

Rockford Historic Preservation Commission

August 7, 2007 - 6:00 PM

Conference Room B

Rockford City Hall

Present: Laura Bachelder, David Hagney, Mark McInnis, Mike Pauly

Absent : Sally Faber, Maureen Flanagan, Ald. Doug Mark

Staff : Ginny Gregory, Lucia Rinedollar

Others: Chandler Anderson, Don Bissell, Kyle Bevers , Steve Jaycox, Lisa Doll, Rick Strader, Ben Cradic

NEW BUSINESS

Approval of Minutes

David Hagney made a **MOTION** to **APPROVE** the minutes for the meeting of July 10, 2007 as submitted. The motion was seconded by Mark McInnis. The motion **CARRIED** by a vote of **4-0**.

Certificates of Appropriateness

♦ 1105 North Court Street (Garrison School)

Chandler Anderson was present to explain that the application is for a 6-foot steel fence with matching gates that will wrap around the perimeter of the project. A detailed drawing of the proposal was submitted.

David Hagney made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the installation of a 6-foot steel fence as submitted, subject to Zoning approval. Mike Pauly seconded the motion. The motion **CARRIED** by a vote of **4-0**.

♦ 1115 South Main Street (Graham-Ginestra House)

Ben Cradic was present to explain that he had submitted two applications. The first was for a driveway gate with pillars on each side. He asked for advice on what material should be used for the pillars. It was agreed that concrete columns colored to match the limestone would be appropriate. The gate is a barn gate that will be color coated to match the fence. This style was chosen because it matches what is shown in an old photograph of the house.

The second application is for the construction of a limestone wall along the alley at 1123 South Main Street. The new wall will match the existing wall on the adjacent property at 1115 South Main Street.

Mike Pauly made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the driveway gate and pillars as described. David Hagney seconded the motion. The motion **CARRIED** by a vote of **4-0**.

Mike Pauly made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the construction of a limestone wall along the alley at 1123 South Main Street to match the existing wall on the adjacent property at 1115 South Main Street. David Hagney seconded the motion. The motion **CARRIED** by a vote of **4-0**.

♦ **112 North Wyman Street (Richardson Building)**

Don Bissell and Kyle Bevers were present to request a Certificate of Appropriateness for a rooftop deck they had constructed at 112 North Wyman Street. They pointed out that the deck features are not attached directly to the roof of the building, that it is a floating system. The deck is not completely visible from street level, but the balustrade and the pergola are partially visible. The Commission members agreed that the deck was very well built but they were concerned that the approval of this deck could be used as a precedent in the future by others that would not build them as well. It was agreed that guidelines need to be adopted for future use.

David Hagney made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the rooftop deck, railings and pergola as described. The approval is based on the fact that there are not any guidelines at this time for rooftop decks, and also that the deck is not a permanent structure. Mark McGinnis seconded the motion. The motion **CARRIED** by a vote of **4-0**.

♦ **228 South First Street**

Steve Jaycox and Lisa Doll explained that they are requesting a Certificate of Appropriateness to replace and relocate existing windows on the east side of the wood, one-story addition. The new windows will be closer to the door and slightly higher to accommodate interior changes. They will be wood, double-hung units that will match existing windows as closely as possible, and will have wood screens. They intend to keep the door on this elevation, and the new windows will be approximately centered on the ridge of the roof.

David Hagney made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the replacement and relocation of the windows on the east side of the wood, one-story addition, as described. Mark McGinnis seconded the motion. The motion **CARRIED** by a vote of **4-0**.

The applicants also requested that the Commission acknowledge in writing that the north side of the wooden, one-story addition is not visible from a public right-of-way. This would allow them to make changes in the future without applying for a Certificate of Appropriateness. It was agreed that the Commission would need to go to the property to verify this before any action could be taken. It will be reconsidered at the next meeting.

OLD BUSINESS

Certificates of Appropriateness

♦ **920 D Street**

This application was considered and laid over at the July meeting. Rick Strader was present at this meeting to further explain his application for the construction of a 20' X 30' addition on the north side of the house. After a lengthy discussion, it was decided that:

- There will not be any basement windows on the east side.
- There will be 1 basement window on the north side.
- There will only be two French doors on the north side.
- There will be 3 skylights, centered over the windows.
- There will not be a deck on the east or north side.
- The shingles, siding and trim details will match the existing lean-to, which will be removed during this project.
- The windows will be wood, double-hung with full muntins. They may be vinyl or aluminum clad wood.
- All changes must comply with Zoning requirements.

David Hagney made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the 20' X 30' addition to the north side of the house as described above. Mike Pauly seconded the motion. The motion **CARRIED** by a vote of **4-0**.

♦ **421 South Third Street**

This application was also considered and laid over at the July meeting. The application from owner Leonard White was for permission to add a section, approximately 30 feet, of black chain link fence on the south side of the property. Another portion of the south side of the property is currently fenced with black chain link fence but it is not visible and therefore did not require a Certificate of Appropriateness. He requested the additional fencing to prevent people from crossing his property to get to and from the Jane Addams complex and the railroad tracks. Mr. White stated at the August meeting that when the Jane Addams complex is demolished, the foot traffic may decrease and the fence may not be necessary. It was agreed to wait for one month to consider this Certificate to see if the demolition of the Jane Addams complex would take place as scheduled. This demolition has been challenged and is now in court. The Commission decided that it would not be appropriate to add chain link fence but they would be willing to approve the additional fence to match the existing picket fence.

Mike Pauly made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the addition of approximately 30' of fencing along the south side of the property to match the existing picket fence. Mark McGinnis seconded the motion. The motion **CARRIED** by a vote of **4-0**.

STAFF REPORT

Violations

♦ **515 Grove Street**

This property is now owned by the Erlander Home Museum. The property was previously owned by HUD. There are outstanding violations on the property, including chicken wire

covering an opening in the foundation and boarded up windows. In addition, Ginny received a call informing her that the building was open and that additional windows had been boarded. She explained that she is concerned because they have not corrected the violations on the property even though a Certificate of Appropriateness was issued. She notified the Swedish Historical Society, owners of the property, of the violations and instructed them to take care of the several problems cited. In the letter to them, she cited a requirement in the guidelines that provides for minimum property maintenance. She also reminded them in the letter that the Commission had previously denied a request from them to demolish this structure. At this point, she had not had a response from them and asked that this be referred to the Legal Department for further action.

David Hagney made a **MOTION** to **REFER** this to the Legal Department for further action. Mark McGinnis seconded the motion. The motion **CARRIED** by a vote of **4-0**.

Realtor training – update

Ginny reminded members that she would not be able to attend the workshop in October and asked if anyone would be willing to take her place. Her part of the agenda is to spend about 15 minutes explaining what HPC does as well as the basics of the designation process. She will prepare information for whoever takes her place. The workshop will be on October 2nd at the Community Foundation from 8:30 – 12:00. David advised that both he and Jim Lev would be making presentations. Ginny indicated that Mike Jackson or someone else from IHPA will be making presentations as well. She asked Commission members to think about this and let her know if anyone would be willing to take this on.

OTHER

Ginny advised the Commission that she will not be present at the next meeting, possibly the next 2 meetings, due to surgery. She introduced Jonah Katz, as our new Planner II, earlier during the meeting and told everyone that he will be filling in for her during her absence.

♦ 913 Garfield Avenue

Ginny received a letter requesting permission to remove a tree. She advised that Mike had gone to look at it and approved it so she has responded to the letter accordingly.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted by,
Lucia Rinedollar,
Sr. Administrative Assistant
Community Development Department