings. A lot of this information based on talking to athletic directors with sun coming into courts and has been vetted.

Scott Sanders asked if games will still be played at this location.

David Hagney stated all schools seem to like having their existing basketball court areas as primary play area and would use this space for PE, prom, graduations, etc.

Scott Sanders made a **MOTION** to **Approve** the Certificate of Appropriateness Application as presented for Building Addition at 2929 Charles St with addition of glass block over existing boiler room windows and removal of existing smoke stack with recommendation to maintain glass block windows in field house and encourage further architectural detailing around building. The **MOTION** was **Seconded** by Gary Carlson and **CARRIED** by a vote of **4-0**.

Communication and Staff report

HPCS communicated information regarding requested demolition of 731-733 N Winnebago

Adjournment

With no other business Gary Carlson made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Becky Lichty and **CARRIED** by a vote of **4-0**

The meeting was adjourned at 6:27 P.M.
Submitted by Thaddeus Mack