

Rockford Historic Preservation Commission

September 16, 2009 – 6:00 PM
Conference Room B
Rockford City Hall

Present Laura Furman, Maureen Flanagan, Mark McInnis, David Hagney, Tom Graceffa,
Doug Mark

Staff Ginny Gregory

Others Salvador Guerrero

Approval of Minutes

David Hagney made a **MOTION** to **APPROVE** the minutes for the meeting of August 4, 2009 as submitted. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of 4-0 (Doug Mark and Tom Graceffa absent).

NEW BUSINESS

Certificate of Appropriateness – 531 Indian Terrace

Salvador Guerrero explained his current windows were sash windows with weights in the frame and he wanted to replace them with more efficient windows. He suggested replacing them with wooden windows with aluminum on the outside to minimize maintenance. The current wooden windows are painted white and Salvador would like to replace them with white aluminum clad. He mentioned the windows have aluminum storms on the outside anyway, so replacing the windows with aluminum clad on the outside would be in keeping with the look of the house. He would also like to replace one of the windows with a door so that he would have access to his patio. He believed the style of the door would be in keeping with the style of the house.

Mr. Guerrero indicated the contractor and carpenter, who work almost exclusively on older homes, were both recommended by Chandler Anderson, who is a well known advocate for historical areas in Rockford.

David asked if the replacement windows would be double hung wood clad windows. Salvador replied they would, and would look exactly like the current windows, with the only exception being white aluminum clad on the outside rather than white painted wood. He explained the windows would be either Pella or Anderson made.

David asked if there would be storms on the windows. Salvador replied there would not be.

David asked if the door would be made of wood. Salvador indicated the door would be pine and painted white. He pointed out the glass block window at the back of house would be removed to make way for the door and there would be four or five steps to the patio. Salvador did not believe that window was original to the house. He planned on installing the door next year, as he wanted to complete the kitchen first. Ginny Gregory mentioned the certificate of appropriateness was only good for six months.

Maureen asked if the patio was in the back of the house. Salvador replied it was. She asked if the patio was visible from the road. Salvador replied it isn't, but it is visible from the river. He explained his house was not on the river, but there was a gap between the house next door that was on the river and his home which made his patio visible from the river.

[Ald. Doug Mark entered the meeting.]

Laura asked David if the proposed windows were the same he has recommended. David replied wood clad windows were acceptable and recommended in prior situations.

David Hagney made a **MOTION** to **APPROVE** the Certificate of Appropriateness. The motion was seconded by Doug Mark and **CARRIED** by a vote of **5-0**.

Certificate of Appropriateness – 904 North Prospect Street

Ginny explained the owner wanted to relocate the driveway with stamped concrete due to the new garage. However, there was no sample of the concrete with the application and the owner, Jim Pantazelos, failed to appear at the Commission.

David Hagney made a **MOTION** to **LAY OVER** the Certificate of Appropriateness. The motion was seconded by Doug Mark and **CARRIED** by a vote of **5-0**.

OLD BUSINESS

Update on Violations – 400 block of Kishwaukee Street

Ginny reminded the Commission that all exterior work on the homes was to be completed by the first of September. She presented photographs taken that morning of the properties and explained most of the painting was done except the peaks on the two tall houses as the owner's ladder won't reach that high. She stated the owner was due for a Code Hearing on September 30th.

Ginny explained the owner has only completed the painting. None of the other work for which they were cited, such as the porches and handrails, has been done, or even started. Ginny showed the photographs to Property Standards staff who did not believe the properties met code in terms of handrails and related items. Ginny stated the owner would have to apply for a Certificate of Appropriateness before he could make the repairs, which she has previously informed the owner.

Mark McInnis asked if the back porch was complete on one of the properties. Ginny replied it had only been painted.

Doug Mark made a **MOTION** to **REFER TO LEGAL** for noncompliance of repairs. The motion was seconded by David Hagney and **CARRIED** by a vote of **5-0**.

[Tom Graceffa entered the meeting.]

Update on Violations – 904 North Prospect Street

Ginny showed pictures taken that morning of the property. She stated the siding has been completed, and the owner informed her that the siding was made of wood composite materials. The porches have not been completed nor has skirting been added and the door has not been replaced. Mr. Pantazelos is due back in court on October 8th.

Ginny mentioned the inside of the house is stripped to the studs and none of the doors have locks on them.

Doug believed Mr. Pantazelos has demonstrated a distinct lack of willingness to complete this project and suggested requesting the Code Hearing officer to levy a fine against Mr. Pantazelos.

Doug Mark made a **MOTION** to **REQUEST A FINE** by the judge if all work is not completed by the next court appearance. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **6-0**.

STAFF REPORT

910 North Prospect Street

Ginny introduced photographs of the property located at 910 North Prospect Street. She stated she has received a couple of complaints on this foreclosed property. The house is boarded up and the porch looks as though it is ready to collapse. There is a condemned sign on the front door which may be from Winnebago County Health Department. The current owner is Deutsche Bank National.

David asked what the options were. Ginny believed any letter sent to Deutsche Bank would be lost. The City's land acquisition officer, Mark Rose, suggested contacting area realtors who have dealt with Deutsche Bank properties. Maureen asked if a lien could be filed on the property. Ginny explained the City could only file a lien if they completed work on the property, and the City wasn't interested in owning any more properties.

Mark asked if Ginny knew how much was owed on the property. Ginny didn't know. Doug asked if the property was on the market. Ginny didn't know, but received an inquiry from a resident asking if they could tear down the property if they bought it.

Ginny stated the only violation of the Historic Preservation Commission's ordinance is placing boards on the windows. She thought it might be possible to charge a minimum maintenance violation because of the porch but it wasn't threatening the life of the house. Any violation notice would first be sent to the bank. Doug asked if there was a local representative of Deutsche Bank in the area. Ginny replied the closest she's come to a local representative was two realtors from Remax and Dixon Realtors who have dealt with the bank. Property Standards staff have had no luck in dealing with them on other properties.

Doug believed it was important to send something to the bank just to get the violations on record. He suggested a violation for minimum maintenance and to discover if the bank has any intentions of putting the house on the market.

New Members

Ginny informed the Commission that nominations of Scott Sanders and Janna Bailey were read in to City Council on September 14th to replace Tom Graceffa and Laura Furman on the Commission. Doug believed it was possible to suspend the rules in Council so the new members would be able to join the October Commission meeting. Doug suggested Ginny formally request a suspension of rules to the Finance & Personnel Committee.

Ginny stated her attempts to contact Joan Satterlee regarding possible replacement for Sally Faber were unsuccessful. She continued her search for another Commission member and was given the name of Vickie Kreuger who has previously served on the Commission. She spoke with Vickie and she agreed to serve again. Since the Mayor is required to nominate Commission members and he is out of town, she won't be confirmed until the November meeting.

Ginny suggested going over the legal aspects of serving as Commission member again in January, as there has been such a large turnover of Commission members recently.

Ginny handed out a presentation she had given at the IAPHC's CLG Workshop last week in Quincy. The subject was landmark criteria.

Ginny indicated the Valencia Apartment nomination to the National Register of Historic Places was approved through the Illinois Historic Sites Advisory Council, which is the second step in the review process.

Landmark's Illinois awarded Garrison School the Richard Driehaus Award. Doug Mark mentioned City of Rockford has won this award four of the last ten years.

With no further business, Maureen Flanagan made a **MOTION** to adjourn. The motion was seconded by Doug Mark and **CARRIED** by a vote of **6-0**.

Meeting adjourned at 6:35 p.m.