

# CITY OF WEST CHICAGO

Approved 9/28/10

## WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING AUGUST 24, 2010

**Members Present:**

Tony Chinn  
Janet Hale  
Garth Keck  
Sharon Plante  
Steven Schneider  
Richard Visgnes

**Guests:**

LuAnn Bombard  
Andrew Schwab

**Members Absent:**

Jennifer Timbrook

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

Meeting called to order at 7:01 p.m. Quorum established.

**2a. COA Review – 402 E. Washington – Roof replacement**

Mr. Andrew Schwab, homeowner, would like to replace his current roof. The roof will be a complete tear-off and will be replaced with Duration Premium 30 year shingles in color Brownwood. The shingles are of a three-tab architectural design. Ice/water shield will be used under the shingles. Commissioner Keck motioned to approve as presented. Motion seconded by Commissioner Schneider. Motion passed unanimously.

**3a. Preliminary Review**

No reviews presented at this time.

**4a. Historic District/Landmark Update – Discussion of guidelines for murals in Turner Junction Historic District**

Topic was opened up regarding allowing murals in the district. Some comments presented:

- Director Bombard advised that murals cannot be the theme of the business within that building space.
- What is purpose of a mural? Artistic purposes only?
- Commissioner Visgnes suggested that any mural be “historically city themed” only (roundhouse for instance).
- Commissioner Chinn mentioned that a town in Florida had problems with murals in the historic district. Murals had been permitted on buildings in the district prior to 1994 and now had become maintenance issues.
- Commissioner Hale advised that the Commission did not have any opportunity to say no to any theme.
- Commissioner Plante believes that the area is too busy and congested for murals.
- Commissioner Schneider opposed the fact the Commission not being able to define/limit content.
- Murals should not outlast the current occupant of the building space.

- Commission will look into the potential that we can limit the size as defined by the sign code in the district. The “street graphics” ordinance does not apply.

In conclusion, it is the consensus of the Historical Preservation Commission that the placement of murals within the Turner Junction Historic District would disrupt the visual effect of the historic district and would not maintain the character or integrity of the district. The Commission would consider the placement of a mural within the district if it could be proven that the building had a mural in the past.

The Commission cites #9 of the U. S. Secretary of Interior's Standards for Rehabilitation: "Contemporary design for alterations and additions to existing properties shall not destroy significant historical, architectural or cultural material, and such design should be compatible with the size, scale, color, material and character of the property, neighborhood or environment."

The Commission asks the question: "Isn't the rule that if it isn't specially allowed, isn't it disallowed"? The Commission's charge is to protect the integrity of the historic district and this is too big an issue to be allowed without restriction. There is potential that this would become quite overdone if not somehow regulated/monitored.

#### **4b. Historic District/Landmark Update – Update on 101 Turner Court**

Director Bombard advised that the color issue is still not resolved. Ms. Bombard and Commissioner Hale met with the owner and mason on 8/12/10. They agreed on a sample area (to the right of the back door) to be completed to the satisfaction of the Commission before continuing with the entire project. At this time, nothing has been done. The area had been mortared over and not chipped out. This is unacceptable and would need to be removed.

#### **4c. Historic District/Landmarks preliminary review - Miguel’s Barbershop**

It was noted that the sign on the side of the building has been placed over the decorative border. Commissioner Hale advised that the sign would need to be moved.

#### **5. Approval of Minutes**

Minutes from the meeting of June 22, 2010 were read and a motion to approve made by Commissioner Keck and seconded by Commissioner Visgnes. Motion to approve carried with aye vote. Commissioner Schneider abstained.

Minutes from the meeting of July 27, 2010 were read and a motion to approve made by Commissioner Schneider and seconded by Commissioner Keck. Motion carried with an aye vote by Commissioners Plante, Schneider and Keck. Commissioners Visgnes, Chinn and Hale abstained.

#### **6. Other Business**

None

#### **7. Adjournment**

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Schneider. Meeting adjourned at 9:00 p.m.