

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9/23/14

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

AUGUST 26, 2014, 7:00 P.M.

Members Present:

Janet Hale
Garth Keck
Richard Vigsnes
Cheryl Waterman
Blake Kennedy
Rev. Bill Andrews
Phillip Smith

Members Absent:

None

Staff:

John Said
Jeff Harris
Sara Phalen

Guests:

Peggy Krauch
William Boylan
Mary Boylan

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. 411 E. Washington St. - C.O.A. 14-10

The homeowners wish to replace the external façade workings of their existing detached garage so that it has the same façade as their 1890's colonial revival residence. The siding that will be used is 4" Hardie Plank lap siding with wood grain texture, colored Boothbay Blue. This siding matches what was newly installed on the home. White aluminum gutters and downspouts will be attached. Two windows will be white vinyl double hung Brighton Series. The dimension of the windows are 24.5" X 31" each. White aluminum overhead door with a raised panel finish. The dimensions of the door are 16' X 7'. 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. 422 E. Washington St. - C.O.A. 14-11

The homeowners wish to replace the existing deck and windows and install central air conditioning on their 1920's four square residence. The current deck support will not change, only the floor boards, railings and lattice screening around the base will be replaced. Cedar will be used for the floor boards. Pressure treated wood will be used for the other components being replaced. The air conditioning unit will be pad mounted on the west side of the home. The condenser unit will be a Trane XB-13 typical efficiency unit. Ten windows will be white fiberglass frame double hung Pella Impervia series. President Hale suggested

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

that the bottom rail on the deck be modified to coincide with traditional railing design. This would mean the spindles need to be flipped so they are next to the bottom rail. The homeowner agreed to this modification. A motion to approve as presented with the bottom rail of the deck made to reflect the East Washington Historic District Residential Guideline standards was made by Commissioner Smith and seconded by Commissioner Keck. The motion passed with an all aye vote.

3. Preliminary Review

None.

4. Historic District / Landmark Update

a. 151 W. Washington St.

The construction is moving along quickly at the property. Deck work is still to be determined and will need to be presented before the Commission.

b. 116 Galena St.

The mortar analysis has been done. The City needs to verify that the estimates from the contractors will work with the requirements of the job using the proper mortar. The City will have the property owner call two of the three contractors used for the analysis to have their estimates revised. The City will also keep in contact with the property owner.

5. Approval of Minutes

a. July 22, 2014

In 2(a), President Hale made mention that the halo-lit signage that was approved by the commission needed to be declared specifically so that the word "halo-lit" was in the minutes. In 2(b), President Hale stated that the companion piece will be placed at the Lemay Middle School, not the mounted placard as mention in the minutes. Museum Curator, Sara Phalen, also pointed out that the companion piece will be in inches, not feet. President Hale made aware that her opinion of the mounted placard should be worded differently. It should read that the concern was whether the artwork should be permanent, or be subject to a review process. She also expressed concerns of the project on the streetscape and that a precedent should be set. In 6(a), it should be made evident that the special uses are for church and religious affiliated purposes. In 6(b), the words "staff proposed revision" should be added to make the statement regarding Section 4-93 2(f) in the City Code be clearer to applicants. In 6(c), the date of November 30, 2014 should be added to display the correct compliance deadline. A motion to approve the minutes with the addendums was made by Commissioner Andrews and seconded by Commissioner Vigsnes. The motion passed with an all aye vote with Commissioner Keck abstaining.

6. Other Business

a. Draft revisions to the Landmark regulations

An overly expressed opinion among Commissioners has been made to look further into the Landmark and Historic District Regulations. With examples such as rewording certain definitions in Section 4-91 and figuring out a smoother process so there are no questions on either side of the application. The Commissioners will continue to look into the draft revisions and discuss more at the next meeting.

b. Commissioner Keck's resignation

The Commission has expressed their admiration towards Garth Keck and his many years of service for the Commission. The Commission wished him well on his future endeavors.

7. Adjournment

A motion to adjourn was made by Commissioner Keck and seconded by Commissioner Andrews. The motion passed with an all aye vote. The meeting was adjourned at 8:25 p.m.