

Rockford Historic Preservation Commission

May 6, 2008 - 6:00 PM

Conference Room B

Rockford City Hall

Present: Laura Bachelder, Sally Faber, Maureen Flanagan, David Hagney, Mark McInnis

Absent : Thomas Graceffa, Ald. Doug Mark

Staff : Ginny Gregory, Lucia Rinedollar, Reid Montgomery, Jonah Katz

Others: Joann Rossi, Sgt. Marc Welsh, Gary Anderson, Wally Hansen

NEW BUSINESS

Approval of Minutes

David Hagney made a **MOTION** to **APPROVE** the minutes for the meeting of April 1, 2008 as submitted. The motion was seconded by Mark McInnis. The motion **CARRIED** by a vote of **4-0**.

UNFINISHED BUSINESS

Certificate of Appropriateness – 420 South 3rd Street

During the previous meeting Joann Rossi, representing the owner, Stepping Stones, had explained that the top of the smaller chimney is beginning to crumble. They are requesting approval to remove this chimney down to the attic floor. Ms. Rossi had noted that being a non-profit, funds for repairs are extremely limited. Although understanding the financial burden, the Commission determined that bids should be obtained for the repairs before making a decision because the guidelines do not allow the removal of original chimneys.

Ms. Rossi was present at this meeting to discuss the bids that were obtained. She showed everyone pieces of the deteriorating brick. Due to a dead battery in her computer, she was unable to show the Commission the pictures she had taken of the chimney. She explained that the masons did not recommend rebuilding the chimney from the attic level up because the lower section may not be able to support the weight. They agreed that the only way to repair it would be to rebuild it from the basement all the way up which would cost more than \$24,000, the amount they were quoted for rebuilding it from the second floor up. The quotes for just removing the chimney down to the attic level were from \$2,600 to \$4,000. Quotes were from Al Menting.

It was agreed that someone more qualified, such as a structural engineer, needs to make a determination regarding the stability of the lower sections of the chimney. The Commission members also requested that Ms. Rossi e-mail the photos she had taken to Ginny.

David Hagney made a **MOTION** to have this item **LAI D O V E R** until the next meeting, which will be a special meeting on May 13, 2008. Mark McInnis seconded the motion. The motion **CARRIED** by a vote of **5-0**. [Commission member Sally Faber arrived during discussion of this item.]

NEW BUSINESS

Certificates of Appropriateness

♦ 701 7th Street

Sgt. Marc Welsh was present to explain that the Rockford Police Department is requesting permission to move a sign from 635 7th Street to their new sub-station location at 701 7th Street. The sign is plastic and is illuminated. Referring to the design guidelines, Mark McInnis and others pointed out that this type of sign is not appropriate for a historical building.

Sally Faber made a **MOTION** to have this item **LAI D O V E R** and to request that a quote be obtained for a wooden sign that would be appropriate under the guidelines. David Hagney seconded the motion. The motion **CARRIED** by a vote of **5-0**.

♦ 220 South Madison Street

Gary Anderson explained that this request is for installation of signs for the "n Factor" group. The signs would be made of stone colored mesh bird netting with a vinyl letter 'n'. It would be hung using aircraft cables and aluminum standoffs attached to the aluminum frame. Using the mesh netting prevents the architectural aspects of the building from being covered up with the sign.

Gary stated that the Salvation Army sign currently on the Walnut Street side will be taken down.

In response to a request from Ginny to clarify some parts of the application, Gary stated that the bird mesh would be the 3/4-inch version as shown in the handout. The sign on the Walnut Street side of the building will be ±4 inches off the side of the building, held in place with aluminum pylons attached to mortar joints. Both signs will be 11 feet wide by 10 feet high.

It was noted that they will not be installing the banner as indicated in the application.

David Hagney made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the installation of two signs at 220 South Madison Street as submitted with the exclusion of the banner and subject to Zoning approval. Maureen Flanagan seconded the motion. The motion **CARRIED** by a vote of **5-0**.

[David Hagney exited the meeting.]

♦ 327 South Second Street

Wally Hansen was present to explain that this application is for a 6' dog-eared fence to enclose the back yard and for a 5' aluminum "Castlegate" fence to close off the area between this property and 331 South Second St.

Maureen Flanagan made a **MOTION** to approve the Certificate of Appropriateness for the fencing at 327 South Second Street as submitted, subject to Zoning approval. Sally Faber seconded the motion. The motion **CARRIED** by a vote of **4-0**.

♦ **623 Grove Street / 403 May Street**

Wally Hansen explained that this application is for the installation of a 4' dog-eared fence along the north property line and a 3' picket fence about 1/3 back from the east side of the 403 May Street lot.

Mark McInnis made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the fencing at 623 Grove Street / 403 May Street as submitted, subject to Zoning approval. Maureen Flanagan seconded the motion. The motion **CARRIED** by a vote of **4-0**.

♦ **415 May Street**

This application is for the installation of a 15' diameter above ground pool enclosed in a 22' x 22' fenced area. Wally Hansen agreed that the pool area would be enclosed with a 6' privacy fence that would sit on top of a structure that would match the design of the area under the rear porch instead of lattice. The application also includes enclosing the air conditioning unit with compatible fencing. Mr. Hansen noted that he would prefer a privacy type fence for this area due to a previous theft of the air conditioning unit.

Maureen Flanagan made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the installation of a 15' above ground pool and fencing at 415 May Street as submitted, subject to the change in the supporting structure as noted above and Zoning approval. Sally Faber seconded the motion. The motion **CARRIED** by a vote of **4-0**.

♦ **226 North Main Street**

This application is for the removal of the Times Theater sign. It was noted that Mark McInnis would be recusing himself from this item so there would not be a quorum for the vote.

Sally Faber made a **MOTION** to have this item **LAI D O V E R** until the next meeting. Maureen Flanagan seconded the motion. The motion **CARRIED** by a vote of **4-0**.

♦ **1609 Brownwood Drive**

Ginny explained that she had received an inquiry about removing a tree on this property but did not receive an application.

Grant Project – economic impact of local designation

Ginny explained that she has mapped out comparable areas for each Historic District but is still having difficulty finding an area for comparison to Indian Terrace. Sally Faber suggested looking at Franklin Place or calling, Parker Moyer of Parker Moyer Appraisals, for advice.

STAFF REPORT

Ordinance Rewrite

Ginny advised the Commission that the City has just revamped the entire Municipal Code book. She found several errors in the HPC section and has submitted them for correction. When the corrected version has been approved by City Council, she will provide the Commission members with copies.

515 Grove Street

Ginny said she had driven by this property and noted that the only changes that have been made are the removal of the chicken wire and pipe railing. The Commission agreed that since there has been some progress they will wait another month before taking further action.

401 – 417 Kishwaukee Street

Ginny noted that she also checked these properties and the only progress she could see was the removal of the plastic that had covered the windows on one of the houses. The Commission agreed to wait another month to see if more progress is made since the weather is getting better.

OTHER

Conferences / Camps

Ginny gave the Commission information on several training opportunities that are coming up. These included

- ◆ "Summer CAMP" offered by the National Alliance of Preservation Commissions in Dubuque in June;
- ◆ Forum 2008, the NAPC's biannual conference to be held in New Orleans in July, for which IHPA is offering a \$750 reimbursement stipend; and
- ◆ Traditional Building Conference and Exhibit in Chicago in September.

For the last one, Ginny went through a short survey regarding attendance at this.

Maureen Flanagan made a **MOTION** to **ADJOURN** and Sally Faber seconded the motion. The motion **CARRIED** by a vote of **4-0**.

The meeting was adjourned.

Respectfully submitted by,
Lucia Rinedollar,

Sr. Administrative Assistant
Community Development Department