

Rockford Historic Preservation Commission

January 8, 2013 – 6:00PM – City Hall Conference Room B

Present: Becky Lichty, Janna Bailey, Scott Sanders, Vickie Kruger

Absent: Alderman Doug Mark

Staff: Thaddeus Mack, Planner & Building Plans Examiner

Other: Interested Parties

Meeting was called to order at 6:00PM by Janna Bailey

City Attorney John Gilliberti was present and informed the commission of action taken by the Codes and Regulations committee to reverse the ZBA recommendation and thereby deny the special use permit for Planned Unit Development of a Bed and Breakfast in an R-1 district by the Aldermen by a vote of 4-0. The committee report was laid over for one month. The ZBA reversal was for bed and breakfast use, not the proposed events use. Recommendation is to lay this item over for one month to February meeting. Applicant not present per recommendation to lay over for period of one month.

Roll Call and Determination of Quorum

Alderman Doug Mark not present at the meeting

Public Hearing

A **MOTION** was made by **Scott Sanders** to **CLOSE** the **HPC Meeting** and **Open Public Hearing**. The **MOTION** was **SECONDED** by **Vickie Kruger** and carried by a vote of **4-0**.

Public Hearing was opened.

Vice-Chair Janna Bailey recognized **Bruce Altman 1219 Oakland Ave**: Mr. Altman stated he has concerns for both uses. Oakland Ave is dead end street. Where Oakland intersects Greenmount, is uncontrolled intersection. Bed and breakfast with 7 bedrooms would more than double the traffic. With events, he would not be able to leave or enter his house due to traffic. Oakland Ave should not be used for ingress and egress for the property. Property values will suffer from putting commercial property in residential area. Parking lot lighting will light up the neighborhood, and Mr. Altman would prefer this to be dimly lit. This proposed development would isolate Oakland as residential island and decrease property values. Mr. Altman believes this is not a Bed and Breakfast but is a hotel per the ordinance (owner occupied, 4 bedrooms). Further, it will have meals in addition to breakfast and will not be owner occupied. Mr. Altman also stated his concern about water runoff from parking lot as Oakland is a river when it rains. A parking lot and paving would run down the driveway into Oakland Ave. Mr. Altman stated he is against both uses of the property and doesn't believe this will be good for the neighborhood.

A **MOTION** was made by **Scott Sanders** to **CLOSE** the **Public Hearing** and **Open** the **HPC Meeting**. The **MOTION** was **SECONDED** by **Becky Lichty** and **CARRIED** by a vote of **4-0**.

The HPC Meeting was reopened.

Approval of Minutes

A **MOTION** was made by **Scott Sanders** to **APPROVE** the minutes of the December 11, 2012 meeting as presented. The **MOTION** was **SECONDED** by **Becky Lichty** and **CARRIED** by a vote of **4-0**.

Selection of Officers

A **MOTION** was made by **Scott Sanders** to lay this item over for one month. The **MOTION** was **SECONDED** by **Vickie Kruger** and **CARRIED** by a vote of **4-0**.

Approval of Annual Report

HPCS Presented the Annual Report to the Commission for their review and comment prior to publishing as the official annual report.

A **MOTION** was made by **Vickie Kruger** to **APPROVE** the Annual Report as presented to the HPC by the HPC Secretary. The **MOTION** was **SECONDED** by **Scott Sanders** and **CARRIED** by a vote of **4-0**.

Unfinished Business

Certificate of Appropriateness for 509 Indian Terrace – Deck Replacement

Pete Riggs presented deck design for review. Previous COA approved the plans for street side stoop. Pete Riggs showed that this has been done to scale and presented what it to be historically correct and to match the front of the deck. Scott Sanders asked if the top rail was existing. Pete Riggs stated that it would be added to try to limit falling. Pete Riggs presented some original designs of the railing to the commission reflective of the drawings presented.

Pete Riggs stated the floor surface and deck material would receive deck boards. The plan view shows the roof overhang to show the porch is partially covered as a deck. He would like to use cost effective treated board (green treated) as it will essentially be a deck. Garage doors under the deck are not included in this application and Mr. Riggs would like to come back to approve these. Mr. Riggs is aware there are some grading issues to work out in advance of the submission. He would like to do barn doors, but may need to be overhead due to turning space. Mr. Riggs believes this was a stable originally under the deck for former owners horses. Under the deck would likely stay open for now, but could come back later to approve doors.

The commission members liked the design of the building as presented and complimented the applicant for the design.

A **MOTION** was made by **Scott Sanders** to recommend **APPROVAL** of COA for remainder of initial application including restoration of riverside deck, including the upper level railing at dormer porch as presented to the commission (drawings included in folder for property). The **MOTION** was **SECONDED** by **Becky Lichty** and **CARRIED** by a vote of **4-0**.

Certificate of Appropriateness for 939 N. 2nd St. – Parking Lot in conjunction with Change of Use

A **MOTION** was made by **Becky Lichty** to lay this item over for one month. The **MOTION** was **SECONDED** by **Scott Sanders** and **CARRIED** by a vote of **4-0**.

The HPC Members had a discussion regarding this property and possible uses and concerns with this property.

New Business

None to review.

Communication and Staff report

The HPC Members asked the HPC Secretary what new information was available on the Midway Theater project, and if any movement was anticipated by the owner to secure the building. The HPC Secretary presented what information was currently known by the City with regard to the Owners actions and upcoming Code Hearing dates.

Adjournment

With no other business a **MOTION** was made by Scott Sanders to adjourn. The **MOTION** was seconded by **Becky Lichty** and **CARRIED** by a vote of **4-0**

The meeting was adjourned at 6:36 P.M.
Submitted by Thaddeus Mack