

Rockford Historic Preservation Commission

April 12, 2011 — 6:00 PM

Present: Janna Bailey, David Hagney, Vickie Krueger, Scott Sanders, Mark McInnis

Absent: Alderman Doug Mark

Staff: Jessica Roberts Historic Preservation Secretary

Other: Interested Parties

Approval of Minutes

A **MOTION** was made by David Hagney to **APPROVE** the minutes of the March 8, 2011 meeting as presented. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 4-0.

New Business

Certificate of Appropriateness

200 Prairie Street

Ms. Roberts explained the request for the COA, for exterior doors proposed on the Brewery Building.

Jennifer Spencer with Gary Anderson and Associates stated that this is the first phase which will include the banquet facility, interior remodeling, and exterior remodeling. She stated at this time they are to provide two new sets of exit door and a garage door on the east side that will act as exit doors and will be large enough to pull a vehicle through. She stated that the styles of the doors are within the 1920 era.

Scott Sanders asked if they are made of wood.

Jennifer stated yes.

Ms. Spencer also asked staff when it would be appropriate to submit for the next phase of exterior work.

Ms. Roberts stated that it was at their discretion but that the Certificate is valid for six months.

A **MOTION** was made by David Hagney to **Approve** the exterior doors as submitted for 200 Prairie Street. The **MOTION** was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 4-0.

222 South Second Street and 224 South Second

Ms. Roberts explained that the applications are for two separate satellite dishes for a two-family home. She read a letter from the applicant stating that she was unable to attend the meeting but had hoped that the commission would be able to pass the request based on the photographs submitted.

A **MOTION** was made by Scott Sanders to **Approve** the two proposed satellite dishes to be placed on the detached garage as shown in the submitted photo, one to be removed and replaced and an additional satellite dish. The **MOTION** was **SECONDED** by David Hagney and **CARRIED** by a vote of 4-0.

531 Indian Terrace

The applicant Mr. Salvador Guerrero explained the proposed window addition. He stated that it would be in keeping with the other windows on the east corner of the house.

Scott Sanders asked if it would be the same size and dimension?

The applicant stated yes, wood window, aluminum clad on the outside, with a white painted limestone sill.

David Hagney asked if the existing limestone is painted white.

The applicant stated yes.

David Hagney asked if there were any storm windows?

The applicant stated no.

Scott Sanders asked if the window is proposed to be offset from the corner.

The applicant stated that it would be centered in the space.

A **MOTION** was made by David Hagney to **Approve** the proposed window addition. The **MOTION** was **SECONDED** by Janna Bailey and **CARRIED** by a vote of 4-0.

Vickie Krueger was in attendance at this time.

409-411 Kishwaukee Street

Mike Tiburtini, stated that basically they are proposing the arborvitae around the parking pad through a certificate of appropriateness for landscaping on the site.

David Hagney asked if they were able to purchase property adjacent the site.

Mr. Tiburtini stated no, they weren't able to get anything in writing or purchase the property so they decided to plant around the parking spaces for the barrier.

Scott Sanders stated that I know the commission wanted to screen the area of the garage to the west. He added that the site plan shows this area as open area. He stated that in the past he marked up an exhibit indicating those desires. Additionally he stated that the commission gave them two options, by either acquiring property to the west or saw cutting and removing asphalt to plant the landscaping, and neither has been done.

Mike Tiburtini stated that they were not able to get rights to the property. As far as the saw cut that is something we are not willing to do.

Scott Sanders stated that they shouldn't have plantings spilling over into other property lines.

Mr. Tiburtini added that the adjacent property owner is very apathetic about the situation.

Mark McInnis stated that it could be the applicant's problem when someone else purchases the property. He added that Scott Sanders and the commission made some recommendations and I really think you could be getting yourself into trouble if you don't follow them.

Scott Sanders asked the applicant that in light of not being able to get the property is there a reason you have opted not to saw cut the property.

Mike Tiburtini stated that they have invested a lot in the properties to this point.

Scott Sanders stated so you feel that you as the applicants have done enough and do not want to saw cut the property.

Mike Tiburtini stated that he does not have the authority to agree to that.

Scott Sanders stated that he would like to remind the applicant that this is no longer an application for demolition, but an application for landscaping. He added that this is in attempt to work with the applicant after the denial of the illegal demolition.

David Hagney stated that he sees it as being an issue if the property to the west does sell.

Scott Sanders asked staff if the commission attached the condition that they saw cut the property and move the landscaping will that take care of the issue or does the applicant have to agree to the condition. Mr. Sanders stated that he is not saying to increase the landscaping obligation; he is just saying the move the landscaping onto the applicant's property and screen the westerly property line, as the southerly line is not necessary.

Ms. Roberts stated that she was comfortable with adding the condition and if any issues come about with regards to the approval she could always bring the application to the commission again to solve the matter.

Mark McInnis asked if the concrete pad was the original concrete pad. He stated that he really would like the applicant to plant along the property line.

David Hagney stated that he concurs.

Scott the critical function of the landscaping is to screen the property adjacent the north property line. I think we have tried to make this as easy as possible for the applicant.

A **MOTION** was made by Scott Sanders to **Approve** the Certificate of Appropriateness for landscaping installation per the plan submitted with the condition that the existing concrete slab be saw cut and removed to a point 5 feet inside from the west property line and install the fourteen arborvitae proposed in the plan to be planted along the western property line in the space created by the pavement removal with the attached marked up exhibit. The **MOTION** was **SECONDED** by David Hagney and **CARRIED** by a vote of 5-0.

Old Business

Certificate of Appropriateness

910 N. Prospect Street

Ron Sunday stated that they are looking to repair the porch along with the post and roof. A picture was provided of the proposed post.

David Hagney stated that the commission's question was with the post. He is alright with what is being proposed.

A **MOTION** was made by David Hagney **Approve** the repairs as proposed. The **MOTION** was **SECONDED** by Scott Sanders **CARRIED** by a vote of 5-0.

Staff Report/Other

Garrison Historic District Update Ms. Roberts gave an update on the status of the Garrison Historic District Application. She stated that she spoke with Chandler Anderson and he said that he is working to meet with the neighborhood sometime in May. Ms. Roberts stated that she told Chandler that she would assist in gathering property owner information if he wished to do so. She stated that after talking with Chandler the commission would most likely be able to schedule to have the application heard again in June or July to be forwarded onto the State for the September meeting.

With no other business a **MOTION** was made by Scott Sanders to adjourn the meeting of April 12, 2011. The Motion was **SECONDED** by David Hagney and **CARRIED** by a vote of 5-0.

The meeting was adjourned at 6:45 p.m.

Submitted by Jessica Roberts, Rockford Historic Preservation Secretary