

# Rockford Historic Preservation Commission

March 4, 2008 - 6:00 PM

Conference Room B

Rockford City Hall

**Present:** Laura Bachelder, Sally Faber, Maureen Flanagan, Thomas Graceffa, David Hagney, Ald. Doug Mark, Mark McInnis

**Staff :** Ginny Gregory, Lucia Rinedollar

**Others:** Bryan McWilliams, Theodore Snyder, Randy Larson, Dee Johnson, Mike Molander, Jeff Sundby, Chandler Anderson

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## NEW BUSINESS

### Approval of Minutes

Mark McInnis made a **MOTION** to **APPROVE** the minutes for the meeting of February 13, 2008 as submitted. The motion was seconded by Sally Faber. The motion **CARRIED** by a vote of **6-0**.

### Certificates of Appropriateness

#### ♦ 208 South 2<sup>nd</sup> Street

Bryan McWilliams, contractor for the owners of 208 South 2<sup>nd</sup> Street, was present to explain the application for new garage doors. They would like to replace the two outside "barn" doors with steel panel doors to match the middle door, which was installed prior to the adoption of the current guidelines. It was agreed that since the Commission had approved the current steel panel door, it would be appropriate to approve the current application in order to maintain consistency on this structure. All three garage doors are to be painted to match. They will also repair the fascia as needed with wood.

Maureen Flanagan made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the replacement of two garage doors to match the middle door as submitted. Ald. Doug Mark seconded the motion. The motion **CARRIED** by a vote of **7-0**.

(Ald. Doug Mark joined the meeting during this discussion.)

#### ♦ 1020 North Prospect Street

Theodore Snyder, Snyder's General Contractor, explained the application for a new screened-in porch at 1020 North Prospect Street. The new porch will replace the current deck at the rear of the home. The roof will be shed style. There will be three 3-foot glass panel doors, 2 stationary and 1 sliding with screen. A small deck will be added outside the sliding doors with stairs to the ground.

Ginny pointed out that although this is the at the rear of the house, it is visible from the right-of-way since the house sits on a corner lot.

David Hagney made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the screened in porch as submitted contingent upon review of material to be used for the stair railing. Maureen Flanagan seconded the motion. The motion **CARRIED** by a vote of **7-0**.

### **Request from Swedish Historical Society to address 515 Grove Street issues**

Randy Larson, President of the Swedish Historical Society, along with Dee Johnson, Executive Director, and Mike Molander, board member, were present to address the violations at 515 Grove Street. Mr. Larson explained that prior communications from the Commission had been going to another board member and he had not been made aware of them. He apologized to the Commission for the lack of response to this correspondence. Mr. Molander presented a proposed grate to replace the chicken wire over the foundation openings, one of the violations. He stated that it would take until approximately 4/14/08 to install the grates. He stated that the chicken wire and the pipe railings could be removed by 3/24/08. He advised the Commission that a security system and fire alarm has been installed and that he would personally be checking on the property at least once a week. Mr. Molander stated that they would need to work on replacing the windows a few at a time, with completion being approximately the end of April. The satellite dish will be removed as soon as weather permits.

A letter from Jim Vronch was discussed regarding the above violations. Ginny suggested that someone from the Swedish Historical Society contact Jim and advise him of their plans and the proposed timeline.

In response to a question from Ginny, Mr. Larson requested that all future communications be addressed to him.

Ald. Doug Mark made a **MOTION** to **APPROVE** the Proposed Timeline for Repairs, to **APPROVE** a Certificate of Appropriateness for the grates as submitted and to **RENEW** the previous Certificate of Appropriateness for the removal of the pipe railings. Maureen Flanagan seconded the motion. The motion **CARRIED** by a vote of **7-0**.

### **709-711 Grove Street – letter from owners**

Ginny explained that she received a letter from the owners of 709-711 Grove Street that states that following the fire in 2003, the front door was replaced with the exact same type of door including material and size and therefore did not require a Certificate of Appropriateness. The Commission agreed that since it is unknown when the original steel doors were installed, they cannot require that they be replaced following current guidelines. It was agreed that Ginny will send a letter stating this to the owners.

### **401-417 Kishwaukee Street**

Ginny advised the Commission that the owner of these properties had come to the office to speak with her. He told her he would submit a timeline for the repairs to the properties but she has not had any further contact with him and he is not present at the meeting. She also advised that the Building Department does not do full trade inspections of properties under these circumstances; however, Charlie Schaefer, Code Enforcement Manager has inspected the properties along with Jim Vronch, Sr. Building Inspector. A notice has been sent to the owner

allowing him 30 days from receipt of the notice to correct the violations that can be corrected under current weather conditions and to provide the Commission with a timeline for the remainder of the necessary repairs. If the repairs are not made by this date, information will be turned over to the Legal Department for further action.

## **OLD BUSINESS**

### **Certificate of Appropriateness for 1106 North Church Street**

This item was LAID OVER at the February 13, 2008 meeting. Chandler Anderson and Jeff Sundby were present to provide additional information to the Commission as requested at that meeting. A smaller version of the elevation, including material choices, and site plan was presented. Ginny explained that since the property was included in the legal description on the landmark application, a Certificate of Appropriateness is necessary for the new construction of the Garrison Lofts.

Chandler Anderson explained that the plans being presented are not necessarily final and Ginny explained to him that if a Certificate of Appropriateness is issued now, he will need to return to have any changes made approved by the Commission.

Ald. Doug Mark stated that he is fully supportive of this project and has been involved from the beginning. He said that the plans have been presented to the neighborhood residents and they are also very supportive of this project.

Mr. Sundby stated that these plans have been reviewed and approved by Mike Jackson of IHPA. The Commission has requested a letter from Mr. Jackson confirming this.

Ginny confirmed that the plans include using aluminum clad wood windows with true divided lites, wood doors and slate roof.

Ald. Doug Mark made a **MOTION** to **APPROVE** the Certificate of Appropriateness for the front elevation of new construction at 1106 North Church Street as submitted. Sally Faber seconded the motion. The motion **CARRIED** by a vote of **7-0**.

## **STAFF REPORT**

### **Forum News**

Ginny advised the Commission that as a benefit of Forum membership to the National Trust for Historic Preservation, everyone on the Commission can have access to their web site. She gave everyone the user name and password to access this site.

### **Mike Pauly Memorials**

Ginny advised that she would be mailing checks to the Park District for the Mike Pauly Memorial the next day if anyone would like to contribute. She also gave contact information for those who would like to mail checks on their own.

### **Grant**

Ginny stated that she will begin working on the Economic Impact Study and will advise the Commission of her progress at the next meeting. The first step is to identify comparable areas for each district.

### **Annual Report**

The Commission approved the Annual Report that Ginny had e-mailed to them.

Ald. Doug Mark made a **MOTION** to **ADJOURN** and Sally Faber seconded the motion. The motion **CARRIED** by a vote of **7-0**. The meeting adjourned at 7:40 PM.

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