

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 7/22/14

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

MAY 27, 2014, 7:00 P.M.

Members Present:

Janet Hale
Richard Vigsnes
Cheryl Waterman
Blake Kennedy
Rev. Bill Andrews

Staff:

John Said
Jeff Harris
Sara Phalen

Members Absent:

Garth Keck

Guests:

Ron Segert
Peggy Krauch
Fernando Ramirez

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

A quorum was established. The meeting was called to order at 7:00 p.m.

2. Certificate of Appropriateness Review

a. 132 Fremont St. – C.O.A. 14-03

The property owner wishes to replace the flat roof located behind/below the existing mansard; attached to the residence. The roofing will be Thermoplastic Polyurethane (TPU). The owner also wishes to replace the existing asphalt shingles on the mansard, gable on the driveway canopy, and the hip portion of the roof on the south end of the building. The new shingle will be a Cambridge 15 year architectural, Aged Redwood in color. This shingle will match the existing shingle on the residence attached to the north side of the building (100 W. McConnell Ave.). The owner also wishes to add a 7-foot tall decorative clock located within an existing landscape bed along Fremont Street where a flag pole was formerly located. The clock will have an ornamental black metal frame, and is battery operated. The owner has also applied for façade funding. A motion to approve as presented was made by Commissioner Waterman and seconded by Commissioner Andrews. The motion was passed by an all aye vote.

b. 411 E. Washington St. – C.O.A. 14-04

The homeowners wish to replace the existing front porch on their residence. The residence is considered a contributing structure to the East Washington Street Historical District. The roof of the existing porch will remain, but all framing and structural components will be replaced. The new flooring will be synthetic Trex deck boards (The owner can optionally use wood for the porch flooring). Structural components will be treated lumber. There will be 36” railings – new sections including a shaped railing, spindles (sq 1” x 1”), and bottom rails. Replacement columns will be smooth, replacing the existing fluted railings. Owner indicates that the original columns were not fluted; Sara Phalen concurs. In keeping with the original style, the newel posts will be 4” x 4” posts with beveled tops. The homeowners also wish to remove the existing aluminum siding on the entire house and replace it with 4” Hardie Plank lap siding. The siding will be color approved. The owner, Peggy Krauch, indicates that the original siding is not present in some areas. For consistency and to ensure that the window frames and trim extend at least .5” beyond the surface of the new siding, the remaining old siding will be removed. All dentil trim and decorative features are to be retained or re-installed. Trim to be white. Gutters and downspouts were added to COA 14-04 at the applicant’s request. Gutters will be simple, white, with the downspouts located away from the façade. A motion to approve as presented with the addition of the gutters and downspouts was made by Commissioner Vignes and seconded by Commissioner Andrews. The motion was approved by an all aye vote.

c. 142 W. Washington St. – C.O.A. 14-05

The property owner wishes to re-use an existing wood sign. The existing oval-shaped, 21 square foot sign was approved by the Commission and erected in 2012. The owners wish to keep the same shape and colors but replace the vinyl surface for the current occupant. A motion to approve as presented was made by Commissioner Kennedy and seconded by Commissioner Waterman. The motion was approved by an all aye vote.

3. Preliminary Review

None.

4. Historic District/Landmark Update

None.

5. Approval of Minutes

a. March 25, 2014

President Hale suggested a revision to 2a (C.O.A. 14-02) by which the fourth from last sentence be switched to, “...but all styles presented to the commission were acceptable to this purpose.” A motion to approve this change and the minutes was made by Commissioner Vignes and seconded by Commissioner Kennedy. The motion was approved with Commissioners Waterman and Andrews abstaining.

6. Other Business

a. 140 N. Oakwood Ave. – St. Mary’s Church Landmark Application

The application was withdrawn from discussion due to it being incomplete, as mentioned by Community Development Director, John Said. President Hale stated that she had not been notified of the received application. President Hale also considered that the process of the review was misleading and/or inconsistent, and needs clarification. Commissioner Andrews supported this claim. Under Section 4-92 of the Certificate of Appropriateness, all parties included must be notified of incomplete items and made aware of the landmark and historic district designations.

b. 1820 W. Roosevelt Rd. – McAuley Schoolhouse

President Hale announced the inclusion of McAuley Schoolhouse in the 2014 Landmark Illinois Top 10 List of Endangered Places and expressed her support. She intends to reach out to the party responsible for recent restorations of similar structures in Wisconsin. Any findings will be discussed at the next meeting.

7. Adjournment

A motion to adjourn was made by Commissioner Vigsnes and seconded by Commissioner Andrews. The motion passed by an all aye vote. The meeting was adjourned at 8:43 p.m.