

Rockford Historic Preservation Commission

November 6, 2007 - 6:00 PM

Conference Room B

Rockford City Hall

Present: Laura Bachelder, David Hagney, Maureen Flanagan, Ald. Doug Mark, Mark McInnis

Absent : Sally Faber, Mike Pauly

Staff : Ginny Gregory, Jonah Katz, Lucia Rinedollar

Others: Scott Perian, Neal Evans, Scott Sanders, Rocio Lopez, Sally Claassen, Gary Burdett

NEW BUSINESS

Approval of Minutes

Doug Mark made a **MOTION** to **APPROVE** the minutes for the meeting of September 11, 2007 as submitted. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **5-0**.

Doug Mark made a **MOTION** to **APPROVE** the minutes for the special meeting of October 12, 2007 as submitted. The motion was seconded by Maureen Flanagan and **CARRIED** by a vote of **5-0**.

Certificates of Appropriateness

♦ 403 Elm St

Sally Claassen and Gary Burdett were present to explain that the application is for the replacement of windows in the Winnebago County Courthouse Annex. All windows on the first, second and third floors will be replaced using windows that match the original design. All metal sections, louvers and vents will be replaced with glass. The windows on the second and third floors will have muntins in a "star" design at the top which will be similar to the original windows. The aluminum framing will be replaced with framing painted sandstone to match the building. Windows on the fourth floor – the old jail – will not be replaced.

Doug Mark made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the replacement of windows in the Winnebago County Courthouse Annex as submitted. Maureen Flanagan seconded the motion. The motion **CARRIED** by a vote of **5-0**.

♦ 607 Walnut St

Rocio Lopez was present to address the Commission. She explained that they are requesting permission to change the names that are currently on the church to reflect the name of the current church. The letters on the west side of the building will be replaced with the same size and type of individual vinyl letters and will read "IGLESIA APOSENTO ALTO." They would also like to remove the engraved sign that says "Rockford Masonic Cathedral, 1869-1913."

After discussion it was agreed that the engraved sign should be maintained but that due to the religious aspect of the situation, it would be acceptable to cover the engraving. It was noted that City Hall is an example of a new sign being allowed in place of an existing engraved sign. Mark McInnis stated that he was not in favor of covering the engraved sign, citing the Commission's design guidelines which state that historic signs should be preserved.

Doug Mark made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the replacement of the lettering on the west side of the building as described and the covering of the engraved sign. The engraving must be covered with an appropriate material – either blank cement board or exterior grade plywood – that is weatherproof, colored to match the existing sign area, and anchored to the wall so as to do minimum damage to the building. The board should fit within the frame of the existing sign area, and should be removed if and when the current church vacates the premises. Maureen Flanagan seconded the motion. The motion **CARRIED** by a vote of **4-1**. Mark McInnis voted no.

◆ **501-513 Walnut St**

Scott Sanders explained that the City of Rockford is requesting permission to make improvements to the parking lots located on the SE corner of South 2nd Street and Walnut Street. In order to join the two lots, additional pavement would be added along with a retaining wall and landscaping as shown in the application. The landscaping will be similar to that being done by the City in the parking lot across the street. It was noted that due to sight obstruction concerns, the landscaping used cannot screen the parking lot as called for in the HPC Guidelines.

Doug Mark made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the parking lot improvements at 501-513 Walnut St. as submitted. Maureen Flanagan seconded the motion. The motion **CARRIED** by a vote of **5-0**.

IHPA Letter

The Illinois Historic Preservation Agency has requested a Section 106 Review regarding a development project at 1257 Revell Ave. As explained by Scott Perian of William Charles Development and Neal Evans of ARC Design, he proposed development consists of demolishing the existing 4-family unit and incorporating this parcel into the site of a new dialysis center to be used by SwedishAmerican Health Systems. The architect that designed the new dialysis center has also designed other SwedishAmerican Health Systems buildings and has designed the new building to compliment the existing buildings.

When asked why this fell under Section 106 review, Ginny indicated that if state or federal licensing or permitting is involved, then 106 (or Illinois' equivalent) comes into play just as it would if there were state or federal funds. She also pointed out that the two other addresses referenced in the letter from IHPA – 1250 and 1302 East State Street – include a house that is shown as eligible to be considered contributing in a historic district, and a vacant lot. The house will be retained and continued in its current use as an office; the vacant lot is where the dialysis building will be constructed.

Doug Mark made a **MOTION** to direct Ginny to reply to the IHPA request with a statement that the Commission does not believe this development will have any impact on historic resources. Mark McInnis seconded the motion. The motion **CARRIED** by a vote of **5-0**.

OLD BUSINESS

None

STAFF REPORT

Ginny advised the Commission members that the annual calendar is now available. It has one Rockford building on it, the Morrissey Building.

Ginny reported that she and Wayne Dust, Planning Administrator, are putting together two CLG grant applications that are due on Friday. One is to revise, improve and upgrade the Design Guidelines and the second is to determine the economic impact of designation of local historic districts in Rockford. The study is in response to a request made by Janyce Fadden of RAEDC during her presentation regarding the "boomerang" marketing campaign.

OTHER

Laura presented Ginny with a gift from the Commission and told her that she has been thought of during her absence. Ginny thanked everyone.

With no further business to come before the Commission the meeting was adjourned.

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