

# Rockford Historic Preservation Commission

May 10, 2016 – 5:30 PM – City Hall Council Chambers

**Present:** Dave Coady, Gary Carlson, Matthew Wolff, Jeffrey Kirk, Vickie Krueger

**Absent:** Alderman Karen Elyea, Robert McCarthy

**Staff:** Scott Capovilla

**Other:** Jon Bates, David Hagney, Michael Dudek, Mark Stefanic

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**Meeting was called to order at 5:31 PM by Dave Coady**

**Roll Call and Determination of Quorum:**

5 members present and 2 are absent – Quorum.

**Public Hearing:**

N/A

**Approval of Minutes**

Minutes from the March 13, 2016 meeting were not available for approval.

**Unfinished Business:**

None

**New Business:**

***Request for Certificate of Appropriateness – 971 North Madison Street (Community Foundation of Northern Illinois)***

Architect David Hagney presented plans to the Commission regarding the dismantling and rebuilding of the historic auto house located at 971 North Madison Street. The garage has deteriorated and needs major work to preserve its character. They will re-use all the material they can and find other material to match the period when first constructed. Gary Carlson offered to provide an original service door for the auto house that would match the one that is deteriorated. Old shutters from the house will be replicated and installed to protect the windows. Mr. Hagney said the driveway will be removed, and regraded. The replacement drive will be made of time period matching pavers. They will also be regrading around the auto house to re-route the surface water. Jeffrey Kirk inquired about the grading around the structure and the driveway. Mr. Hagney stated this is to prevent the water from damaging the structure in the future and the grading for the driveway was to flatten it out and pitch it so it has positive drainage away from the structure. Matthew Wolff inquired about the retaining wall. Mr. Hagney indicated that they are not planning on changing the wall at this time but if they find they have to do it, they will come back to the commission for approval.

A **MOTION** was made by Gary Carlson to approve a certificate of appropriateness for the project. The **MOTION** was **SECONDED** by Matthew Wolff and **CARRIED** by a vote of **5-0**.

## ***Request for Certificate of Appropriateness – 220 South Madison Street (Millennium Center)***

Architect Michael Dudek of Joseph James Partners presented plans to the Commission regarding the installation of two (2) new patios and three (3) access doors to the west side of the building for property located at 220 South Madison Street. This is the former YWCA. The plan is to convert the old YWCA into a hostel style hotel. They will remove the window air conditioning units from the building, restore the entrance to a stainless steel style entrance and remove the existing overhang. Gary Carlson questioned what the replacement windows would look like. Mr. Dudek stated they have not gotten that far yet in the process with specific material. Matthew Wolff questioned the existing retaining wall and the location of the proposed patios. Mr. Dudek said that both patios will be above the existing retaining walls. If they have to add to the retaining wall, it will match the same prairie style stone that is there. Mr. Wolff asked if they will be replacing the lost green space if the patios are installed. Mr. Dudek said they will be adding some green space to the south and he stressed they are preserving and protecting the existing oak trees on the site. Mr. Carlson stated they will have to come back to the Commission when they have the final design and material for both the railings around the patio and the style of windows that will be installed. Mark Stefanic of Joseph James Partners said they are just looking for conditional approval at this time so they can move forward with their renovation plans. Mr. Stefanic said they will come back to the Commission for final approval of the materials.

A **MOTION** was made by Jeffery Kirk to approve the concept for the renovations and patio for the project subject to final design and approval of the materials by the Commission. The **MOTION** was **SECONDED** by Vickie Krueger and **CARRIED** by a vote of **5-0**.

### **Communication and staff report:**

Interim HPC Secretary Scott Capovilla informed the commission that the previous HPC Secretary is no longer with the City of Rockford and that he would be the interim secretary until someone is hired in that capacity. Mr. Capovilla informed HPC members that staff is going to be updating much of the HPC information with updated phone numbers, historic district boundaries, new landmarks and new photographs in the coming months to reflect all the newly restored buildings. Staff has already made some changes to the website as well.

Mr. Capovilla also requested feedback on how things have been operating over the past year or so and what staff could do to make it better. The Commission is still concerned over how sign permits are handled in the National Historic District. Specifically, the Nordlof Center and Oak Street health were brought up as examples of not following local guidelines. In addition, displeasure was expressed at staff on how the Booker Washington application for Landmark Status was handled. Better vetting of the landmark process by the HPC Secretary was encouraged. The overwhelming consensus was to improve communications with the Commission and to make sure we follow the proper procedures in the future.

### **Adjournment:**

With no other business Matthew Wolff made a **MOTION** to **ADJOURN**. The **MOTION** was **SECONDED** by Jeffery Kirk and **CARRIED** by a vote of **5-0**.

The meeting was adjourned at 6:23 P.M.

Submitted by Scott Capovilla – Historic Preservation Commission Interim Secretary