

Rockford Historic Preservation Commission

July 10, 2012 – 6:00PM – City Hall Conference Room B

Present: Janna Bailey, David Hagney, Alderman Doug Mark, Mark McInnis, Vicki Krueger

Absent: Scott Sanders (excused)

Staff: Todd Cagnoni, Deputy Director of Community and Economic Development
Thaddeus Mack, Planner & Building Plans Examiner

Other: Interested Parties

Meeting was called to order at 6:00PM by David Hagney

Approval of Minutes

A Motion was made by **Mark McInnis** to **APPROVE** the minutes of the June 12, 2012 meeting as presented. The Motion was **SECONDED** by Alderman Doug Mark and **CARRIED** by a vote of **5-0**.

Unfinished Business

None to report

New Business

Certificate of Appropriateness

905 D Street

Scott Faruzzi, on behalf of the owner, presented the request to remove existing aluminum 8" siding and replace with vinyl 8" siding, as well as replace aluminum wraps as needed. Scott further indicated that the original application indicated replacement of existing windows with new vinyl, but wished to withdraw this request due to budget limitations with the client. Mr. Faruzzi also presented the required application for use of Synthetic Siding in accordance with the HPC Guidelines. The commission reviewed available photos, proposed materials and discussed the contributing status of the building within the historic district.

A Motion was made by **Vickie Krueger** to **APPROVE** the proposed construction of vinyl siding and replacement of aluminum wraps as needed, as presented in the certificate of appropriateness application for 905 D Street. . The Motion was **SECONDED** by Alderman Doug Mark and **CARRIED** by a vote of **5-0**.

Certificate of Appropriateness

721 E. State St. – Midway Theater

Peter Crane, owner of the Midway Theater, presented his history with the building as well as the roof collapse and agreed order from the City of Rockford. Mr. Crane also presented the recommended deconstruction letter from Bill Waldorf of Larson and Darby Group along with his proposed sketches of the new roof trusses. Mr. Crane additionally gave information from his correspondence with Anthony Rubano with the Illinois Historic Preservation Agency regarding his opinion on removal of the parapet and adding gutters along the theater walls as well as possibly using State and Federal

tax credits for this project. Finally, Mr. Crane also presented his desire to create an egress opening on the east side of the building for equipment and possibly future occupant egress. Some debate occurred regarding what type of doors would be put in place, and Mr. Crane indicated initially steel doors to secure the building, and possibly replacing with something more decorative in the future. Mr. Crane redirected attention to the roofing and trusses as this was the critical item to discuss. The commission discussed with the owner if the barrel vault would be replaced on the interior, as well as how the new trusses and roofing will bear into the existing walls. The commission additionally discussed what proposed material would be on the new roof. Todd Cagnoni read the agreed order to the commission to understand what milestones must be met by the owner and suggested multiple COA's for this project may be issued if need be to assist the owner in meeting his deadlines. David Hagney suggested a vote on the COA for demolition of the existing roof and truss system as well as creating an equipment egress opening on the east side be taken tonight, and lay over the other proposed items to another meeting as not enough detail was available for the commission to adequately review other work. The commission agreed an additional meeting could be held to review more complete, accurate details of the new work proposed, prepared by an architect or engineer. The commission then asked the owner what time frame would be acceptable to get this information prepared for their review. The owner agreed that two weeks should be sufficient to get this information. Mr. Hagney expressed desire to see engineered drawings including sections to determine truss depth and possibility of recreating barrel vault on inside once building was stabilized. The commission felt this would be important to know going forward in case the owner did want to get federal tax credits for this property. The commission also expressed desire to know what pitch would be required for adequate drainage of the roof with the standing seam metal roof material vs. an EPDM roof material and asked Mr. Crane to get this information and have it prepared for the next meeting. The commission felt it would be best to minimize visibility of the new roof from the public way. Mr. Crane indicated wanting to remove the parapet of the building as the masonry is in poor condition. The commission would prefer the parapet to remain, but wants to see more focused, detailed information regarding structure, roofing and drainage for the next meeting. Mr. Hagney suggested a vote be taken for the demolition of the existing roof and to create a temporary opening in the side of the building and lay over the remaining work items for two weeks when Mr. Crane could provide more detailed, focused information on the proposed scope of work. Mr. Crane also presented a tree adjacent to the building which would need to be trimmed back, if not removed to accommodate demolition of the existing roof. The HPC Secretary advised the Commission Members that as the tree trunk was under the 18" rule established in the guidelines, it was not something they needed to vote on or review.

A Motion was made by **Alderman Doug Mark** to **APPROVE** the proposed demolition of the existing roof trusses and creation of a temporary egress opening into the building for egress of equipment and demolition material removal and lay over other items for a later meeting. To clarify, the size of the egress opening would be roughly 8'-0" wide and 9'-0" high as presented in the certificate of appropriateness application for 721 E. State Street with additional information presented by the owner at the meeting. The Motion was **SECONDED** by **Mark McInnis** and **CARRIED** by a vote of **5-0**.

Staff report

Todd Cagnoni introduced the new HPC Secretary, Thaddeus Mack to the Commission Members.

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

The meeting was adjourned at 7:15 P.M.
Submitted by Thaddeus Mack