

Rockford Historic Preservation Commission

October 5, 2010 — 6:00 PM

Present: Mark McInnis, Janna Bailey, Vickie Krueger, Scott Sanders, David Hagney

Absent: Maureen Flanagan & Doug Mark

Staff: Sandra Hawthorne, Jessica Roberts, John Gilliberti

Other: Beverly Broyles (Tinker Swiss Cottage); Frank St. Angel, Dave Honkamp, Ron and Julie Sunday, & Pam Hein

Approval of Minutes

A **MOTION** was made by Scott Sanders to **APPROVE** the minutes of the September 14th meeting. The Motion was **SECONDED** by Mark McInnis and **CARRIED** by a vote of 5-0.

NEW BUSINESS

Certificates of Appropriateness

615 & 619 Oak Street

Jessica received a letter from the applicant asking that the two items be withdrawn. The letter was given to the Commission, and the items withdrawn.

500 North Madison Street

Dave Honkamp, Applicant stated that they would be replacing the rotted wood and keeping the style as it is. There are wrought iron bars on the lower level for security reasons. He stated that the business comes under a lot of guidelines' as far as Federal Security. They will be redoing the plant, and the office, removing the dock, adding landscaping and new windows. The office addition is on the southwest side, built in 1902, and is of brick material. The door will be sanded and painted and stay the same style as it is currently. Mr. Honkamp explained the building has gotten to the condition it is in because it was not anticipated that Cellusade would remain at this location. The security bars are twisted wrought iron and the new security grilled storm door will be the same.

A **MOTION** was made by Scott Sanders to **APPROVE** the Application as presented. The Motion was **SECONDED** by Vickie Krueger and **CARRIED** by a vote of 5-0.

OLD BUSINESS

Certificates of Appropriateness

411 Kent Street (Tinker Swiss Cottage)

Beverly Broyles, Frank St. Angel (Bradley & Bradley) new design was presented that would match the existing railing on the handicapped ramp. There is a distinct separation from the historical stairway and from the new handrail. Ms. Broyles stated now that the steps are in, it shows more clearly with the landing and newly designed rail. There will be a wood handrail on stairs and metal handrail on stone steps. There is no requirement to put a railing on the landing. Scott Sanders stated he had been on the site and agrees that the metal handrail would be more fitting with the stone staircase. The same bent iron rail is also used on the barn. From an aesthetic point of view Scott felt the stone would look better if horizontally poured rather than slanted. Ms. Broyles agreed and stated they will be done more horizontally. It is their intent to mask the chain link fence with Morning Glories next Spring.

A **MOTION** was made by Scott Sanders to **APPROVE** the Application as presented. The motion was **SECONDED** by Vicki Krueger with added condition that, should it be necessary to extend the existing handrail down the staircase to the two additional treads that that handrail be an extension of the existing wood handrail already in place. Motion **CARRIED** by a vote of 5-0.

409-415 Kishwaukee

No site plan has been received as of this date. Jessica stated the Applicant has not been responding to her requests for site plans. Scott felt the Applicant's attorney had been given a very appropriate path to make the demolition of the garage work. Vicki Krueger made a **MOTION** to Lay over one month. **SECONDED** by Mark McInnis and **CARRIED** by a vote of 5-0.

UPDATE

910 North Prospect

Ron & Julie Sunday were present to speak on the behalf of the application for the hearing for the Certificate of Economic Hardship at 910 N. Prospect. Attorney John Giliberti reviewed the process of the Hearing for Certificate of Economic Hardship. Applicant will be notified in writing within 7 days of the hearing per legal process. Scott Sanders asked if a person could "buy themselves into an Economic Hardship". Attorney Giliberti explained that the application was the purpose of the hearing – the Applicants have the burden of proof that there is no reasonable use of or return on the property. They will present their case, the city presents, closing statements are then heard at the end and the Applicant may do so as well if they choose to. Jessica Roberts asked if the Board was comfortable with the information provided by the Applicants to schedule a November meeting date. The Commission was in agreement that this applicant could go forward on November 9th.

1312 West State Street

Jessica Roberts stated this item has been removed from Fast Trac. She reported that in 2006 there was research done by IDOT. There was a survey completed and the information is available but was not compiled into an actual report. Jessica offered to take anyone through this information if there was any interest. The Commission would like an aerial photograph of the corridor improvement property. Mark McInnis asked if the referenced files in the IDOT report

were available. Jessica will ask a P.W. representative to attend the next meeting to review the plans for the corridor and to give a short presentation.

STAFF REPORT

Ziok National Register Nomination Application. There is a draft application for the Amerock building for National Landmark. Jessica has not heard from the State as yet, but once this occurs a Public Meeting will be held. Pam Hein spoke on the behalf of the draft application and stated that if there is any information that can be provided ahead of time, she would be happy to provide if it is within their resources. Ms. Roberts stated that any information can be funneled through staff to go to the commission if need be. It was clarified that this property is owned by the City.

With no further business to report, the meeting was adjourned at 6:53 PM.

Respectfully submitted,

Sandra A. Hawthorne, Administrative Assistant

Historic Preservation Commission