

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION
MEETING AUGUST 27, 2013
Approved at the October 15, 2013 meeting.

Members Present:

Janet Hale
Cheryl Waterman
Blake Kennedy
Garth Keck
Richard Vigsnes

Staff:

John Said
Jeff Harris
Sara Phalen

Guests:

Rev. Michael Palowicz
Jeff Stibal
Frank Fokta
Michael Gunther
Bev Kennedy
Eileen Shipp
Bill Shipp
Dave Sabathne
Ray Soto
Steve Hale
Marilyn Kroll

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

A quorum was established. The meeting was called to order at 7:03 p.m.

2. Certificate of Appropriateness Review

a. 417-419 E. Washington St.

Rev. Palowicz and Frank Fokta presented for St. Mary's Church. From the meeting of July 23rd, there was a question of the removal of a significant window. The window was Not the Queen Anne window referred to in the historical survey of the property. The window in question is on the west front of the building. The window was inverted from that stated in the 1998 Survey of the East Washington Historic District. The southwest front window and transom will be removed and restored to its original orientation. The old window from the west side will be stored for the future. The siding now installed on the west porch will be removed and replaced with siding made to match the original as close as possible. The light fixture will match as close to original as possible. The paint on the west side will match the front of the house. The door will be painted to match the door on the east side. The trim will match that on the original windows. The paint on the floor will be either blue to match the house or a grey to contrast. A motion to approve as discussed was made by Commissioner Waterman and seconded by Commissioner Kennedy. The motion passed by an all aye vote.

b. 304 W. Washington St.

The homeowners wish to replace one door and 28 total windows. The door is on the west side of the house and will be replaced with a four panel solid core fir Jeld-Wen with an arched window at the top to match the east entry door. The 28 windows will be

Pella Proline double hung replacements with a pine interior and white aluminum clad exterior with full screens. The inner frame around the exterior of windows will be painted Real Red. No window openings will be changed. The second floor 14 windows would be replaced as soon as possible, and the first floor 14 hopefully by winter. A motion to approve as presented was made by Commissioner Vigsnes and seconded by Commissioner Keck. The motion passed by an all aye vote.

c. 828 S. Neltnor Blvd.

The owner proposes to construct a wraparound deck on the south, east and north sides of the building, with a second story covered porch on the east side. Also stairs down from the deck by the door on the south side. The concrete stairs on the north side would remain, with new railings installed. The railing will be cedar, with flat 2x4 top rail and 2x2 spindles set 5 inches on center maximum spacing. Decking to be 5/4 deck boards. The roof of the covered porch will not extend beyond the sides of the house. A motion to approve as presented was made by Commissioner Keck, seconded by Commissioner Waterman. The motion passed by an all aye vote.

d. 130 Fremont St.

The City has completed the construction of the parking lot, by building a new trash enclosure for Tastee Freez. This was done without obtaining COA approval for the design of the unit. The new enclosure is seven feet wide and twenty four feet long, with two ten foot swing gates for use by trash removal. It is six feet high with a steel frame and cedar planks. There is a four foot opening for a service entrance. The cedar will not be finished. A gate will be put on the service entrance for safety concerns. A motion to approve after the fact, and with a gate attached as approved by the property owner, was made by Commissioner Keck, second by Commissioner Vigsnes. The motion passed by an all aye vote.

3 Preliminary Review

a. 116 Galena St.

The pigeon excrement has been removed, but sanitation is still needed. The screen is still not up, so pigeons can get access. The electrical issue hasn't been taken care of due to junk in the building. A ticket has been issued, but will be non-suited if it is in compliance by the court date, giving the owner about three weeks to get into compliance. Painting has been finished, except for the access door on the second floor. The tenant has promised to complete this. If all is in compliance by the court date, the City will enter into talks in regard to financial help for the property owner.

4. Historic District/Landmark Update

a. 151 W. Washington St.

The West Chicago Community Center is ready to take over the renovation of the Wiant House. There is a contract in the works with the group. First on the agenda is stabilizing the building on the outside. This includes tuckpointing, soffits, windows, roof, mansards fascia and stairways. The draft agreement stipulates that this must be accomplished by April 30, 2014. The WCCC will meet with the Commission in the near future to apply for a COA for the first phase of work.

5. Approval of Minutes

a. June 25, 2013

Minutes were discussed, but no action taken until changes can be made.

b. July 3, 2013

A motion to approve as presented was made by Commissioner Vigsnes, second by Commissioner Kennedy. The motion passed with an all aye vote.

c. July 23, 2013

A motion made to approve with clarification was made by Commissioner Waterman, second by Commissioner Kennedy. The motion passed with four aye votes.

Commissioner Vigsnes abstained.

6. Other Business

Rite Way was to bring screening for the air conditioner to this meeting, but didn't get to it. It will be presented at the next meeting.

7. Adjournment

A motion to adjourn was made by Commissioner Keck, second by Commissioner Vigsnes. The motion passed by an all aye vote. The meeting adjourned at 9:17 p.m.