

Rockford Historic Preservation Commission

June 9, 2004

6:30 PM

Rockford City Hall, Conference Room B

MEMBERS PRESENT: Val Olafson; Laura Bachelder; Jeanne Ludeke; Vickie Krueger; Frank S.t. Angel, Scott Sanders

MEMBERS ABSENT: Ald. Jeff Holt

STAFF: Ginny Gregory, Jackie Bernard

OTHERS: Lori Gustafson and Joann Rossi (Stepping Stones), John Cook and Bob Jakeway (Tinker Swiss Cottage Museum), Larry Morrissey (Garrison School), David Licktieg, Brian Bauer (River District).

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

NEW BUSINESS

APPROVAL OF MINUTES

A **MOTION** was made by Scott Sanders to approve the minutes of May 12, 2004 and of the special meeting on May 19, 2004. The motion was seconded by Vickie Krueger and **CARRIED** by a vote of 6-0.

CERTIFICATES OF APPROPRIATENESS

► 1201 Brown Hills Road (Renewal)

The applicant, Lori Bonelli, was not present. Ginny explained that the application is for renewal of a Certificate granted October 7, 2003 for modification to an existing garage. The previous Certificate allowed expansion of the garage, changing the roof pitch, and designing the exterior to match the house. Details included a Lannon stone foundation, cedar clapboard to match the house, cedar shingles in the gale and wood windows and an arched top taken from the original house.

In this request, they are asking that the same work be approved with the following exceptions/modification:

- Retaining the east and west walls in their current configuration and,
- Retaining original foundation materials and not using Lannon stone.

A **MOTION** was made by Vickie Krueger to approve the Certificate from last year with the modifications as stated. The **MOTION** was seconded by Laura Bachelder and **CARRIED** by a vote of 6-0.

► 420 South Third Street

Lori Gustafson stated that she was representing Stepping Stones and introduced Joann Rossi, the Director of Operations for Stepping Stones. She explained that currently there is a door without an exit, a porch or stairway. They want to rebuild this and referred to the drawings that were sent out. She explained that she was not sure how long ago the porch was taken away from the building, but the proposal is to rebuild

that porch so they can have access from the kitchen to an outdoor patio. They also have the materials for the patio, which would be a cobblestone pattern. The materials for the porch would be treated lumber for the structure and fir backing.

Frank questioned the pickets on the railing shown on the drawing not matching the existing ones. He stressed the importance of matching the existing style. Also, the old railing was at a height that would not be up to code now.

There were many questions regarding the steps (stoop) from the deck, and the railing attached. Frank said that City code regulates putting up a railing if the porch is over 30" above ground. Lori explained that they would like to have a patio area back there. Val commented that the design with the steps on the side would not be efficient to moving things in and out of the kitchen. From what she could tell by looking at the drawing, it looks like a modern wood deck rather than trying to match the railing that already is visible. Lori said that the carpenter who will be doing the work also constructed the railing at 904 North Church Street. They used prefabricated spindles on that one and she wanted to know if that type would be acceptable. Val said it would be much better if she could produce a drawing that would show the design better. The current drawing resembles the type of deck that would be found on a new apartment building. It was agreed that the stairs should come straight out instead of on the side. Frank felt it was important to match the style of the other porch and railing and the decorative work underneath. It was preferred to make a direct approach staircase rather than a side approach. Jeanne felt that the skirting around the foundation should match as well.

A brief discussion followed with various suggestions and ideas regarding the porch and stairs.

A **MOTION** was made by Frank St. Angel to approve the application with the following modifications:

- Make the orientation of the stairs perpendicular to the door instead of parallel to the house.
- Match the detailing on the existing back porch, including the underskirting and the type of railing and balusters.
- Keep the porch square and not connected into the bay.

The **MOTION** was seconded by Scott Sanders and **CARRIED** by a vote of 6-0.

▸ **411 Kent Street (Tinker Swiss Cottage Museum)**

Laura Bachelder introduced John Cook, and Board President Bob Jakeway, who will explain the proposed project, the reconstruction of Robert Tinker's suspension bridge. The first suspension bridge that Tinker built went up around 1868-1870 and it was on a slant straight down from the north bank. That washed out several times, so Tinker bumped the middle part of it up and leveled it off. Laura showed photos of the complete layout of the property.

John Cook and Laura presented the details of the project and the complete background of the Museum and the suspension bridge. John stated that the project was ready to go to bid. It has taken several years to get to this point with all of the approvals needed. The bids will be coming in by July 30, so they anticipate construction to begin in September.

A **MOTION** was made by Jeanne Ludeke to approve the Certificate as described in the application and outlined in the information packet. The **MOTION** was seconded by Scott Sanders and **CARRIED** by a vote of 5-0, with Laura Bachelder abstaining.

▸ **1105 North Court Street (Garrison School)**

Larry Morrissey, representing the applicant, presented the proposed plan for redevelopment of the building and site, and displayed several drawings. Gary Anderson is the architect, but was unable to be at this meeting. Basically, the plan is to restore the original school building and gymnasium; demolish the 1969 "pod" addition; and construct condo units and parking on the east half and northeast quarter of the lot.

He said they are going after the historical tax credits at the federal level, but their cost has gone up approximately 18-20%. They want to do something that fits in well with the existing neighborhood. Originally they thought they would do rental apartments and a condo conversion, but have since changed it to a straight condo project. When they went from apartments to condos, from the tax assessor's standpoint, the project doubled in value, which is what they needed to do to get the TIF revenues.

Larry apologized for the delay in getting the information from the architect to the Commission, which was handed out at the beginning of the meeting. He said in 1969, a pod was added on the north side of the old school building, but since that is not part of the plan, they are planning to remove it. He understands that it is not part of the designation. Ginny said that it was included in the legal description, but it was done in such a way that it would be ok to take it off.

All of the things they are doing are in conformity with the Secretary of Interior Standards for Historic Rehabilitation, because they are going after the national historic tax credits. They are currently working on their national historic designation in addition to the local designation.

He continued to explain their proposed project in detail while referring to the various drawings.

Ginny questioned Larry as to what specifically he is looking for the Commission to do at this meeting. Larry said that he would like approval of the construction plan that is laid out in the architectural drawings, the floor plans for the interior and exterior work that is detailed in the plans. He stated that everything was explained in the materials that were given just prior to the meeting. He anticipates construction beginning within the next 6 months.

Ginny wanted to know if he was looking for the Commission to approve both the renovation of the existing buildings as well as the new construction. Larry said that as he understood it, he didn't need it, but he would like to get the blessing of the Commission to say that they like what they are doing. Ginny pointed out that as the entire parcel is included in the legal description of the landmark designation, any changes on that parcel that are visible from a public right-of-way would need Commission approval in the form of a Certificate of Appropriateness.

Val commented that the Commission would also have to approve the demolition. Scott Sanders asked for more information on the decks which Mr. Morrissey had mentioned. More detailed discussion followed.

Ginny mentioned the information packet that Gary Anderson brought over prior to the meeting, titled "Scope of Work Garrison School." This packet consisted of all the information/detail that is being presented to the Commission. Ginny read through the packet and said that she found 18 items to be approved.

Ginny commented that these items should be addressed and specifically listed on the Certificate, so that the Commission can review and address each item. (Example. 1) The exterior windows will be replaced with an aluminum double hung window matching the profile in scale and proportion of the existing

windows. The jambs will be panned with a painted aluminum to provide a two-color, color scheme. She read through several other items after this one.

Val stated that most of the information was just received tonight and she was somewhat worried about the decks, as well as changing the openings (windows) to doors. She would like to see a visual on those specific items as well as wanting more information and time to go over everything. She suggested the lay this Certificate over until the next meeting on July 14, 2004. Larry agreed to come back on the next meeting. Ginny said that it would be helpful if she could meet with Gary Anderson and Larry Morrissey to come with a list to identify the specific items that need to be approved by the Commission.

Val asked if they would need a demolition permit within the next month. Larry mentioned that the only potential demo that they would be working on would be the pod as well as the connection between the two buildings. Val thought that the Commission could possibly approve an application for the demo only, if needed, and table everything else. Ginny said that the question arises then as to what would be there after the pod and connection is removed.

Larry said that he would be happy to come back to next month's meeting with the complete application laid out and more specific. Brief discussion followed.

A **MOTION** was made by Vickie Krueger to layover the application for Garrison School until the next meeting in July. The **MOTION** was seconded by Laura Bachelder and **CARRIED** by a vote of 6-0.

OLD BUSINESS

STATUS REPORTS

▶ **Proposed amendments to the ordinance**

Ginny reported that the amendment requiring a super majority vote (10 out of 14) of City Council to designate a landmark whenever the owner objected has been adopted. The other amendment that had been proposed that would have inserted a provision matching Chicago's to exempt religious properties from designation when the owner objects, was tabled.

▶ **Landmark application for Beyer Gatehouse, and** ▶ **Addition to Brown's Hills/Knightsville Historic District**

Ginny reported that the Committee Reports went through and the Ordinances were read in at City Council on June 7, 2004. Final action should be taken next week by City Council.

OTHER

Ginny also reported that Alderman Holt will be replaced on the Commission by Alderman Beck. The change will be effective in July. She will be meeting with Alderman Beck during the next week to go over the HPC policies, etc.

Discussion followed regarding changing the date of the next monthly meeting.

Jeanne Ludeke asked Ginny about the status of the house with the railroad ties at 303 South 3rd Street. Ginny said that he has a Certificate for other items, but not for the railroad ties. She has not driven by this property recently, but she will add it to her list to check.

With no further business to conduct, the meeting was adjourned at 7:50 PM.

Respectfully Submitted,

Jackie Bernard
Senior Clerk