

Rockford Historic Preservation Commission

December 14, 2004

6:30 PM

Rockford City Hall, Conference Room B

MEMBERS PRESENT: Val Olafson; Laura Bachelder; Vickie Krueger; Jeanne Ludeke; Frank St. Angel (arrived at 6:35); Scott Sanders (arrived at 6:40)

MEMBERS ABSENT: Alderman John Beck

STAFF: Ginny Gregory, Jackie Bernard

OTHERS: Einar Forsman, City Administrator; Bill Keith, Deputy Superintendent of Property and Equipment (Public Works Department)

The meeting was called to order at 6:30 PM by Chairman Val Olafson.

NEW BUSINESS

APPROVAL OF MINUTES

The minutes for the November 9, 2004 meeting were presented and a **MOTION** to **APPROVE** was made by Vickie Krueger, seconded by Laura Bachelder and **CARRIED** by a vote of 4-0.

CERTIFICATES OF APPROPRIATENESS

◆ 123 South Main Street (Chick House)

Bill Keith, Deputy Superintendent of the Property & Equipment Division of Public Works, appeared for the City of Rockford, to explain the work he is proposing to do to maintain the portion of the building that the City owns. He explained that the City of Rockford had purchased 2/3 of the Chick House. The intent is to "mothball" the building so that it can be developed in the future.

Firstly, they would like to put Plexiglas over the inside of the all the window openings. It would be temporarily fastened into the molding on the inside of the windows, but could easily be removed when the building is renovated. The Plexiglas will keep the moisture out of the building and also give it an overall better appearance of the outside of the structure. They will also continue the Plexiglas through the back where windows are boarded up to make the building uniform. This is visible since the parking deck has been town down.

He said the exterior soffit covering mentioned in their application refers to the green soffit shown in the pictures on the first floor of the building overlooking the mall. They would like to put an awning on it that would wrap around it. It would only stick out approximately 12 inches off the front. It would fasten on top and they would put 2' x 4' runners across it that would fasten the frame to. They can wrap the façade with a nice looking canvas awning that will protect it from further water damage.

Regarding the parapet wall, Bill stated that they have a problem with the eastside of the structure, specifically up near the top of the building. There is a lot of deterioration and the mortar and bricks are loose. They intend to fill in mortar and patch the areas so that they can stop the deterioration from going any further. The damage to the parapet wall was caused by water going down behind the brick. Patching and tuckpointing

should buy time until the building is renovated, hopefully for 1-2 years. Val wanted to know why they would not repair in between the windows, since they are doing the parapet. She mentioned the pictures that Bill displayed only showed the Rockford Office Supply section of the building, and she felt there were problems with the section the City owned. Bill said that when the patching is being done, Mike Harris will repair all the areas to make it uniform. He said the outside of the building is being fixed to prevent further water damage to the rest of the building. They will have to wait until the weather gets a little warmer before they can begin that work. He commented that there should not be any further deterioration during the winter months due to the cold weather. Mike Harris should be working on the building before spring.

Bill said they would cause more damage if they removed the fire escape. It is solidly fastened into the building and secure. They have already secured the part of the fire escape that extends down to the ground and do not plan to do anything further with it at this time.

Val wanted to confirm that all of the additional mortar work would be done, not just the parapet. Bill indicated that it would.

Ginny suggested that if the Commission decides to approve the Certificate, that the motion should be phrased clearly that this is for "mothballing" purposes only for a building that is vacant, and will be revisited 12 months later (or whatever date is agreed). She wants to make sure the Commission doesn't set a precedent for someone else to come in and ask to replace windows with Plexiglass.

Val said she had a concern with the mortar repairs being done according to the Secretary of the Interior. Bill responded that Mike Harris has experience with this and there won't be a problem.

A **MOTION** was made by Scott Sanders to **APPROVE** the Certificate of Appropriateness for the temporary stabilization and repair measures being performed for the vacant building, the Chick House as submitted, and add the amendment that the additional mortar repair be done where needed, not just on the parapet. The motion was seconded by Vickie Krueger and **CARRIED** by a vote of 6-0.

◆ **831 Overlook Road**

The applicants, David and Christine McCarty, were not present. Ginny explained that they had already begun the repairs. The only reason the applicant had called was because Ginny had sent out her annual letter to the owners of all designated properties, and when the owner received it, she thought someone had complained.

Ginny mentioned she has received several calls from other property owners wondering who had "turned them in" after receiving the letter this year.

Ginny said they the applicants had already taken the roof off and there is a tarp covering. She showed a picture from July 2003 so everyone knew the type of house this is. She explained it had asphalt shingles on it and they want to replace them with Eco Slate shingles, which is not true slate. Ginny did not have any more information, so she went on the web and the only thing she found was Eco star roofing and it is made from 100% recycled plastic and industrial rubber. Ginny said she is guessing that this type of shingle is what the applicant is talking about. They also want to install copper gutters. The home looks like it is from the 1930s era. Frank said if that is what they are using, that looks ok. Brief discussion followed.

A **MOTION** was made by Vickie Krueger to **APPROVE** the Certificate of Appropriateness as written to remove the three roofs, replace the existing roof using the slate-looking material from Eco Slate, and to install the copper gutters. The motion was seconded by Scott Sanders and **CARRIED** by a vote of 6-0.

RFP FOR BARBER-COLMAN VILLAGE

Ginny said the City of Rockford had submitted a request to IHPA as part of the standard environmental review that they have to do when spending federal funds on a project. The request was to demolish two of the buildings on the Barber-Colman property. In the Phase 1 and Phase 2 environmental analysis done on the site, it was determined that Buildings 14 and 15 could not be used unless the soil that is underneath the buildings is cleaned. Obviously, the only way to do that is to take the buildings off. Ginny said that with verification of this from the US EPA and completion of large format photography of the two buildings in question, IHPA finally said they would approve the demolition of those two buildings, but they would not approve any other demolition until we did a Historic Resources survey of the entire site. That is what the RFP is for. Ginny also suggested having the same person do a National Register nomination because the Master Developer wants to be able to use tax credits to redevelop some of the remaining buildings.

The RFP was approved by City Council this past week and Ginny distributed copies. She said if anyone on the Commission is interested in pursuing this, they should let her know and she will have the Purchasing Division send them the full package. She added that the area being covered by the RFP is greater than the Barber-Colman site. The State wants us to include both sides of South Main Street and Ginny gave a description of the boundaries.

OLD BUSINESS

◆ 902 Garfield Ave. (Certificate of Appropriateness)

Ginny said she put this on the agenda in case the owner showed up at the meeting. She verified that his name did show up in the County as the property owner. She said had sent him a letter, but she hasn't heard any response from him.

◆ Staff Report

Ginny stated that the Ordinance requires her to annually send a letter to owners of all designated properties. This year, she has received several calls from owners questioning her letter, something that had not happened before.

Ginny had the 2005 Historic Illinois calendars for everyone who had previously ordered them.

◆ Other

Val asked if there was another meeting scheduled for the North Main and Auburn Street intersection. Ginny said there won't be another one until 2005, but no date has been selected. She mentioned that the consultants' PowerPoint presentation is on the City's website for anyone to see. Discussion followed.

Val commented that she would not be able to attend the February 2005 meeting.

With no further business to conduct, the meeting was adjourned at 7:10 PM.

Respectfully Submitted,

Jackie Bernard
Senior Clerk