

# CITY OF WEST CHICAGO

Approved 9/25/12

## WEST CHICAGO HISTORICAL PRESERVATION COMMISSION SPECIAL MEETING SEPTEMBER 10, 2012

**Members Present:**

Janet Hale  
Garth Keck  
Sharon Plante  
Steven Schneider (late arrival)  
Richard Vigsnes

**Members Absent:**

Tony Chinn  
Jennifer Timbrook

**Staff:**

LuAnn Bombard  
John Fincham

**Guests:**

Jeff Stibal  
Cheryl Waterman  
Ron Segert  
Carolyn Cowper  
Eileen Price  
Andrea Robert  
Steve Hale  
Tom Mitchhart  
Chuck Deutsch  
Fredericka Howard  
Keith Letsche  
Joseph Forna  
Joel Sevilla  
Mary Peterson  
Jim Beifuss

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

Meeting called to order at 7:00 p.m. Quorum established. Chairman requested that the order of COA reviews be changed. There was no objection from Commission members to change the order of review of COA's.

### **2a. COA Review – 100 W. McConnell Street - Roof**

Owner Ron Segert appeared before the Commission. Mr. Segert stated that the residence has two or three roofs, including the original cedar shingle roof underneath. He will be doing a total tear-off and replacement with appropriate decking if necessary. Roof will be Cambridge "Aged Redwood" architectural shingle. Commissioner Keck made a motion to approve as presented. Commissioner Vigsnes seconded the motion and the motion passed with an all aye vote.

### **2g. 166 W. Washington Street – Dumpster Enclosure Gate**

Applicant was present before the Commission. The proposed gate is 5' x 5' single door; hinge to right; western red cedar material in natural color. Motion to approve as presented made by Commissioner Vigsnes and seconded by Commissioner Keck. Motion carried with an all aye vote.

### **2e. 416 E. Washington Street – Roof & Siding**

Contractor was present before the Commission. The 8” aluminum siding will be removed and replaced with 4” Colonial Yellow vinyl siding. Vapor barrier and ¼” insulation will be installed. White aluminum trim will be replaced if necessary leaving ¾” – 1” relief depth around windows. Proposed gutters are 5” round with flat bottom; no decorative profile. Location of downspouts will not be changed. Roof shingles are IKO 30 year “Harvard Slate” architectural shingles. Garage is to be painted yellow to match the house. Installation of matching gutters to house is proposed. Motion to approve as presented made by Commissioner Keck and seconded by Commissioner Vignes. Motion carried with an all aye vote.

**2f. 524 E. Washington Street – Roof & Siding**

Contractor was present before the Commission. To clarify the agenda item summary, the roof replacement is on the barn, not on the residence. The proposed shingles are IKO 36 year architectural shingles “Weatherwood”. Contractor will remove siding on the west side only of the barn and replace with 4” vinyl Vortex Extreme “Sedona Red” siding. The rest of the barn will be re-painted to match this west side. Trim to be painted white; attic door is painted white. Motion to approve as discussed was made by Commissioner Keck and seconded by Commissioner Vignes. Motion carried with an all aye vote.

**2h. 308 E. Washington Street – Front Porch**

Owner, Chuck Deutsch and his Contractor were present before the Commission. Mr. Deutsch has requested that the porch be re-built using as many maintenance-free materials as possible. He stressed that the proposed porch will look very similar to the existing porch. Roof will be supported and re-set. The round columns will be replaced with 8” fiberglass. Railings, top and bottom rails and spindles will be composite Ultra Deck Rustic material. Decking will be 5-3/16” composite material in “Driftwood Gray” color. Porch skirting and lattice will be in vinyl material and will be supported with center posts to support the weight. Dentil detail will be retained. Any material not available in maintenance-free materials will be pressure treated wood. Commission has requested that the sheen of all materials be comparable. Motion to approve as presented and discussed was made by Commissioner Schneider and seconded by Commissioner Vignes. Motion carried with an all aye vote.

**2d. 151 W. Washington Street - Demolition**

Commissioner Hale read historic Preservation Commission Agenda Item Summary regarding COA # 12-20 for all present. Comments were requested from the public gathered.

Andrea Roberg – Asked for age of house. Information provided that Joel Wiant, the original owner of the house, built the house in 1869. It is in the Second Empire style and one of the few structures remaining in this style in the area.

Jeff Stibal – Advised he went to the City with a presentation about the significance of the structure. Advised that there was interest in the property in the March-April timeframe, but no proposals to the City. Mr. Stibal also said the building is double-bricked and would not fall down. The main problem with the building is the mansard detail. Mr. Stibal wants the City, as owners of the building, to stabilize the mansard.

Unknown – Asked what the purpose of tonight’s meeting was. The Commission advised that exterior changes need to be approved by the Commission. Commissioner Hale read/reviewed the process required should the COA be denied.

Steve Hale – Commented that this structure was at some point on the redevelopment proposal.

Cheryl Waterman – Advised that she has spent hours researching the Oakwood Cemetery. She said that at one point the cemetery fell into disrepair and Joel Wiant became the overseer and took care of it. She said it is shortsighted to tear the house down now. The police station and park district buildings are now not part of the redevelopment plan.

Mary Peterson – Said there is another step in this process – How are we going to help keep it?

Steve Hale – Said that if the City can’t teardown, they should have to abide by their own maintenance standards as building owners. Also mentioned that this is not the first time the City has torn down buildings – cited the Opera House as being another example.

Carolyn Cowper – 53-year citizen of West Chicago stated that contractors won’t come to West Chicago because the City fights everything. West Chicago’s reputation precedes it.

Richard Vignes – Suggested to all that they send letters to all the Council members and suggest continued solicitation of proposals.

Frieda Howard – Did a drawing of the Wiant House. Would be willing to help however possible. Ms. Howard has given the Commission permission to use her drawing.

Eileen Price – Asked why there isn’t a sign in front of the house? Her opinion is that \$100K isn’t too much money to stabilize the house.

Steve Schneider – Mentioned the vacant retail at 59 & 64. Doesn’t think the redevelopment plan will happen soon. Spoke about the defeat of the Recreation Center also originally planned for this space. Said this is a beautiful property and no need to tear it down at this time for more grass.

Janet Hale – Has concerns about the request for qualifications for re-use/purchase put out there. The latest version says that submittals were due by 2/29/12 at 4:00 pm. Those who may have been interested would assume they couldn’t pursue at this date. The first version of the request for qualifications gave 30 days notice and required a site visit during two 3-hour offerings. Wants to see an effort made to put out a long window and user-friendly timeframe without the perception that time has run out. This is an important piece of architecture and history of the City. Interesting buildings can provide a drawing point. Tearing it down would be going backwards and a loss for the City. We are lucky to have such a structure and sad for cities that don’t have this type of structure/architecture. No reason this building couldn’t be retail, teahouse, office. Could

be rental or sold by the City. The reason “not being able to find someone” would suggest it could be advertised better and more available for viewing. The City acknowledged this building as significant and historical in their Agenda Summary. The City’s request for demolition is contrary to the approved City plans and the demolition is not necessary to proceed with their development plans.

Richard Vigsnes – Perhaps the building could be used as a museum.

Motion to approve the proposition summarized in COA 12-20 was made as presented by Commission Schneider and seconded by Commissioner Keck. Roll call vote was taken.

Commissioner Schneider – Nay. There were plans for redevelopment with the Wiant House in the plans. Redevelopment plan is not imminent.

Commissioner Keck – Nay. There is too much history in this structure. I have been in retail in West Chicago since 1963 and it’s hard in this section of town. Keep the building as a focal point. Redevelopment plan no longer contains a Police Station or Park District building. This would be another “City Park”.

Commissioner Vigsnes – Nay. My reasons were stated earlier. Use the building partially/totally as City Museum, Chamber of Commerce, etc.

Commissioner Hale – Nay. Reiterate my previous cited reasons: City acknowledges this is important historically and architecturally. No reason to rush the demolition. Request for Qualifications state that the City stopped accepting proposals in February. This building is too important to erase. It has been in the City’s redevelopment plans previously. I disagree that you have to demolish the building to move forward with the project.

Commissioner Plante – Nay. In these tough economic times, the City should tighten their budget and maintain status quo on spending. The economy does not cry out for more retail space in West Chicago as many of our storefronts and larger retail spaces are without tenants. The plans for the Park District structure were voted down. Let’s work on improving the image of West Chicago and work toward improving both our retail and housing markets.

Motion denied with 0 aye vote; 5 nay votes.

## **2b. COA Review – 441 E. Washington Street – Roof & Siding**

The owner was not able to be present. Director Bombard provided information. The roof is to be 30 year Certain Teed “Highland Slate” to match the garage. The old aluminum siding is to be removed and replaced with 4” traditional vinyl lap siding. Color will be Dover White. Motion to accept as presented was made by Commissioner Keck and seconded by Commissioner Vigsnes. Motion passed with an all aye vote.

## **2c. COA Review – 312 E. Washington Street – Sidewalk & Patio**

Owners were not present at the meeting. Commission had previously approved a request for early approval due to scheduling requirements. Motion to approve the

consensus of the Commission was made by Commissioner Vigsnes and seconded by Commissioner Schneider. Motion carried with an all aye vote.

### **3. Preliminary Review**

None at this time.

### **4. Historic District/Landmark Update**

- a. 116 Galena carriage house** – City is working with the owner. Awaiting specs for the roof. Director Bombard has advised that this is not permanent but would stabilize the building. No estimates on the cost of work yet.
- b. 111 Galena** – Director Bombard advised this is a Vitrolight building. The only contractor in the Midwest for this type of building is Indianapolis based. He has been contacted regarding repairs.
- c. 201 W. Washington** – Work is proceeding on the house. The tuck-pointing is complete. One of the limestone windowsills is in very bad condition (pictures provided) and the owner has requested that it be replaced with a concrete sill. Commission requests that the length be cut to appropriately match the original sill. Owner wishes to revise the paint on the trim to “Thistle Mist” a darker shade of green in the same palette. The lighter trim color did not provide enough contrast. Motion to approve the concrete sill as discussed and the darker trim color and to continue COA 12-11 was made by Commissioner Keck and seconded by Commissioner Schneider. Motion carried by an all aye vote.

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

Minutes from the meeting of May 7, 2012 were read. Motion to approve made by Commissioner Hale and seconded by Commissioner Vigsnes. Motion carried with an all aye vote with Commissioner Schneider abstaining.

Minutes from meeting of June 26, 2012 were read. A motion to approve the minutes with changes as discussed was made by Commissioner Keck and seconded by Commissioner Schneider. Motion to approve carried with an aye vote with Commissioner Vigsnes abstaining.

Minutes from meeting of July 24, 2012 were read. Motion to approve with changes as amended was made by Commissioner Keck and seconded by Commissioner Vigsnes. Motion carried with an all aye vote with Commissioner Plante abstaining.

### **Other Business.**

- a. Commission mandatory training** – Director Bombard reminded the Commission of the mandatory training due by year-end.

- b. Community Development Director** - The City's new Community Development Director, John Said, introduced himself to the Commission. The Commission welcomed him.

## **6. Adjournment**

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Schneider. Meeting adjourned at 9:40 p.m.