

Rockford Historic Preservation Commission

July 8, 2014 – 6:00PM – City Hall Conference Room B

Present: Janna Bailey, Gary Carlson, Scott Sanders, Vickie Kruger, Alderman Tom McNamara, Becky Lichty

Absent: Dave Coady

Staff: Thaddeus Mack, Scott Capovilla, Andrew Pieri

Other: Interested Parties

Meeting was called to order at 6:01 PM by Scott Sanders, Chairman

Roll Call and Determination of Quorum

Dave Coady was not present at the meeting.

Public Hearing

None at this meeting

Approval of Minutes

A **MOTION** was made by Gary Carlson to **APPROVE** the minutes of the January 14, 2014 meeting as presented. The **MOTION** was **SECONDED** by Janna Bailey and **CARRIED** by a vote of **6-0**

Unfinished Business

None

New Business

Certificate of Appropriateness for 910 2nd Ave – Deteriorating Overhang Demolition

HPCS presented some information regarding the overhang demolition on site and the owner did not appear at the meeting to comment on this. Scott Sanders asked what thoughts are on this. Gary Carlson asked if removal was the only motion. This was affirmed by the HPCS. Gary Carlson made a **MOTION** to **APPROVE** the Certificate of Appropriateness Application with exception to remove tar on the building. The **MOTION** was **SECONDED** by Becky Lichty and **CARRIED** by a vote of **5-0 (Ald. McNamara did not vote)**

Certificate of Appropriateness for 1308 Brownwood Dr – Replacement of Retaining Wall

HPCS presented on behalf of the owner with regard to this request. Scott Sanders stated he did not like the property having the railroad ties as they do not look good on the neighboring property. Scott Sanders would not like this in the front as he does not think it is appropriate for this area. Scott Sanders presented pictures of the properties for review by the HPC as well based on his site visit.

Gary Carlson questioned if railroad ties are available anymore, citing concerns over EPA restrictions.

Scott Sanders stated he would prefer to see 6x6 treated timbers rather than CCA treated railroad ties. He also noted other properties that had railroad ties in this area. Scott suggested other wall products to use that would be cost effective without using railroad ties.

Gary Carlson asked about possibly terracing the slope and asked if that could work.

Scott Sanders did not think this could work given the height and short distance between properties as well as landscaping which buffers the properties.

Gary Carlson stated he believes the HPC should discourage use of railroad ties citing environmental concerns and inappropriate use in the historic district.

Scott Sanders recommended having the first 20' back from ROW be done in stone and switch to alternate material back from alley, leaving the material selection to the owner after the 20'

HPC members agreed but still discourage railroad ties beyond the first 20'.

Scott Sanders made a **MOTION to APPROVE** the Certificate of Appropriateness Application for reconstruction of the retaining wall provided the first 20' from the sidewalk be drystack stone and after 20' be a material of the owners choosing. The **MOTION** was **SECONDED** by Janna Bailey and **CARRIED** by a vote of **5-0 (Ald. McNamara did not vote)**

Certificate of Appropriateness for 1500 Charles St – Window Replacement

Scott Johnson presented handouts to the HPC for their review regarding school project. Kevin Behling was also present on behalf of the school. Type and style of windows here will be similar to what was done at East High School (previously approved). Scott presented existing photographs of school and what they plan to have for future elevations with new windows in place. Scott noted jamb thicknesses would get a little thicker given aluminum and energy efficient windows being installed. Screens will be on inside and windows will have insulated glazing. Color will be green, similar to what was used at East and will be baked on finish.

Gary Carlson asked if a color analysis will be used to find original color for the window frames.

Scott Johnson stated if it's possible, they will look into this.

Scott Johnson noted first photo with lead camming in windows, and intends to replicate this in the new windows. One egress window will be included but will be hidden from public ROW.

Scott Sanders asked how many windows there will be.

Scott Johnson stated it's 24,000 sq. ft. of windows, 45 different types of windows in total. This will be done over a 2 year project.

Gary Carlson asked if the doors be replaced.

Scott Johnson said no door replacement at this point. Kevin Behling added the doors are in good shape and are OK to remain. Roller shades will be installed on the inside of the windows.

HPC said these look good in elevation and East turned out well.

Gary Carlson made a **MOTION to APPROVE** the Certificate of Appropriateness Application as presented for Window Replacement. The **MOTION** was **SECONDED** by Vickie Kruger and **APPROVED** by a vote of **6-0**

Request for Opinion for Ingersoll Sports Complex and related demolitions

Matt Vitner, City Engineer presented School District 205 admin building demolition as part of Ingersoll project as well as Watch Factory to create larger parking area for event days at the Ingersoll project. 500 parking stalls would be needed for this complex and centralized parking would be easier for users of this complex. Because of funding sources, project has been aggregated into one project. The City is looking at this project as part of a larger development including new hotel as well as train station. MOA sent to the IHPA and received stipulations from the IHPA that demolition would necessitate getting an opinion from the RHPC. Matt presented further requirements of the MOA with the IHPA and the requirements needed to demolish this property and asked for comments on this as the RHPC opinion would go to the State for their ultimate decision to allow for demolition.

Scott Sanders asked if point 3 of the MOA been addressed with SHPO.

Matt indicated Anne Hacker gave 6 months as the max time and can go as quickly as the City can make recommendations or comments.

Scott Sanders asked about MOA point 5 if the district has no proposals.

Matt Vitner stated 3 developers have passed on the project because of economics. The Haight Village association has supported the Sports Complex. Looking to repurpose as much of this space as possible with regard to other uses (offices, residential, etc.).

Gary Carlson stated he doesn't want to do anything regarding disruption of other projects, such as the hotel. On the other side of coin is that City beginning projects like Ingersoll should consider other historic buildings in the area, unlike the Ingersoll all metal building. Gary would prefer to have HPC conversations done up front instead of the City coming in at the end to discuss with the HPC.

Matt Vitner stated he is learning from the experience with this project and would like to move future projects forward with the HPC up front and understands ultimate review by HPC with many varying funding sources.

Scott Sanders stated there's a lot of merit to the building, but in the bigger picture may be a necessary casualty to remove the building.

Vickie Kruger stated that as a group who supported preservation of the Ziock building, this project would regrettably need to move forward. This could move other historic building repurposing forward in the area with this project.

Matt Vitner agreed with this initial momentum and cited the City would need to be the first to move to draw others into doing the same with buildings downtown.

Alderman Tom McNamara stated that since Matt has taken this project on, communication on this from Matt Vitner to all parties involved has been good and cited Alderman also being notified late in the game regarding projects and spoke in favor of this project moving others forward with historic buildings downtown. Alderman McNamara would urge HPC to look at taking a stronger stance to do something with other buildings we have that are run down (Armory, Chic Hotel) and urged HPC to push more on Council to act and protect these properties.

Gary Carlson directed the HPC Secretary to prepare a letter reflecting sentiment of this group as discussed at the HPC meeting.

Janna Bailey noted that the neighborhood supporting this does speak to this quite a bit, and although regrettable, it would be necessary.

HPCS will write letter and send to HPC for review before release to Matt Vitner.

Communication and Staff report

Acting HPCS introduced the new HPC Secretary, Andrew Pieri

Adjournment

With no other business Scott Sanders made a **MOTION** to **ADJOURN**. The **MOTION** was **SECONDED** by Vickie Kruger and **CARRIED** by a vote of **6-0**

The meeting was adjourned at 6:46 P.M.

Submitted by Thaddeus Mack – Historic Preservation Commission Secretary