

Rockford Historic Preservation Commission

May 14, 2013 – 6:00PM – City Hall Conference Room B

Present: Janna Bailey, Dave Coady, Becky Lichty, Gary Carlson

Absent: Alderman Jamie Getchius, Vickie Kruger, Scott Sanders

Staff: Thaddeus Mack, Planner & Building Plans Examiner

Other: Interested Parties

Meeting was called to order at 5:59PM by Janna Bailey, Chairman

Roll Call and Determination of Quorum

Alderman Jamie Getchius, Vickie Kruger and Scott Sanders were not present at the meeting

Public Hearing

None at this meeting

Approval of Minutes

A **MOTION** was made by Dave Coady to **APPROVE** the minutes of the April 9, 2013 meeting as presented. The **MOTION** was **SECONDED** by Becky Lichty and **CARRIED** by a vote of 4-0

Unfinished Business

None

New Business

Certificate of Appropriateness for 900 Ridgewood Rd Rd – Window Replacement, Door Replacement, Re-roof, New Roof Framing, Misc. exterior improvements

HPCS gave information on the project to this point with regard to work starting without a COA (unknown to the owner) and what information they are presenting tonight and seeking approval on.

Steve Miller laid out the scope of project, roughly following the application provided for scope of work given (refer to application from owner)

Dave Coady asked if the window sizes will remain the same.

Steve Miller stated the new windows will be to fit in the present opening.

Dave Coady asked are the upper windows double hung.

Steve Miller responded yes, these are stained glass with aluminum storms.

Gary Carlson asked if the new windows will be the same height.

Steve Miller stated they will be, but will also absorb the center column and be a double hung, side by side unit.

Gary Carlson applauded the applicant for their very thorough application and submission. Gary described his familiarity of the project and this neighborhood. Previous owner was advised by Gary Carlson to do the things put forth in this application. Gary Carlson believed the original character of the house would be brought back one additional step by doing what is proposed at this property. Gary did not have any objections to the proposal as given and would like to see further steps to move this back to its original condition.

Becky Lichty stated if the presentation is any indication of the work being done, this will be a great project and she applauds the owners.

Dave Coady asked what the timeframe for completion is.

Steve Miller stated they would like to finish this in a month.

Dave Coady asked if they will be moving in to this house, or selling it.

Steve Miller responded they would like to fix it and sell it and want to make it more livable.

Gary Carlson stated this is one of the less expensive houses in the neighborhood, but fixing it up in the neighborhood would help to resell this property. Gary gave some history of other houses this seller had done and the siding and shake present was not original to this house. Gary stated this house was originally a plain Victorian home (1880s?).

Janna Bailey stated her only concern is the door, but per Gary Carlson, this is not highly visible and therefore not a concern.

Gary Carlson verified the door is not very visible at this location.

Gary Carlson made a **MOTION** to **APPROVE** the Certificate of Appropriateness for 900 Ridgewood Rd as submitted to the HPC. The **MOTION** was **SECONDED** by Becky Lichty and **CARRIED** by a vote of **4-0**.

Communication and Staff report

The HPC Secretary presented to the commission annual letters were sent to persons residing in Local Historic Districts and to Local Historic Landmarks as a reminder of the need for obtaining a COA. The timeline for sending these out was advanced from the fall to the spring so that property owners had the opportunity to obtain a COA in the spring and perform the work during the summer.

The HPC Secretary updated the Commission members on the following: The Midway Theater was in for the monthly status hearing as part of the second agreed order between the owner (Peter Crane) and the City of Rockford. The milestone set for May 1 per the Agreed Order required all old roof trusses and roofing material to be taken down. This was completed in advance of the May 1 deadline, and the owner requested an inspection prior to the deadline. The next milestone for the owner is to have all the preparation work complete for the new trusses by June 3, including truss pockets, misc. steel and parapet work complete for new trusses to be set.

Adjournment

With no other business a **MOTION** was made by Gary Carlson to adjourn. The **MOTION** was **SECONDED** by Becky Lichty and **CARRIED** by a vote of **4-0**.

The meeting was adjourned at 6:30 P.M.
Submitted by Thaddeus Mack