

Rockford Historic Preservation Commission

May 12, 2004

6:00 PM

Rockford City Hall, Conference Room B

MEMBERS PRESENT: Val Olafson; Laura Bachelder; Jeanne Ludeke; Frank St. Angel; Vickie Krueger, Scott Sanders (arrived at 6:15 PM).

MEMBERS ABSENT: Ald. Jeff Holt

STAFF: Ginny Gregory, Jackie Bernard

OTHERS: Jeff Larson (Missman Stanley Associates); Andrew Wright (Friends of Beyer Park); Doug and Sue Stephens, Larry Morrissey (representing applicant); Dan Kastens (applicant); Karen Szymaszek (applicant); Steve Jaycox (applicant); Joe Haverly (applicant); Mitchell Morey (applicant); Brian Bauer (River District).

PUBLIC HEARINGS

The Public Hearings were called to order at 6:00 PM by Chairman Val Olafson.

◆ **Beyer Stadium (Beyer Field Ticket Gatehouse)**

Jeff Larson from Missman Stanley Associates appeared on behalf of Beyer Field Ticket Gatehouse. He stated that it is important to the "Friends of Beyer Park" to achieve landmark status for the gatehouse at Beyer Stadium. It is the first step in what they hope will be the rehabilitation and renovation of that field. They would like to make the old park, Beyer Field and stadium area into a "field of dreams" for Rockford, a usable green space for recreation purposes for children and adults alike. More importantly, they want to maintain the only architectural structure remaining of the original stadium, the ticket/gatehouse. They're very fortunate that the building has not been modified greatly; as far back as they can find pictures, you can immediately tell what the building is. You have to search on the building structure itself to see what modifications, if any, have been done. They would appreciate the Commission's consideration and acceptance of their proposal to make the gatehouse as a historic landmark.

Andrew Wright, Co-chair with Jeff on "Friend of Beyer Park" introduced himself. He stated that the Rockford Peaches are an important part of the history of the City of Rockford and of baseball in the United States, with baseball having a lengthy history right here in Rockford. It's important to use this opportunity to formally recognize their contribution to the national landscape as it applies to baseball and as it pertains also to history during World War II, which is something our nation is revisiting as we speak in the Capital. The story of Beyer is even greater than the Peaches, in that it housed Rockford's high school football programs and baseball programs for years. Also, graduations took place on the grounds of Beyer. So, many generation of Rockford have passed through the gatehouse. By recognizing all of that history at this one site, it's important that we take into consideration that this is more than just a recognition of what once was there, but also the people who are part of it and who make the Beyer park such a special place. On behalf of "Friends of Beyer Park" and Jeff Larson, he would like to ask the Commission to please consider all of these things when taking into account the historical significance of the gatehouse.

Doug and Sue Stephen introduced themselves. They have been working on documenting as many of the Peaches' stories as they can. They have over 20 hours with interviews. They were recently in Los Angeles interviewing Dottie Kamenshek. They have archival film and photographs and it would be great

to send people from Midway Village at this exhibit to Beyer so they can make that connection. That is their involvement in the project.

Jeff Larson said that Midway Village is part of the "Friends of Beyer Park." They are working with them and want to dovetail all of this together so that the Midway Village exhibit is known about when people drive by at Beyer.

Ginny Gregory commented that she had received a Resolution from the Rockford Park District in which they as owner of the site endorse its designation as a local landmark. She continued, reading the complete Resolution 2004-R-6, Resolution in Support of Landmark Status for Beyer Park Gatehouse. The Resolution was adopted at a meeting of the Rockford Park District on May 11, 2004 and is attached to these minutes.

Val stated the Significance Criteria that they are applying under are:

- F) The Gatehouse has known historic significance because it is the property most closely associated with the life or activities of a major historic person, organization or group, the group being the Rockford Peaches; and
- J) By virtue of its location or activities held there, it is a focal point of the City, not only with the Rockford Peaches, but also with the high school sports programs.

Val asked if anyone had any question of the applicants. Frank St. Angel wanted to know if the application was specifically for the actual structure, and not the grounds. Jeff Larson responded by saying it is only for the actual structure and the steps and railings that lead down to the field and just a small area of trees and shrubs, which are all seen in the original photographs.

Frank asked if there were any plans in the future to do any other structure on the site. Jeff responded with yes, they would like to see that, but that remains to be seen. It is in their concept plans for the rehabilitation of the park. They would love to see the footprint of the old stadium built back up, not as a stadium, but as a recognition wall or some kind of a structure at the end or maybe an arbor or something to protect people from the sun. The area will always be used as a recreational field, and they would like to see the home plate and the pitcher's mound placed back in their original positions.

Ginny Gregory said that she had spoken with Mike Pauley. He was the person who brought the Resolution from the Park District this afternoon. Ginny asked him about doing the entire parcel, which is exactly what is in the legal description on the application. Their preference would be basically 80 ft. x 80 ft., which would include the gatehouse and stairs. That way, the entire parcel would not be under HPC control. He did discuss some plans similar to what was just mentioned.

Jeff Larson said that he thought the legal description was modified to that effect. In checking the application, it was verified that it had been modified to read the northwest 80 x 80-foot portion.

With no further comments, Val proceeded onto the second item.

◆ **Addition of 748 Joslyn Street to Brown's Hills/Knightsville Historic District**

Larry Morrissey spoke for the applicant, Larry Jones, who is owner of the property included in the application. Larry distributed several photographs showing the condition of the house as it was when Mr. Jones bought it, and what it is now. He began by saying this was a glorious old home directly across from the existing Brown's Hills/ Knightsville Historic District. He thinks the building itself is complimentary to

the existing district, consistent with the district and would contribute to the district if it were allowed to be added to it. Mr. Jones is a lover of historic properties. It was originally a duplex, and the garage is original, but it was in terrible shape when he bought the property and the roof had collapsed. It has been totally rebuilt and restored. Mr. Jones is excited about the opportunity to be part of the District and he thinks it will enhance the value of his home.

A concerned citizen who lives in the Brown's Hills neighborhood questioned the undeveloped lot along side of the property. She wanted to know if that was between the house and the alley. Larry Morrissey showed the map, and explained that it is north of the home.

Val mentioned that Gilbert Johnson was the architect.

With no further comments or questions, a **MOTION** was made by Scott Sanders to **CLOSE** the Public Hearing. The motion was seconded by Vickie Krueger and **CARRIED** by a vote of 6-0.

REGULAR MEETING

PROPOSED LANDMARK DESIGNATION, Beyer Stadium (Beyer Field Ticket Gatehouse)

Val asked if there were any comments or discussion on the landmark designation of Beyer Stadium Gatehouse.

Ginny reminded the Commission that when they make a motion, if it is to approve, reference should be made as to the whys and wherefores from the application and what was said at the hearing.

A **MOTION** was made by Jeanne Ludeke to **APPROVE** the landmark designation of Beyer Field Ticket Gatehouse based on the following criteria:

- 1) Because it is associated with the life or activities of the Rockford Peaches and various sports groups in Rockford; and,
- 1) By virtue of its location and the activities held there, it has been a focal point of life in the City of Rockford.

The **MOTION** was seconded by Laura Bachelder and **CARRIED** by a vote of 5-0. Scott Sanders was unable to vote as he was not present for the Public Hearing on this item.

PROPOSED ADDITION OF 748 JOSLYN STREET TO THE BROWN'S HILLS/KNIGHTSVILLE HISTORIC DISTRICT

Ginny Gregory read the section of the ordinance that pertains to making an addition to an existing district. It states that you cannot create any holes or gaps, which this does not do. It also states, the proposed addition should not impair the visual sense of history within the existing historic district, and properties within the proposed addition must have the same historic significance or characteristics compatible with that found to exist in the original district at the time it was designated.

Val mentioned that there are already two houses in the District that were designed by the same architect. Frank confirmed that it was architecturally intact.

A **MOTION** was made by Vickie Krueger to **APPROVE** the addition of 748 Joslyn Street to the Brown's Hills/Knightsville Historic District based on the following criteria:

- 1) It is architecturally significant, and was designed by an architect who has built other structures within the Brown's Hills/Knightsville District, and
- 2) It is compatible with the architecture of the District.

The **MOTION** was seconded by Frank St. Angel and **CARRIED** by a vote of 6-0.

A ten minute recess was taken.

The regular Meeting was reconvened at 6:30 PM by Chairman Val Olafson.

NEW BUSINESS

APPROVAL OF MINUTES

A **MOTION** was made by Frank St. Angel to approve the minutes of April 14, 2004. The motion was seconded by Laura Bachelder and **CARRIED** by a vote of 6-0.

CERTIFICATES OF APPROPRIATENESS

► 803 North Church Street

Dan Kastins, representing Arnold Lundgren & Associates, explained the proposed project: They would like to construct a new garage in the rear of the lot with access from the alley. Materials and design will be consistent with the existing structure (same siding and roof shingles). Landscaping will be planted along the east side of the garage, matching existing landscaping. He showed a plan and said that they will be using the same materials, color and type of shingles as the existing building.

Val asked if the garage door would have panels or be recessed. Dan said that they would be recessed garage doors.

Val asked if the slope of the roof is in line with the rest of the house. Dan said that there were pictures sent when John Anderson had the building and put an addition on back in the '80s. This all would blend in with that because it will be adjacent to it. The pitch of the roof will match the pitch of the original structure. The addition matches the existing building as well.

There was a question on the garage door. Dan said he is flexible and can adjust if needed. The colors will be monochromatic. It won't look like carriage doors, but it will be like a raised or recessed panel. The center door will project out a little as shown in the drawings.

A **MOTION** was made by Scott Sanders to **APPROVE** the Certificate as submitted. However, he wanted to note that the application did not mention the particulars on the roof pitch to match the existing structures; it only mentioned that the siding would match. Consequently, the motion includes the following:

- 1) The construction of a new garage in the rear of the lot with access from the alley. The materials and the design will be consistent with the existing structure (same siding and roof shingles). Landscaping is to be planted along the east side of the garage, matching the existing landscaping.
- 2) The roof pitch is to match the existing structures.

Frank St. Angel questioned if there would be gutters and downspouts. Dan answered no, not unless it becomes some type of drainage issue. He said, at this point, it will drain off into the parking lot.

The **MOTION** was seconded by Vickie Krueger and **CARRIED** by a vote of 6-0.

► **311 Grove Street**

Applicant Karen Szymaszek, the new owner, explained that they want to remove the front vestibule structure and reveal the original house. It is just covering up the door. The original siding is intact under this structure. Karen said they had a carpenter look at it and he said it could easily be removed.

Also, there is a portion of a white "corral" looking fence shown on the picture. There are two sections on one side of the house and a few sections on the other. They are rotted and loose, and they want to remove all of those and add a picket fence just to the back section of the house. She submitted drawings to show the fencing. If for some reason they can't remove the old fencing, they wouldn't attempt to put up a new fence.

Scott Sanders spoke of the guidelines with regards to a fence with railings. It talks about the space matching the pickets, and it appears that way in the pictures. Karen said that they do not want the fence to be high, maybe 4 feet or lower, and they want to leave it natural wood. Val said the guidelines say painted or stained wood, but there are several in the neighborhood that are natural. Karen said they want to leave it natural and let it weather naturally.

She wanted to address the current violations on the house. They take possession on June 18th instead of June 30th as had been noted in the application. They intend to remove all shutters and the front vestibule. She hoped doing those things would take care of those violations. The other item is the back porch/steps. Karen had spoken with Ginny previously on the violations. Karen wasn't sure if the problem was the type of wood and/or the look of it. Ginny responded that it was a combination of the two things. Originally, it was plain steps with no railing. Karen said they want to address that, but they may need a little more time to deal with that particular issue, since they are moving in. They are requesting until the end of summer, if possible. The Commission agreed that this would be OK. Ginny showed her a picture of the original steps.

They had intended to install central air, so if they are approved for the fence, the central air would be located behind the fence. Otherwise, they could landscape around it, if necessary.

Also, Karen wanted to know if they need a permit to remove the vestibule from the front of the house. Ginny Gregory said yes, they would need a permit.

A **MOTION** was made by Jean Ludeke to **APPROVE** the Certificate as follows:

- 1) Remove the front vestibule, leaving intact the original structure behind it.
- 2) Remove the "corral" type white fences on the east and west sides of the house.
- 3) Erect a cedar picket fence on the south, east and west sides of the house. Materials to be of cedar, left natural, no more than 4 feet high.

The **MOTION** was seconded by Vickie Krueger and **CARRIED** by a vote of 6-0.

► **228 South First Street**

Steve Jaycox explained that he would like to modify the configuration of doors and windows in the one-story addition. He showed pictures dating back to 1892 that illustrate the original windows. Beginning with the side that is facing Oak Street, the picture shows an existing window there; at some point, it was covered up. He would like to replace this window with the same as the original. It would be the same size and spacing as the one existing window that is shown in the picture to the west. So the one window that is on the east side does not exist currently. On the south side of the house, there originally were two windows, but only one window is there now.

Steve provided a little background on why he wants to do all this. They have a kitchen which exists within that space. It has three exterior doors, two interior doors, and no counter space. The space that exists facing the garden is a laundry room. They would like to switch that around and make the laundry area next to the house. What he would like to do on the east side is raise the windows slightly, and replace them so that they are above counter height. Currently they are below counter height. This area would be the east elevation. They would also be moved slightly to the south. As they currently exist, they start almost right at the corner of the house. He also wants to remove the door. The door that they want to make their main residential entrance from the garage would be on the north side, which is an existing door. They would also replace the windows with wooden frame windows with full screens as they exist now. They would also be slightly higher than what used to be in the existing picture.

Scott questioned the transformation of the windows on the north side, but he is not sure if that is even visible. That is the only area that would be breaking the architecture pattern. It was confirmed that this area is not visible, so there is no problem.

Scott said he didn't mind removing the doors, but questioned the plantings. Steve said on the one side, there is currently River birch which continues around, but they are going to discontinue that and do more natural planting there.

Frank wondered about taking the door out and Jeanne questioned this also. Jeanne said that she has a problem with removing doors. She said the character of these old houses is to have a lot of doors. She feels eliminating these would eliminate some of the character of the Victorian homes. It would be similar to modifying the door to bring it up to today's standards, and she doesn't think that is what the Commission would like to see happen. Frank said he wasn't sure if that particular door was there originally. Steve Jaycox said that there was another shed back there, so was not sure if this was an original door.

Frank said that there would still be two exterior doors and one interior door. Jeanne said the guidelines specifically state that the windows should be consistent with the size and proportion of the other windows on the house. She doesn't agree with shortening those windows on the visible side. Steve said that they are already proportionally different from the rest of the house. Jeanne said that she is talking about the height. Steve continued to say that with the rest of the house, the wooden frame structure is already out of proportion with the rest of the house. Vickie commented when the door is gone and when he puts the River birch there, it won't make too much difference in terms of whether or not you see that door because that part of the house will have plantings in front of it. Steve said that is already being planted over. They have an evergreen, a bed of roses, and their aim is to make that whole side more private, since that is the only private side of the house, since they sit on a corner.

Val asked if the east elevation is viewable from the alley, and Steve's response was yes. He also stated that there is a garage back there so it's actually limited view.

Val asked if he knew what year the addition was built. Steve said that it existed in the 1892 photos, but there was no specific date on when it was put on. It had been a summer kitchen, and then a utility shed, but that is all of the information he had. Laura asked if the doors are just for show on the outside, and if they plan on keeping the counter top going across inside, would the door still be there without hindering what they plan on doing on the inside. Steve said they could leave the existing door on the outside, but it would go nowhere. Jeanne was wondering if that was the laundry area. The way it is now, they enter from the garage and come in through the door he wants to remove into a very narrow hallway. It is only a mud hallway where you hang coats, etc., and is a very impractical use of that space. There is an existing laundry to the north of the hallway, consisting of two rooms and a hallway. He said it is beautiful, but he has lived there for 4½ years and it is the most impractical kitchen he has ever been in.

A lengthy discussion continued on the size and proportion of the windows.

Ginny mentioned that there will be a special HPC meeting the following week on May 19th requested by Gary Anderson, so it would be possible to re-visit this item at that time. Mr. Jaycox was agreeable to that.

A **MOTION** was made by Scott Sanders for this Certificate to be **LAI D O V E R** until a special meeting, date to be determined. The **MOTION** was seconded by Frank St. Angel and **CARRIED** by a vote of 6-0.

► **1543 Brownwood Drive**

Joe Haverly, the applicant, distributed copies of pictures (previous and current) to the Commission. The original house had a front porch prior to 1920, so he plans to build a front porch, with four columns across the front and with a hip roof. The columns will be linear, with a little extra work on the top and bottom of each. He has an old Sears catalog which shows a 1920s house with a porch in the style he wants to build. He mentioned at a previous meeting his intent to use fish scale shingles on the dormers, but after speaking with Sara Bell, he decided to use newer looking, stained cedar shingles. He also wants to add a railing on the front porch. The entrance to the porch will be towards the garage.

Val mentioned the columns have a recessed panel on each side, since they have some detail. She said that there is another house in Haight Village that recently put those same columns on.

Joe said it will have to be very high, about 4 feet, since the brick there is not original. He plans on using lattice to cover that area, as shown in the pictures. The railing will be white.

He asked if square shingles for the dormers were acceptable. He said the last time he was here, it was approved to use cedar shingle on the dormers only. He showed a picture catalog of the garage from Sears. He would use Atteberg or something similar and they would be treated so they would not gray.

Frank mentioned that he should use a smaller scale for shingles.

Joe said that he is going to hold off on the chimney for right now. It would either have to be refaced with new brick or painted because it is currently cinderblock brick. Mike Harris had suggested a cultured stone, or something similar to river rock, but that is too expensive. He mentioned that it is being tuckpointed this week, and the porch contractor is planning to start within the next couple of weeks. He will come back for the chimney when he has more definite plans.

With the garage, he wanted to know if it was OK to tie in with the shingles. The garage door also needs to be replaced. The garage is already there, but he is going to redo the shingles and replace the garage door. The siding on the garage is not wood, but it is crumbling. The dormers are made of the same material, similar to fiber board.

Originally, the garage and the house matched, but the house has turned very dark now. Scott Sanders asked if he only shingled from the door up, what would he do with the rest? Joe said he would probably paint it a darker color. He got the idea of shingling the garage from the 1920s magazine.

Joe said the back porch will be mostly white and the front porch will be mostly white, as well as all of the trim on the house.

Frank said he doesn't like the shingles on the dormers. It was mentioned that the home could be Greek Revival, but the siding currently is out of proportion (too wide). Val wanted to know if Joe needed an answer on the fish scale now, and if not, could we set another meeting to look at that, since she would like to do a little more research. Frank said that we had already approved the fish scale cedar siding. Joe mentioned that the garage was built in 1976.

A **MOTION** was made by Frank St. Angel to **APPROVE** the Certificate as follows:

1. Building a new front porch with a railing and columns with some kind of raised or recessed panel design and vertical lattice underneath.
2. The appropriately scaled and proportioned shingle on the dormers on the garage.
3. The omission of the chimney approval, since he will not be working on that now.

Joe said that he won't be doing the garage anytime soon, so he will re-submit that at a later date.

The **MOTION** was seconded by Scott Sanders and **CARRIED** by a vote of 6-0.

► **1643 Ethel Avenue**

Mitchell Morey, the applicant, was present to go over the plan for the overhead door, which had been laid over from last month. He extended the garage 10 feet and needs to replace the old carriage doors to something more practical. He showed a few different pictures, highlighting the ones he is considering. The pictures consist of a single door and the smaller one is what the double 16-foot door would look like. He picked one since it had triple windows in each pane instead of double taller windows. If using the taller door, they would have to add another horizontal framing member to it. It is a Klopay custom door from Home Depot. He can decide the panel arrangement, and he picked the one that closely resembled. It will look like two tiered doors, with four sets of hardware.

A **MOTION** was made by Frank St. Angel to **APPROVE** the garage door, which is a Klopay door, the model close to Design II, with accessory hardware and using the panel arrangement number/window design SQ 23.

The Motion was seconded by Laura Bachelder and **CARRIED** by a vote of 6-0.

OLD BUSINESS

PROPOSED AMENDMENT TO THE ORDINANCE

Val commented that the Code and Regulations Committee had voted to take No Action on Ald. Doug Mark's proposal to amend the ordinance to require owner approval for designation of religious properties at their meeting the previous night. However, Ald. Curran's proposal to change the Ordinance to require a super majority vote of City Council to approve any landmark designation when the owner objected was approved and referred back to City Council.

Ginny went back through the old file and checked what the votes were for previous landmarks. She could find votes going back to 1996. The closest vote where the owner objected was 12-2. The last one where the owner objected was the Elks Club, which was approved 14-0. The only one she found where there was a vote that would not have met that requirement was the Armory, but the owner did not object because she could not find the owner.

OTHER

Brian Bauer from the River District was present and said the Historic Preservation Commission and the River District put together a great workshop on researching your house. As a byproduct of that workshop, they created a brochure, which is on the HPC website, which can be downloaded in pdf form. Hopefully, people will be able to do their own research. If there are any additions or subtractions, please let Ginny or Brian know and they will continue to update it as they go forward. Ginny gave everyone the web address, and commented on the wonderful job Brian had done.

Ginny said that the City has made a selection on a firm to redesign the City's website, and they will be beginning to work on this in the near future.

Also, Ginny had mentioned having a special meeting with Gary Anderson regarding the Richardson Building. The plan is to rip the metal sheeting off the front. This meeting could also include Mr. Jaycox's Certificate which was laid over. It was decided to have this special meeting on Wednesday, May 19, 2004 at 6:00 PM in Conference Room B, City Hall.

There was additional discussion on the doors/window sizes, specifically at 228 South First Street.

With no further business to conduct, the meeting was adjourned at 8:00 PM.

Respectfully Submitted,

Jackie Bernard
Senior Clerk