

# Rockford Historic Preservation Commission

November 8, 2005

6:00 PM

Rockford City Hall, Conference Room B

**MEMBERS PRESENT:** Jeanne Ludeke, Alderman Doug Mark, Valerie Olafson, Frank St. Angel, Sally Faber, Scott Sanders, Laura Bachelder (arrived at 6:15)

**MEMBERS ABSENT:** None

**STAFF:** Ginny Gregory, Christine Sledge

**OTHERS:** Gary Anderson (Erlander Home); Joe Dailing (620 Grove Street); Mike Molander (215 Kishwaukee Street); Tom Edwards, Rockford Human Services Department (303 South Second Street); Corina Curry, Rockford *Register Star*

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The meeting was called to order at 6:02 PM by Chairman Val Olafson.

## NEW BUSINESS

### APPROVAL OF MINUTES

A **MOTION** was made by Ald. Doug Mark to approve the minutes of October 4, 2005. The motion was seconded by Jeanne Ludeke and **CARRIED** by a vote of 6-0.

### CERTIFICATES OF APPROPRIATENESS

#### ◆ 620 Grove Street

Joe Dailing said that he and his wife have resided at 620 Grove Street for 28 years and are finally getting central air. He said that the AC compressor would go next to the cinder blocks and there is a crawl space that is not accessible, so they had to come out from the stone wall. He said that they were looking to cover it with landscaping to help hide it. Scott asked if there was a cover made that was similar to the pattern of the siding. Mr. Dailing said no, that the picture he had with his application was just an example but he was sure that they probably could. He said that they were going to rearrange the garden, so that it comes around and the bushes cover it up.

A **MOTION** was made by Jeanne Ludeke to **APPROVE** to application as read. The motion was seconded by Sally Faber and **CARRIED** by a vote of 6-0.

#### ◆ 403 South 3rd Street [Erlander Home]

Gary Anderson brought forward the application for the replacement of the far south hollow core door, with an antique windowed door matching as closely as possible original doors on the house.

A **MOTION** was made by Jeanne Ludeke to **APPROVE** to application as read. The motion was seconded by Ald. Doug Mark and **CARRIED** by a vote of 6-0.

◆ **303 South 2<sup>nd</sup> Street**

Tom Edwards, Rockford Human Services Department, represented the owner and occupants of 303 South 2<sup>nd</sup> Street who have applied to get lead base paint abated. Specifically, the owners have been served by the Winnebago County Health Department with an order to replace 17 windows because of high lead levels in the children living there. Tom said that the windows they propose to use will fit better and will match original ones in appearance. Part of the protocol is to notify the IHPA; they don't see this as a historic property. There will not be any interior modifications. The owner has already painted the outside of the house. There have already been alterations to the house.

Valerie asked which windows the owner replaced and why the windows have to be replaced. Tom said due to normal wear and tear of the windows. He said that as a government agency, they cannot just paint over and have paint peeling; the windows would have to be removed and rebuilt. Then you would have the window seals to take care of and there isn't money for that. The owner has taken care of the threshold to the kitchen. Scott said that the window that is proposed seems to be a good substitution and that the 17 windows must match the other windows. Ald. Mark said that he agreed but everything should match the previous windows. Tom said that a 10-day notice has to be given to the State so the sooner the better. Tom questioned what match meant. Valerie said that someone walking by the house should not be able to notice. Scott said that they just want all the windows to match since there would not be any original windows left.

A **MOTION** was made by Scott Sanders to **APPROVE** to replacement of the seventeen (17) windows as required by the lead abatement program with vinyl windows that match the windows that have already been replaced in 2004 in profile, size and style. The motion was seconded by Ald. Doug Mark and **CARRIED** by a vote of 7-0

◆ **215 Kishwaukee Street**

Mike Molander stated that he would like to put a 50-year roof on the house and barn, replacing the existing 125-year-old roof. He is also proposing putting on cooper gutters and downspouts, which are the same gutters that Mayor Morrissey has on his house [in Haight Village]. Mike asked what he needed to do if he decided to build a porch where there are "ghost" elements of an earlier one. The response was that he would need to provide drawings showing what he wanted to do and where it would be built, show dimensions of the porch, show dimensions and design of the railings, and indicate materials to be used.

A **MOTION** was made by Alderman Doug Mark to **APPROVE** to application for roof and gutters as read; second by Scott Sanders and **CARRIED** by a vote 7-0.

## **OLD BUSINESS**

◆ **The petition to withdrawal from Brown's Hills/Knightsville Historic District.**

Val indicated that Gary Carlson had written a letter to the Mayor, Ald. Doug Mark and all other alderman. She had an editorial in the Rockford *Register Star* on 11-7-05 in response to the news item that appeared there which she felt was misleading. She said she had talked to Wally Haas, the reporter's supervisor, who told her it would be in Sunday's paper but it was in Monday's paper. Ald. Mark was concerned that some of the Council members do not have a clear understanding of what designation means and what its value is. He said that in the Codes & Regulations Committee there were three committee members that agreed to vote them out. Ginny agreed to keep everyone informed on what happens at City Council with this.

◆ **Revisit the Commission's Strategic Plan**

Ginny suggested waiting until the two new members are added in January before revisiting the HPC Strategic Plan and everyone was in agreement.

◆ **Recommendation for New Members**

Laura Bachelder has agreed to serve a second term.

Valerie Olafson's and Scott Sanders' terms are up at the end of this year. Ginny said that Pam Hein had already regretfully declined the opportunity due to other commitments. Val suggested Marge Bevers. Ginny said that Marge has invested a lot in the community and is currently trying to renovate a historic building downtown. Other suggestions for new members were: Janna Bailey from Tinker, Dave Oberg, Bea Miller, Dan Miller and Brian Harger (doesn't live in Rockford). Valerie said she would call Marge Bevers. Ginny said that if we could not find a landscape architect, we could fill the spot with someone else. The ordinance requires someone "from the fields of architecture, landscape architecture or architectural history." Obviously, a landscape architect would be the preferred choice since landscaping questions do come up. However, Scott said that he would be willing to attend the meetings as a public member if the Commission is unable to find another landscape architect to replace him.

## **STAFF REPORT**

◆ **Memo workshop for Realtors**

Ginny said that at the last meeting there was a suggestion to submit an application for grant funding from IHPA for a workshop for local realtors. She has done a little research and talked to Sally Faber about the idea. She recommends that HPC decide what it wants to cover in the workshop, work with Sally and RAAR to determine the best way to do it and then submit a grant application next year. Ginny said that she and Sally agreed that structuring this so it could meet continuing education requirements for local realtors would be the best way to ensure participation by realtors. In order to put a viable program together, they suggested submitting a grant application next year.

Ginny said that she has come across three approaches to the program. The first is a proposal from Pam Hein of River District, which was a 6-week course. The other two are from Dallas, TX and Providence, RI, both of which have long-standing programs. The Dallas program is a two-day course for which the charge is about \$200 per person. Providence's program is of similar duration and cost. Ginny said in January we could select a couple of committee members and could get a couple of people together to prepare the program and a grant application.

◆ **Other**

Ginny said that after the withdrawal petition and other events this year, she sees a need for HPC and staff to step back, review how issues have been handled, and find ways to improve relations with our constituents. She suggested the following:

- ◆ Based on requests from two individuals, she put together a history of HPC actions on windows and doors in Haight Village and in Brown's Hills/Knightsville. She suggested expanding this to cover all Certificates issued or denied by HPC, paying special attention to those reviewed since HPC adopted guidelines.

- ◆ After this review is done, the Commission can review the results in light of design guidelines. If there are problems with consistency with the guidelines, the Commission may want to review them with an eye to modifying the guidelines.
- ◆ As a means of conveying information in a positive manner to owners and residents in historic districts, Ginny thought of a newsletter published two or three times a year would be good. She said that we are required by ordinance to send a letter once a year to all such owners. The first issue of the newsletter could serve as next year's written notice.
- ◆ The Commission should meet once a year with neighborhood organizations for all local districts.
- ◆ A key to everything is for the Commission to be consistent in how it treats applications. We also need to better job in conveying why applications are denied and what people's options are when that happens.
- ◆ She proposed repeating the legal training she and John Giliberti offered last year, especially in view of two new members next year.

Ginny summarized by saying the Commission has done a good job over all, but as with any organization there's room for improvement. HPC needs to raise awareness that they are available.

Ald. Doug Mark said that those people are involved in their neighborhoods. Jeanne asked if Brown's Hill has an association. Ginny believed that there was one but was not sure if it was active or not.

Ald. Mark suggested that maybe on a Saturday in the City Hall lobby, the Commission could hold an open house to show what it does and what preservation brings to the community. Ginny said maybe we could do that during Preservation Month (May).

With no further business to conduct, the meeting was adjourned at 7:05 p.m.

Respectfully Submitted,

*Christine Sledge*  
Senior Clerk