

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION
SPECIAL MEETING MARCH 12, 2013
Approved at the April 23, 2013 meeting.

Members Present:

Janet Hale
Sharon Plante
Garth Keck
Tony Chinn
Jennifer Timbrook

Members Absent:

Steven Schneider
Richard Vigsnes

Staff:

Jeff Harris
Rob Flatter

Guests:

Gil Valenzuela
Vincent Molina
Joel Sevilla

1. Call to Order, Roll Call and Establishment of a Quorum

Meeting called to order at 7:04 p.m. Quorum established.

2. Certificate of Appropriateness Review

• **524 E. Washington St. - siding**

Mr. Joel Sevilla, contractor, presented additional information to the Commission from the postponement of February 12, 2013. The window frames will be built up one-half inch plus to conserve the reveal and will be wrapped in white aluminum. Crown molding is 1-3/4" white PVC and will not be aluminum wrapped. (Per Jeff Harris, the homeowner says the crown is not original to the house). Drip cap will be white aluminum wrapped. No windows are being replaced. No doors are being replaced with the exception of the east façade metal door which mirrors the replaced wooden door. Motion to approve as discussed was made by Commissioner Keck and seconded by Commissioner Timbrook. Motion passed with an all aye vote.

• **416 E. Washington St. – detached garage**

Mr. Joel Sevilla, contractor, presented the plan to the Commission. The current garage is not structurally sound. The current garage will be demolished and the owners will copy the existing structure. There will be a new foundation and the foundation and driveway will be moved approximately three feet off the lot line to meet the existing code. Garage will be 18' 7" x 20' 4". Proposed 30 year architectural shingles and Harvard Slate vinyl siding will match the house. Windows are existing on the west side and will be re-used. East and south windows will be replaced. Garage will have an insulated, overhead six panel, raised appearance door. Door will be white; not painted. Two six panel steel service doors will be installed. Trim, soffit and fascia to be white aluminum. There will be an external gooseneck light in front of the garage. Motion to approve as discussed

made by Commissioner Timbrook and seconded by Commissioner Keck. Motion passed with an all aye vote.

- **116 Galena St. – garage roof**

Mr. Gil Valenzuela, owner, present before the Commission to provide updates to information received since the last meeting on February 12, 2013. Mr. Valenzuela reiterated that he had been cited by the City for code violations. Commissioner Hale brought a picture of the structure from the 1874 DuPage County Atlas. Per further research, Commissioner Hale noted that trim was typically painted white on structures of this time period. The owner confirmed that he will paint all wood trim and doors a dark brown color to match the house once weather permits. All surfaces will be scraped and primed initially. The owner met with Marion, Inc., a Chicago-based restoration contractor who is an expert in grout construction. This expert said that the work to be done on the grout construction is cosmetic and he would be able to score as originally constructed. He would be able to do basic work so the owner could comply with the City's needs and still leave the building in good condition for future full restoration. Work could not begin until weather permits – May at the earliest. The quote was to be made available in short order. Mr. Valenzuela also noted that the broken glass (1 of 6 panes) in the east side window will be replaced. Possible funding avenues and request for reconsideration by the City to allow façade funding was discussed by all. (Façade funding is not available if property has been cited for violations). Commissioners noted that in the past, the City would notify and work with the Commission before a property was cited. Motion to approve as discussed made by Commissioner Timbrook and seconded by Commissioner Keck. Motion passed with an all aye vote.

- **101 E. Washington St. – façade repair and signage**

Mr. Vincent Molina, the property owner, presented additional information to the Commission as requested from the previous meeting on February 12, 2013. As outlined, the three phases proposed are: façade upgrade; signage; and lighting. Mr. Molina discussed each phase and answered questions as raised.

For façade upgrade, Washington Street overhang will be reduced to 16"; Fremont Street overhang will be 16-1/2". Deteriorated roof cobbling will be eliminated and capped with top coping stone on the Fremont and Washington Street sides and a section on the northwest wall to allow for proper drainage. Roof drains are pitched to drain properly; no external downspouts. Brick on the Fremont and Washington Street sides, along with a 10' x 4' section on the northwest side (to first pillar) will be removed and replaced with Veneer Stone. Framing to be insulation, metal stud and sheet rock, water resistant barrier, metal lath, mortar scratch coat and setting bed under Veneer Stone. Brick will be flush to concrete pillars. Currently, the face brick butts out one-half inch. Brick will match size of original bricks. Brick color to be Oaks Blend.

For signage, sign 1: RITE WAY AUTOMOTIVE on Fremont Street per drawings submitted will be neon channel letter, in black, red, and white colors. Size is 25'3" x 1'11-1/4". Sign 2: RITE WAY Automotive also on Fremont Street per drawings submitted will be unlit in black, red and white colors. Size is 6' x 2'10-5/8". Sign 3:

RITE WAY AUTOMOTIVE on Washington Street per drawings submitted will be a non-lit awning sign. Size is 18'x <28". Awning is to be mounted in brick area, not in the concrete area.

For lighting, four gooseneck lamps will be placed between the Fremont Street service bays and two gooseneck lamps placed on either side of the Washington Street service bay. Existing light over non-illuminated sign 2, will be replaced to match the four new gooseneck lamps. Lamps to be at owner's preference. Spec sheet would be required for permit.

Motion to approve all work as discussed made by Commissioner Keck and seconded by Commissioner Timbrook. Motion passed with an all aye vote.

- **203 E. Washington St. – roof (partial)**

Proposal presented by Jeff Harris, City Planner, on behalf of the homeowner. The new shingles will be Atlas Castlebrook 35 year architectural asphalt in Dove Gray. Current shingles were not available for a comparison. Commission wants the partially replaced roof (south half) to match the existing shingles closely. Motion to approve as presented made by Commissioner Timbrook and seconded by Commissioner Keck. Motion passed with an all aye vote.

Note: Commissioner Chinn left meeting at this point.

- **132 Main St. - sign**

Jeff Harris, City Planner, presented on behalf of the City Museum. Mr. Harris noted that temporary signs are permissible per the sign guidelines. The Museum would like to place up to four sign panels on the building's front metal railings. Panels will be approximately 26" tall x 39" wide. Motion to approve as discussed made by Commissioner Timbrook and seconded by Commissioner Keck. Motion passed with an all aye vote.

- **208 Main St. – parking lot improvements**

Request presented by City Planner, Jeff Harris. Asphalt surface parking lot per drawings submitted was discussed. There will be two light fixtures with poles and fixtures to be similar to the downtown lighting except the proposed lighting will have two arms. Trees will be planted but may be in a later phase depending on funding. Commissioner Plante questioned whether Tastee Freeze had been contacted regarding the easement and the City's alternative plan if denied. Mr. Harris stated that the option would probably be to put in concrete car bumpers. Motion to approve as shown and discussed made by Commissioner Timbrook and seconded by Commissioner Keck. Motion passed with an all aye vote.

3. Preliminary Review

None at this time.

4. Historic District/Landmark Update

- **Main St./Turner Ct. stairways improvement**

Mr. Rob Flatter, Director of Public Works presented for the City. Mr. Flatter said that the stairway improvements will go to spec this month and the assumption is May for the infrastructure committee and City Council reviews. He wanted to confirm the railing designs per the Commission review in March, 2012. The Commission discussed the drawings presented and advised that the drawings were not per our final discussions. The Commission re-defined the stairway and railing requirements. Also noted that the Commission asked for handrails only where there is a wall to affix to and a full railing is not required.

- **151 W. Washington**

Jeff Harris advised the Commission that there were two RFQ submittals and that the City is “hopeful”. Commission needs to be prepared for the public hearing on April 16, 2013.

- **5. Approval of Minutes**

- **February 9, 2013**

Minutes from the meeting of February 9, 2013 were read. Change will be made from “apartments” to “spaces” as originally submitted. Motion to approve with change was made by Commissioner Keck and seconded by Commissioner Timbrook. Motion carried with an all aye vote.

- **February 12, 2013**

Minutes from the meeting of February 12, 2013 were tabled due to lack of quorum.

6. Other Business

- **Commissioner term renewals**

Commissioners Keck, Timbrook and Hale advised that they would continue on the Commission. Commissioner Plante will provide her decision at the next meeting.

7. Adjournment

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Timbrook. Meeting adjourned at 10:35 p.m. with an all aye vote.