

Rockford Historic Preservation Commission

February 12, 2013 – 6:00PM – City Hall Conference Room B

Present: Alderman Doug Mark, Becky Lichty, Janna Bailey, Scott Sanders, Dave Coady

Absent: Vickie Kruger

Staff: Thaddeus Mack, Planner & Building Plans Examiner

Other: Interested Parties

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

Roll Call and Determination of Quorum

Vickie Kruger was not present at the meeting

Public Hearing

No public hearing was requested at this meeting

Approval of Minutes

A **MOTION** was made by Scott Sanders to **APPROVE** the minutes of the January 8, 2013 meeting as presented. The **MOTION** was **SECONDED** by Alderman Doug Mark and **CARRIED** by a vote of **5-0**

Selection of Officers

Becky Lichty made a **MOTION** and nominated Janna Bailey to serve as **Chairman**. The **MOTION** was **SECONDED** by Scott Sanders. Janna Bailey accepted. Janna Bailey was made **Chairman** by a vote of **5-0**

Becky Lichty made a **MOTION** and nominated Scott Sanders to serve as **Vice-Chairman**. The **MOTION** was **SECONDED** by Alderman Doug Mark. Scott Sanders accepted. Scott Sanders was made **Vice-Chairman** by a vote of **5-0**

Unfinished Business

939 N 2nd St – Applicant withdrew application for Certificate of Appropriateness. No action taken.

New Business

Certificate of Appropriateness for 845 Ridgewood Rd – Retaining Wall Replacement

Scott Sanders indicated he liked the design as presented and questioned what the stone would be comprised of (natural stone, cobbled, boulders, or coursed horizontal, or something like limestone). The applicant stated it would be something along those lines, likely from Benson Stone.

Scott Sanders suggested not doing a cut stone as they are expensive and suggested other options to use in lieu of this.

Scott Sanders made a **MOTION** to **APPROVE** the Certificate of Appropriateness for 845 Ridgewood Rd for replacement of the retaining wall as presented to the HPC. The **MOTION** was **SECONDED** by **Alderman Doug Mark** and **CARRIED** by a vote of **5-0**

Certificate of Appropriateness for 2929 Charles St – Window Replacement (East High School)

Frank St. Angel and Mark Kehely presented a project for total window replacement at this building. The window replacement would seek to keep in historic style of the building and the windows would go from single glazing to double glazing. The desire is to keep with the historic nature and thinner profiles from photos. The existing steel windows would be replaced by aluminum. Technological differences would change some of the sizes. The school has some concerns on exiting requirements for egress from windows (operable panels on bottom).

Mark Kehely indicated they are working with 3 manufacturers, all meeting the same specs. Old windows had putty glaze on the exterior. (Mark provided a window frame sample and profile to the HPC for review). As replacing all in existing, the window receptor depth of the window system might increase. The first and third sash would be operable with the 2nd panel fixed. 4th page of packet shows profiles of what they will use. All manufacturers being considered have a historic line of windows to use. The existing windows are original from 1943.

Frank St. Angel stated there are alternates for the building if it comes in high, but the preference is to replace all windows. Additionally, the architect is looking at the color of the original windows and wants to match the original color (patina green). 2nd phase would be to paint doors to match this color.

Scott Sanders asked when these would be replaced.

Mark Kehely indicated it would be this summer when schools out.

Dave Coady asked if the glazing would be clear.

Mark Kehely stated they are looking at 1" air gap in windows with low-E and there would be a slight tint to the windows.

Frank St. Angel stated there is talk about having blinds and screens, but these would not integral, but on the interior.

Scott Sanders asked what the piece on the outside would look like (the receptor).

Mark Kehely responded it would almost look like a U-channel to go in window frame opening and permits some flexibility in installation. Mark further noted the idea is to mimic what is presently at the building, but would have a deeper window depth.

Frank St. Angel stated there are some windows in the front of the building with window mount A/C units and the mechanical system will be upgraded in 2nd year phase. These windows and window units would remain as is until HVAC upgrades are done. Some windows would be left as is.

Alderman Doug Mark made a **MOTION** to **APPROVE** the Certificate of Appropriateness for replacement of windows at 2929 Charles Street as present to the Historic Preservation Commission. The **MOTION** was **SECONDED** by **Becky Lichty** and **CARRIED** by a vote of **5-0**.

Frank St. Angel discussed future projects coming before the HPC related to this property.

Communication and Staff report

The HPC Secretary provided the HPC Members with information regarding possible grants available for conducting surveys within the City of Rockford. The HPC Secretary provided some possible ideas and asked for other input from the HPC Members as to possible other project they would like to see happen. The HPC members suggested there would

likely be some push back in conducting a survey of local churches but would possibly be interested in having a survey conducted of local schools.

The HPC Secretary let the commission members know a tour for 939 N 2nd was offered by Vicky Kruger (new realtor) if anyone is interested.

Adjournment

With no other business a **MOTION** was made by **Alderman Doug Mark** to adjourn. The **MOTION** was **SECONDED** by **Scott Sanders** and **CARRIED** by a vote of **5-0**

The meeting was adjourned at 6:19 P.M.
Submitted by Thaddeus Mack