

**Rockford Historic Preservation Commission**  
April 20, 2005  
6:00 PM  
Rockford City Hall, Community Development Conference Room

**MEMBERS PRESENT:** Laura Bachelder, Jeanne Ludeke, Valerie Olafson, Frank St. Angel, Sally Faber, Scott Sanders, Alderman John Beck

**MEMBERS ABSENT:** None

**STAFF:** Ginny Gregory, Sandra Hawthorne

**OTHERS:** Ben Cradic (Graham-Ginestra House), Lori Gustafson and Wally Hansen (415 May Street), Tony Krup (417 South First Street), Kevin & Erika Holdmann (109 North Main Street), Jon Lundin and Pam Hein (Elks Club)

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

## **NEW BUSINESS**

### **APPROVAL OF MINUTES**

The minutes for the February 16, 2005 meeting were presented and a **MOTION to APPROVE** was made by Jeanne Ludeke, seconded by Laura Bachelder and **CARRIED** by a vote of 6-0.

### **CERTIFICATES OF APPROPRIATENESS**

#### **◆ 417 South First Street**

Representing the applicant, Tony Krup explained that the owner wants to replace the front porch as is with the exception of replacing the existing square columns with more rounded ones and increasing the height of the porch railings to meet Building Code. She also needs to find a way to replace the stucco that covers the curved soffit just below the roofline. This needs to be done because the stucco is coming off in chunks, leaving holes that animals are getting through into the attic. She is looking for an alternative to stucco because of the cost. Val asked what was originally on this area and Tony said just the lath and stucco.

Returning to the issue of the columns, Mr. Krup said the owner was looking at replacing these with a round column that would go up two stories. The Commission felt this was more of a Colonial Revival detail and not in keeping with the original style of this house which is more of a Four Square. The consensus was that if the columns have to be replaced, it should be with square columns similar to what's there now. The applicant does not have any historic photos of the house to show what was there originally.

Discussion was held on using metal to create the curve in the soffit, but Val felt this would be too obvious. As for the stucco, Ginny stated that one of the Plans' Examiners in the Building Department felt that most of the cost was to get the workers on site rather than material. Because this is a relatively small job, it would be expensive to do.

The question arose as to whether the height of the railings would have to increase. Ginny said the Building Code requires a minimum of 36 inches in height for any railings that are 30 inches or more above ground level. If they were only repairing and/or replacing a few, then they could probably leave them at their current height. Since they are completely replacing the porch, the railings have to be replaced as well. Tony said the entire porch must be replaced because of sagging, rotten wood and it is unsafe.

A **MOTION** was made by Scott Sanders to **APPROVE** the repair and replacement of the porch as submitted with the new porch to match the existing as closely as possible with rail height changed to match Building Code; and, **DENY** replacing square columns with round ones. Round columns are inappropriate to the architectural style of the house. It was decided to **LAY OVER** the issue concerning the stucco until further information is received. The motion was seconded by John Beck and **CARRIED** by a vote 7-0.

◆ **109 North Main Street**

Kevin Holdmann explained that his parents had purchased this building. The main level will be a business and the upper level an apartment. They would like to pursue a rooftop garden on the building. They are at a concept stage only at this point and are simply looking for input and advice. The building has a flat roof which they feel would be conducive to a rooftop deck. They are proposing enclosing the stairs and covering part of the deck as well. The deck would be 25 ft. x 20 ft.. Mrs. Holdmann asked about placement of the railing; Scott said it would need to be set back from the façade to minimize its visibility from street level.

Consensus among Commission members was that the basic idea was acceptable and applicants should pursue more definite plans. Mrs. Holdmann asked about material. Frank suggested glass. Kevin said that they were considering glass and stucco at this time. Val stated that would be acceptable, but to keep the design simple. Kevin asked about a four-season type of atrium with glass. The Commission felt it did not sound appropriate but could not give an answer without seeing a design drawing.

No motion was required because the owners were asking for input only.

◆ **210 West Jefferson Street (Elks Club)**

Pam Hein presented a request to install window boxes for two window areas on the Wyman Street side of the Elks Club, and three in arched areas on the Main Street side. The boxes will be a simple design, made of black iron. The Commission felt the Wyman Street side was not appropriate. Jon Lundin, representing the owner, stated the intent was to keep the flowers up high enough to avoid theft or damage to the flowers, which was why window boxes were being considered rather than planters. Pam also stated it would be difficult to use planters because there was very little public right-of-way, making it difficult to put them out of the way of pedestrians. Pam asked for the Commission's ideas for something more appropriate. Val suggested additional colorful banners; however, Ginny explained this could run into zoning problems. Pam stated Sarah Bell had consulted with them to try to come up with ideas for the building and she came up with iron window boxes. John Beck said he did not see any black iron visible on the building, but felt it was a nice idea for flowers. Jon was open to hanging baskets if they could be out of reach. Ginny said baskets are extremely heavy and they would need to find a way to support the weight. Val pointed out that the detailing on the building includes geometric designs; one of these could be used in the window box

design. Scott sketched a design for hanging basket holders, and the Commission also stated a different type of window box design may be appropriate. Jon asked if another meeting was necessary or if designs could be submitted by e-mail or faxed. Ginny said a public meeting is normally required, but it was agreed that if a design was received by Val, she could be authorized to sign off on the design on behalf of the Commission. Once this is done, Ginny could issue a Certificate of Appropriateness.

A **MOTION** was made by John Beck to designate Val Olafson to sign off on a modified design for the window boxes, at which time a Certificate of Appropriateness could be issued. The motion was seconded by Frank St. Angel and **CARRIED** by a vote of 7-0.

◆ **415 May Street**

Wally Hansen explained the application to replace the decking on the porch with Tendura Plank, to repair loose and broken spindles on the railing, and to replace the basket weave skirting with a vertical pattern matching the railing. The Commission felt it was appropriate.

A **MOTION** was made by Frank St. Angel to **APPROVE** the Certificate of Appropriateness as written. The motion was seconded by Laura Bachelder and **CARRIED** by a vote of 7-0.

◆ **Graham Ginestra House**

Ben Cradic was present and explained that there was nothing to really present to the Commission at this time as far as changes to the property were concerned. It is for sale by the heirs, but they will only sell to someone who will keep it as a museum. He said he is maintaining the property and is looking for additional assistance in terms of individuals at this time who can assist him, since he is the only one involved. Ginny will check on grants that may be available. It was suggested that he contact the Community Foundation about its grant program for community projects. He should speak with Barb Nelson for more information.

## OLD BUSINESS

◆ **MEETING TIME**

It was agreed to continue with the 6:00 PM start time for the monthly meetings.

Ginny mentioned that the next meeting is May 18. Mid Town District Association is having a seminar on the use of federal income tax credits within the Seventh Street Commercial Historic District that evening. Mike Jackson, IHPA's senior architect, will be speaking. It was decided to continue with HPC on same night.

A **MOTION** was made by John Beck to permanently change the meeting time to 6:00 PM. The motion was seconded by Jeanne Ludeke and **CARRIED** by a vote of 7-0.

## STAFF REPORT

◆ **Coronado Theater**

Ginny reported that IHPA will not approve removal of an exterior door as had been requested by the Friends of the Coronado and previously approved by HPC. They also ruled that the 30½ inches in the interior space behind the door is wide enough based on waivers that can be obtained for ADA regulations since this is a historic property. The proposed interior door will not impact any critical features so the Friends can do what was originally requested there. The primary entrance is not affected. They will only be cutting the interior door between the Coronado and the Jackson Piano Building and that will be a standard sized door.

♦ **NAPC Summer CAMP**

Ginny reported on the seminar run by NAPC (National Alliance of Preservation Commissions). She also stated she has a booklet explaining the due process that touches on a lot of the material at the seminar. She will need to make more copies to distribute to everyone. She recommended other members attend if it is offered again.

**OTHER**

Val reported that Jennifer Heflin notified her that one of her neighbors is compiling a lot of "stuff" in her yard in the Brown Hills area. Ginny stated she should tell Jennifer to call Neighborhood Standards with the exact address and "stuff." The phone number is 987-5566.

With no further business to conduct, the meeting was adjourned at 7:00 PM.