

Rockford Historic Preservation Commission

July 13, 2010 — 6:00 PM

Present: Janna Bailey, Maureen Flanagan, David Hagney, Vickie Krueger, Doug Mark, Mark McInnis

Absent: Scott Sanders

Staff: Ginny Gregory, Sandra Hawthorne, Jessica Roberts

Other: Beverly Broyles (Tinker Swiss Cottage); Garrett Jones (Rockford Park District); James & Linda McElhaney; Salvador & Marguerite Guerrero

Approval of Minutes

A **MOTION** was made by David Hagney to **APPROVE** the minutes of the June 8th meeting. The Motion was **SECONDED** by Doug Mark and **CARRIED** by a vote of 5-0 with Scott Sanders absent and Mark McInnis arriving after the vote.

NEW BUSINESS

Certificates of Appropriateness

411 Kent Street (Tinker Swiss Cottage Museum)

Beverly Broyles, Executive Director of Tinker, and Garrett Jones of the Rockford Park District presented their application. Ms. Broyles explained their request is for installation of a new metal handrail along the limestone steps to be added to the east stairway to the Cottage. This was included in architectural renderings submitted with an earlier application, but inadvertently left off the last request. The handrail is the only change to the original addition submitted. Design of the handrail will include vines and will match the handrail on the lower stairs on the east side, leading to the bridge. Ms. Broyles explained the bid opening for the entire project was July 7th and anticipates construction will start soon. This railing will coordinate with the existing railings already installed in other locations at the Cottage. Mr. Hagney asked about the existing tree in that area. Mr. Jones stated the tree was treated approximately 6-8 weeks ago. The tree roots on the north side are up against the limestone foundation of the Cottage and are not as vital as those roots to the south. Mr. Jones further stated construction specs have an option built in specifying that any root cutting that may need to be done will be supervised by Doug Edwards, Arborist. He has stated the tree will survive if cutting needs to be applied. A copy of Mr. Edwards' report was provided. Mr. Jones stated alternative routes for the pathway were considered but the cost would be approximately double that for the plan submitted.

Gary Anderson, Architect, felt there is an alternative way to achieve this. He feels it is not historically appropriate and feels to modify the front stairs to this building is also not appropriate. It was his feeling that the pathway could be extended to the east and looped around, which would preserve the cobblestone walkway. He feels this would preserve the integrity of the cottage. Janna Bailey asked if the rail could be extended around the porch. Ginny Gregory

explained to the Commission that the original Certificate has already been granted and the only one who can take into consideration a change to this original certificate is the Applicant. She pointed out that the only thing under consideration this evening is the handrail. Janna Bailey felt the handrail did not match the architecture. Ms. Broyles stated she felt this would keep the integrity of the original staircase. Mr. Jones pointed out that when transferring from the wood to the limestone steps, this railing appeared to match the design best. Mr. Jones stated they are trying to meet a balance between what is required by Code and what would fit in with the Cottage. Ms. Broyles explained Alderman John Beck has been working with them hand-in-hand on this project. Alderman Mark feels the railing was a complete disconnect going from wood to metal railings. Ms. Broyles stated they would be willing to redesign a handrail that would be more in tune with the existing wooden handrail. She further stated it is mandated by IDOT and ADA that the path to the bridge be handicapped accessible.

Mr. Hagney asked if the Applicants were willing to come back with a different rail design, to which they responded they were.

A **MOTION** was made by Doug Mark to **LAY OVER** the request for installation of a new handrail along the limestone stairs on the east stairway to the Cottage to allow time to redesign the handrail. The Motion was **SECONDED** by Janna Bailey and **CARRIED** by a vote of 6-0.

1338 Brownwood Drive

Charles and Renee Tomlinson, Applicants, were not present. They would like to landscape the sloped area of their yard, which would include the installation of granite boulders and limestone outcropping steps. Ginny Gregory explained this item is up for review because of the limestone steps. Plantings are not something that would fall under the Commission's auspicious.

A **MOTION** was made by David Hagney to **APPROVE** the Application as presented. The Motion was **SECONDED** by Mark McInnis and **CARRIED** by a vote of 6-0.

1622 Brownwood Drive

James and Linda McElhaney, Applicants, were present. They are requesting the replacement of existing Masonite pressboard siding with vinyl siding of the same profile and color as the existing siding. Mr. McElhaney stated there are two locations on the second story that have degraded considerably, allowing rodents to get into the second story during the winter. He presented a sample of the vinyl siding and felt it was more durable and fit aesthetically with the remaining material of the house. The width on the existing siding is greater than that of the sample presented. It was uncertain as to whether the vinyl siding comes as wide as what is currently on the house. Mr. McElhaney stated the shutters were to be removed and painted and put back up. Ginny suggested the Commission could state the siding material would match as closely as possible to the existing material in width.

A **MOTION** was made by Dave Hagney to **APPROVE** the replacement of existing Masonite siding with vinyl siding because of the age of the house [built in 1982] and to remove, repaint and reinstall the existing shutters. The new siding is to match the profile and color of the sample presented with the exposure matching that of the existing siding as closely as possible. The Motion was **SECONDED** by Doug Mark and **CARRIED** by a vote of 6-0.

531 Indian Terrace

Salvador and Marguerite Guerrero, Applicants, were present. Mr. Guerrero explained their application to repair and modify the existing patio, pour a concrete sidewalk from the patio to the side door and add steps and hand rails from the back door to the patio. The existing patio is flagstone set over crushed gravel and is very uneven and hard to use. It is the intent of the Applicant to change this patio to concrete with one drain in the center and one against the wall of the house. A masonry wall will come up off the existing concrete wall and all existing plantings will be removed. The brick would match the house. The wall would extend 18" higher than the patio to define the end of the patio. The top would be the same brick turned on its side. Mr. Guerrero stated they were also considering a stoned cap to match the limestone of the house. Three steps will lead into the patio from the rear door. Railing and steps would be wood painted white. The suggestion was made by a Commission member to use cut pieces of the existing flagstone on top of the wall rather than brick and the Applicants felt this was an idea worth consideration.

A **MOTION** was made by Doug Mark to **APPROVE** the request for repair and modification of the existing patio, installation of concrete sidewalk from patio to side door, and the addition of steps and hand rails from back door to the patio as submitted. As an option, they may use pieces of the flagstone to cap the wall. The Motion was **SECONDED** by Vickie Krueger and **CARRIED** by a vote of 6-0

Request for letter of support re: Amtrak Station site

Ginny explained IDOT has an application pending for TIGER II funding from the US Department of Transportation for the development of the new Amtrak station on South Main Street. This will involve demolition of two structures on the site, the old passenger depot and the Eclipse/Lorden industrial building. Their consultant has requested a letter of support from the Commission for the project. Ginny pointed out that while this area was once the heart of Rockford industry, there is nothing left around the building and some of the track rails have been removed. There was a fire in the back portion of the building which has been vacant for a long time. Ginny presented an example of the type of letter they are looking for. This building has not, as yet, been condemned. Ginny's recommendation is one of support in light of the fact that the historical context for these two structures is completely gone. Ginny stated she could either draft a letter of support, or send them an e-mail that the Commission would not comment.

A **MOTION** was made by Doug Mark to **APPROVE** a letter of support for the development of the new Amtrak station site, which will include demolition of the two structures currently existing there, to be written by Ginny Gregory. The Motion was **SECONDED** by Mark McInnis and **CARRIED** by a vote of 6-0.

OLD BUSINESS

Certificate of Appropriateness – 910 North Prospect Street

Ginny stated the Applicant wished to Lay this Over to the August meeting. She presented two letters received from Joseph Anderson, VP of Home Improvement Systems, for renovation of the house. However, the applicant does not as yet have a report from a structural engineer as requested by the Commission at the June meeting.

A **MOTION** was made by Doug Mark to **LAY OVER** the request for a Certificate of Appropriateness for demolition of the house at 910 North Prospect Street to the August meeting. The Motion was **SECONDED** by Vickie Krueger and **CARRIED** by a vote of 6-0.

Update on 404-408 South Second Street

Ginny reminded Commission members that at the June meeting, the owners of the property were told that they would be allowed to retain the split rail fence they had installed if they added pickets to the front of it. They were to have Scott Sanders evaluate the pickets they selected after they had completed one section of the fence. She has not been able to contact Scott to determine if the ones they put up are acceptable.

Update on Violations – 400 block of Kishwaukee Street

Per a memo from Ginny dated July 7, the terms of the sale of the properties at 401-417 Kishwaukee dictated that the new owners have until August 1, 2010 to resolve any outstanding issues involving these properties. Because of this, no action will be taken on this item until the August 10th meeting.

Staff Report

Design guidelines update

Ginny stated that this is one of the items she is to work on in her new status as a part-time employee later this year. It currently is scheduled to be done between October and the end of year.

With no further business to report, the meeting was adjourned at 7:05 PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Historic Preservation Commission