

# Rockford Historic Preservation Commission

August 10, 2010 — 6:00 PM

**Present:** Janna Bailey, Maureen Flanagan, Vickie Krueger, Mark McInnis

**Absent:** Scott Sanders, David Hagney, Doug Mark

**Staff:** Sandra Hawthorne, Jonah Katz

**Other:** Ronald and Julia Sunday

## Approval of Minutes

A **MOTION** was made by Mark McInnis to **APPROVE** the minutes of the July 13<sup>th</sup> meeting. The Motion was **SECONDED** by Janna Bailey and **CARRIED** by a vote of 4-0.

## New Business

No new business to report

## Old Business

### Certificate of Appropriateness

#### 411 Kent Street (Tinker Swiss Cottage Museum)

A **MOTION** was made by Mark McInnis to **LAY OVER** this item to the September 14<sup>th</sup> meeting. The Motion was **SECONDED** by Janna Bailey and **CARRIED** by a vote of 4-0.

#### 910 North Prospect Street

Ron and Julie Sunday, Applicants, were present. They provided a letter from Michael Dal Pra, structural engineer, which stated his professional opinion was that the foundation of the house is structurally safe. He noted no noticeable movement in the foundation walls or any sign of distress in the house above indicating movement. Mr. Sunday stated if they were not able to get permission to demolish the structure, they would file for economic hardship. The Commission would need to approve allowing the Applicants to apply for economic hardship. Mr. Sunday stated they had purchased the structure for \$15,000, knowing that it was in need of repairs. They had paid cash for the property with the intent to demolish. The structural engineer estimated the cost of putting a second wall on the inside of the existing basement would be approximately \$32,000. Mr. Sunday stated they also purchased the home at 922 North Prospect with the intent to remodel. Mr. McInnis stated he had a problem with the Applicants claiming economic hardship when they purchased the 910 Prospect property with cash, that they have a home at 916 Prospect that they live in, and they had purchased and are rehabbing the property at 922 N Prospect with the intent to sell. Mrs. Sunday stated their hardship was that the properties were not selling and they did not know when the economy would pick up. Mr. McInnis stated the structural engineer deemed this building to be structural sound. The engineer stated the structure and foundation were safe at this point. Ms. Krueger explained on behalf of the Applicants that it was her understanding that they purchased their home and the properties on either side in an attempt to improve the neighborhood. Mrs. Sunday stated they wished to demolish the 910 N. Prospect to make their property larger. Ms. Flanagan stated there is an overall problem in

Rockford at this point in that what it would take to replenish the house would not be realized in the sale of same. Ms. Krueger stated she has not been inside the house, but in driving by it only seemed to need some work such as replacing the siding.

A **MOTION** was made by Mark McInnis to **DENY** to deny the Certificate of Appropriateness to demolish the structure at 910 North Prospect Street because it does not meet the guidelines for demolition based on the relevant guidelines of the Historic Commission. Janna Bailey and Vickie Krueger felt they could not make a decision on vote. Mr. Sunday argued that the Commission will be seeing a lot of homes being run down because of the economy. Mr. McInnis stated the Commission could not base their decision on the economy, but only on the basis of the Historic Preservation guidelines. Mr. McInnis also stated he was not comfortable with setting a precedent by allowing demolition in a Historic District because a structure needs work. Vickie Krueger stated the information required on the economic hardship application could put them in a better situation to request a demolition. She suggested they could go back to the listing agent for more information to assist in the application. The Motion was **SECONDED** by Janna Bailey and **CARRIED** by a vote of 3-0, with Vicki Kruger abstaining.

Update on 404-408 South Second Street  
No information at this time

Update on violations – 400 block of Kishwaukee Street

In a letter dated July 30, 2010 from Ginny Gregory to Rockford Development LLC., she informed them that a Certificate of Appropriateness would be required prior to any changes on, or demolition of, the multi-car garage behind the houses at 409 through 417 Kishwaukee Street. Also required would be a permit(s) from the Construction & development Services Division. She further indicated that failure to do so will result in a new violation on these properties. She also informed Rockford Development that they would need to file an application for the September 14<sup>th</sup> meeting of the Historic Preservation Commission no later than Wednesday, September 8<sup>th</sup>.

## **Staff Report**

Design guidelines update  
No information at this time

## **Other**

Jonah presented two properties that are scheduled for demolition by the city: Whitman and 1312 W. State Street. These properties are not in a Historic District and are scheduled for fast track. Jonah explained the Commission is not being asked for approval of the demolitions, but rather if they have any comments to make regarding the significance of the property. Mark McInnis felt there were too many holes in the report to allow them to make a decision, such as when were the properties built, and also some of the language was undefined. He asked if a copy of the surveys were available. Jonah will check on this and respond back to the Commission. A **MOTION** was made by Mark McInnis to **LAY OVER** this item to the September 14<sup>th</sup> meeting, pending receipt of the survey materials for review. The Motion was **SECONDED** by Vicki Krueger and **CARRIED** by a vote of 4-0.

With no further business to report, the meeting was adjourned at 6:55 PM

Respectfully submitted,  
Sandra A. Hawthorne, Administrative Assistant  
Historic Preservation Commission