

Rockford Historic Preservation Commission
April 11, 2006
6:00 PM
Rockford City Hall, Conference Room B

MEMBERS PRESENT: Laura Bachelder, Maureen Flanagan, Jeanne Ludeke, Alderman Doug Mark

MEMBERS ABSENT: Sally Faber and Frank St. Angel (both excused)

STAFF: Ginny Gregory, John Gillbirti, Sandra Hawthorne

OTHERS: Pete Fuller (307 Grove Street); Debra Carlson (1514 Brownwood Drive); Francisco and Juana Villegas (413 South Second Street); Cameron McGroarty (419 Grove Street); David Hagney (1364 Brown Hills Road); Greg Smith (208 South Second Street)

The meeting was called to order at 6:05 PM by Vice Chairman Jeanne Ludeke.

New Business

APPROVAL OF MINUTES

Minutes for the meeting of March 14, 2006 were not yet completed so no action was taken.

CERTIFICATES OF APPROPRIATENESS

◆ 307 Grove Street

Pete Fuller of the City's Human Services Department presented the proposal to install new vinyl windows in response to a requirement from the Winnebago County Health Department that the windows be replaced because of lead paint issues. He pointed out that the house already has some vinyl replacement windows in the basement area as well as other windows that do not match. Some are boarded up and these will be opened up. At this point, five have been replaced with vinyl. In response to questions, Mr. Fuller stated that the replacement windows they propose to use will not have mullions. While many of the existing windows do have mullions, some do not. He said he could get prices on replacement windows with mullions to see if it will fit in the budget. The consensus of HPC members present was that they would like to see mullions in the top half of those windows that can be seen from the street

Alderman Mark made a motion to lay over this item until photos and more information on what windows with mullions would cost could be completed by the May 9th meeting.

◆ 1514 Brownwood Drive

Debra Carlson, the owner and applicant, stated that the shutters would be wood. She would like to use the hinges and "S" holdbacks holding them in place shown in the information submitted with her application. She then showed samples of three supports for the window boxes. Ald. Mark expressed a preference for brackets that did not sit on the ledge, but are attached below. Ms. Carlson said the boxes will be either white or gray. She then explained the

final part of her application, to replace the six poles providing support for the roof of the front porch with two white wood columns.

Ald. Mark made a **MOTION** to **APPROVE** the application, including replacing porch supports with two wood columns, installing wood shutters and window boxes using the least conspicuous support for brackets, and installing wood frame storm windows. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of 4-0.

♦ **413 South Second Street**

Francisco and Juana Villegas, owners, explained that they had replaced the windows about five years ago. The replacement windows are vinyl but otherwise match the original windows in size and profile. After some discussion, there was consensus among HPC members to allow the windows to remain, but made it clear to Mr. and Mrs. Villegas that they must obtain a Certificate from the Commission before making any other changes.

Ald. Mark made a **MOTION** to **APPROVE** the application to retain the vinyl windows which are the same size and type as the originals. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of 4-0.

♦ **208 South Second Street**

Ginny explained that this is the property where an exterior metal chimney was installed without either a Certificate of Appropriateness or a building permit. The chimney is highly visible at the corner of Walnut and South Second Streets. Greg Smith, the owner and applicant, agreed that he did not receive a permit but did have it inspected and passed code. It has made a big difference in his heating costs.

Jeanne Ludeke felt it would either have to be removed or masked. Ald. Mark explained about making any changes to the exterior of the building that would be in keeping with the original structure.

Greg said this addition was put on in the 1970s and felt there was nothing historic about the building. Ald. Mark explained changes could have been made prior to this area becoming a historic district and that would not be affected. Greg said he could not put it on the roof because the roof is flat and he is concerned with cutting a hole that would allow water leakage. He said if he moves it, the pipe would not fit correctly because it is was custom made for that site. He agreed to look at a couple of different plans, including placing it on the roof. HPC was agreeable to that.

Ald. Mark made a motion to lay over, seconded by Maureen Flanagan.

♦ **419 Grove Street**

Ginny explained that she had received a complaint about installation of vinyl windows on the house. Cameron McGroarty, the owner's contractor, proposed as an alternative to removing the new windows, planing and sanding down and installing the original wood screens, which would entirely conceal the vinyl portion of the windows. These windows are strange sizes – very tall and narrow. New wood windows would have cost almost \$1,000 per window because they would have to be custom made. The screens will be on all the time. Seven windows are involved. A few more on the back but they are attic windows or glass blocked in. All windows visible from the street would be uniform.

Ginny asked Atty. Gilliberti if it would be acceptable for the Commission to allow the vinyl windows to remain with the stipulation that the wood screens be installed and that once installed these screens could not be removed without coming back before HPC. He said that would be allowable.

Ald. Mark said he would like to see photos of what these storms/screens will look like. Ald. Mark made a motion to lay this over to the May meeting. The motion was seconded by Laura Bachelder and carried by a vote of 4-0.

♦ **1364 Brown Hills Road**

David Hagney, architect for the owners, stated that they would come back later in the year with a proposal for an addition on the house. At this time, they just want to replace windows with aluminum clad windows (wood windows clad with aluminum) of the same size, configuration and muntin pattern with the exception of three of the windows in the living room which will be rebuilt. Colors of the windows are to be customized to match existing.

Maureen Flanagan made a **MOTION** to **APPROVE** the application as submitted. The motion was seconded by Ald. Mark and **CARRIED** by a vote of 4-0.

♦ **330 North Main Street**

Ginny explained that the proposal is to duplicate the awning that was originally installed on the building in 1973, but without the Jackson Piano logo. The awning will be canvas and match the original sage green color.

Ald. Mark made a **MOTION** to **APPROVE** the application as submitted. The motion was seconded by Laura Bachelder and **CARRIED** by a vote of 4-0.

Old Business

- ♦ See 208 South Second Street above.

Staff Report

♦ **Neighborhood Meetings –Schedule and Agenda**

Ginny reviewed the schedule as it stood (Haight Village on April 18th and Brown's Hills/Knightsville on May 10th) and a suggested agenda for the meetings.

♦ **Historic Preservation Month**

In observance of May as Preservation Month, Ginny indicated that we will be putting a display in the City Hall lobby that will inform the public about historic preservation and its role in Rockford. River District would also like to participate in this.

Other

Commission members discussed the advisability of charging a penalty for homeowners carrying out work without first coming to HPC for a Certificate of Appropriateness. While there was some

agreement that this would be a good idea, there was no clear consensus as to what amount would be appropriate, high enough to discourage people from doing work without approval, yet not so high as to keep City Council from approving it as an amendment to the ordinance. Final consensus was to have Ginny check with the Legal Department to make sure it can be done, and to bring it up at the neighborhood meetings to see how residents and owners feel about it.

Commission members also discussed the issue of lead paint and requirements of the County Health Department. Ginny will invite a representative of the Health Department to the June meeting to discuss this.

Ginny will be putting a list of members on the City's web site. She does not plan to put phone numbers on, just names and what slot each person fills. That will minimize the chances of someone with an application calling a Commission member before their issue comes up at a meeting.

Ginny said she had received a voice mail from Mike Pauly, landscape architect at the Rockford Park District, in which he indicated his willingness to serve one term on the Commission.

With no further business to conduct, the meeting adjourned at 7:05 PM.