



WHERE HISTORY & PROGRESS MEET

Approved 12/19/17

Minutes

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

October 24, 2017

Members Present:

Staff: Jeff Harris

Vincent Malina (Chairman)

Kim MacPherson

Rev. Bill Andrews

Jeanne Short

Guests:

Members Absent:

Mr. Ramier Domingo (consultant)

Richard Vigsnes

Mr. Gil Valenzuela

Keith Letsche (Vice Chairman)

1. Call to Order and establishment of a Quorum

A quorum was established. Commissioner Malina called the meeting to order at 6:05pm
COA #17-21 owner not present. Begin with #17_22

2. Certificate of Appropriateness Review

2 B. C.O.A. # 17-22 116 Galena Street Garage Restoration

The builder owner, Gil Valenzuela, is requesting approval to restore the severely deteriorated exterior of the carriage house building located at 116 Galena Street. The restoration is proposed in two phases. First phase would consist of adhering a cement based plaster to the exterior to seal up all of the holes and cracks. Garage doors and windows would also be boarded up with plywood painted to match exterior. Phase one would be completed in 2017. Then during the winter of 2017 the property owner would pursue approval to convert the interior of the building into a dwelling with the proposed exterior modifications to the building which would also include completion of the exterior restoration. If the conversion attempt fails then phase two of the restoration plan would be implemented in 2018 which includes a finish coat of plaster and paint and rehabilitation of existing windows and replacement of the garage doors. Sample photos attached of garage doors and existing exterior of the building. Also

Scope of Work Description. Consideration of the restoration of the exterior of the carriage house at 116 Galena Street.

Per Mr. Jeff Harris a letter was received to officially withdraw the Certificate Economic Hardship. Chairman Malina commented when Phase I and Phase II completed/approved would want applicant to work with historic commission. An email read from Sara Phalen contained guidelines in which to work with exterior. The guidelines are from National Park Service. Mr. Valenzuela also noted that the bigger areas will be reinforced with a galvanized steel cloth. Also the final skim coat of plaster would be of a ½ inch thickness. The sample patch is to be approved by Sara Phalen. Mr. Harris noted weather plays a part in the timeline.

Several days of above freezing weather is needed in order to complete this type of repair. Dates given are a guideline. Chairman Vince Malina made a motion to approve with the caveat that Sara is to approve patch and weather permitting. Reverend Andrews seconded the motion and it carried with an all aye vote.

COA 17-21 151 Washington Street Wiant House

The building owner West Chicago Community Center, is requesting approval to replace the decorative balcony located over the front door on the south facade of the building. The original balcony was in disrepair and was removed as part of the ongoing restoration of the building.

The replacement balcony will be constructed of wood, painted white, and will have architectural details consistent with the time period of the building.

The owner is requesting the removal of a non-historic concrete stoop and replacement of concrete porch on the east facade of the building. The porch will also be constructed of wood, painted white, and will have architectural details consistent with the time period of the building. In order to make the building ADA accessible at wheelchair accessible ramp will also be incorporated into the porch design. Renderings were attached.

Commission discussed the attached plans. It was noted that the west side doorway is not wide enough but the east side was for handicap accessibility. It was suggested to have sample spindles brought in for review and that all spindles/balusters should be consistent. Input from Keith Letsch and Sara Phalen would be prudent due to their expertise. Commissioner Reverend Andrews made a motion to table this until the next meeting. Commissioner Kim MacPherson seconded the motion. Motion carried with an all aye vote.

3. Preliminary Review- None

4. Historic District/Landmark Update- No updates

5. Approval of Minutes- September 26, 2017 Commissioner Malina made a motion to approve; Commissioner MacPherson seconded. Commissioner Reverend Andrew abstained. Motion carried with 3 ayes and one abstain.

6. Other Business- Garage rebuild will be presented at the November meeting.

7. Adjournment- Commissioner Malina made a motion to adjourn. Commissioner MacPherson seconded. Meeting adjourned at 6:37 p.m.