

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 3/27/18

## MINUTES

### WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING December 19, 2017

#### Members Present:

Vince Malina ( Chairman)  
Keith Letsche (Vice-Chairman)  
Jeanne Short  
Kim MacPherson

#### City Staff:

Jeff Harris

#### Members Absent:

Rev. Bill Andrews  
Richard Vigsnes

#### Guests:

Sarah Harms

#### 1. Call to Order and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:04 p.m. A quorum was established.

#### 2. Certificate of Appropriateness Review

##### A. C.O.A. 17-25 102 Main Street - Daniel and Associates Real Estate - Roof Replacement

Daniel & Associates Real Estate, who is the building owner of 102 Main Street, is requesting approval to replace the existing flat roof membrane on the two story building. The roof is not visible from the street. At the November 28, 2017 Historical Preservation Commission meeting the Commission continued the review of this matter to determine the exact materials to be used for the scupper downspout on the rear of the building as well as requesting the applicant replace the clay tile wall caps with kind material in lieu of the proposed metal cap replacement. The Commission agreed that the existing scupper and downspout, as well as the clay tile wall caps were all historically significant to the time period of the building. City staff has since confirmed with the applicant, who was not in attendance at the November 28<sup>th</sup> meeting, that the existing scupper, downspout, and clay tile wall caps will all either be preserved if they do need to be replaced or they will be replaced in kind.

After discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 17-25 as presented. Commissioner Malina seconded the motion. The motion carried with an all aye vote.

##### B. C.O.A 17-26 146-148 W. Washington Street - H&H Specialty LLC - Door Replacement

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Ruben Pineda  
MAYOR

Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

The building owner, Sarah Harms of H&H Specialty LLC, is requesting approval of the replacement of the five (5) existing exterior doors as part of the ongoing renovation of 146-148 W. Washington Street. The concept of the exterior doors replacement was discussed at the August Commission meeting, but no specific details on the new doors was provided at that time. The front door for the commercial space will have a wood frame with a three quarter glass pane. The front door for the residential entry and the rear entry door to the patio will have a fiberglass frame with a three quarter glass pane. The east commercial entry door and rear basement entry door will have a fiberglass frame with no windows. All four (4) of the proposed commercial doors will be painted cobalt blue and the front residential door will be painted white to match the exterior frame color of the second floor windows. No information on the proposed hardware was provided at this time.

The Commission continued the review of this matter from the November 28<sup>th</sup> Commission meeting so that City staff could research the historical significance of the transom above the front door of the commercial storefront. City Museum Director Sara Phalen evaluated this matter and, in her opinion, feels that while the transom above the commercial front door is important to the character of the building, she does not object to its removal for the following reasons: 1) the larger transom above the residential front door is being preserved; 2) the commercial front door and transom are recessed and much smaller than the residential front door, therefore making the commercial door and transom less prominent on the building's front façade; and 3) both of the proposed front doors are high quality. Ultimately the final decision on the replacement of the front doors and transom is the responsibility of the Commission though.

After discussion by the Commission, Commissioner Malina made a motion to approve C.O.A. 17-26 as presented. Commissioner MacPherson seconded the motion. The motion carried with a (3-1) vote. Commissioner Letsche voted against the motion.

### **C. C.O.A 17-22 434 E. Washington Street - Buckingham Resident - Detached Garage Replacement**

The homeowners desire to replace the two-car detached garage that existed on their property. This past summer the existing garage was damaged beyond repair by a fallen tree and was removed down to the existing slab. The characteristics of the new garage are as follows: The proposed garage will be 20 feet wide by 22 feet deep, which were the same dimensions as the previous garage. The proposed garage will have a gable roof pitched 6/12 with 9 foot tall walls. The former garage had a hip roof with 8 foot tall walls. There are two proposed 24 gauge steel paneled garage doors white in color. The former garage had a single larger paneled garage door white in color. The proposed siding will be Douglas Fir vertical groove exterior wood siding. The former garage had horizontal wood siding. The proposed roof will be Owens Corning Tru Definition architectural asphalt shingles Estate Grey in color. The former garage has asphalt shingles grey in color. The proposed garage will have a steel service door white in color on the north façade. The former garage had wood entry door white in color. The proposed garage will have a double hung vinyl window white in color with a decorative grid insert on the north façade. The former garage had a side by side metal frame window on the north façade. The



proposed garage will have three exterior coach light fixtures; two on either end of the garage doors and one next to the service door. The former garage did not have any exterior light fixtures. No gutters are proposed. The proposed garage will have white aluminum soffits and fascia. The homeowners desire to reuse the existing concrete foundation. The exact location has not been determined to date because a plat of survey has not been provided to confirm compliance with current setback requirements.

The two-story residence is a homestead architectural style in good condition and is considered a non-contributing structure to the East Washington Historic District. The City's historical survey of the property does not provide any information on the detached garage.

After discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 17-22 as presented. Commissioner Short seconded the motion. The motion carried with an all aye vote.

### **3. Preliminary Review**

None

### **4. Historical Update**

None

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

#### **A. October 24, 2017**

Commissioner Malina made a motion to approve minutes to approve the October 24, 2017 minutes as presented. Commissioner Short seconded the motion. The motion passed with an all aye vote.

#### **B. November 28, 2017**

Consideration of the November 28, 2017 minutes was tabled until the next regularly scheduled Commission meeting due to the absence of several commissioners present at the November 28<sup>th</sup> meeting.

### **6. Other Business**

None

### **7. Adjournment**

Commissioner Letsche made a motion to adjourn the December 19, 2017 meeting. The motion was seconded by Commissioner MacPherson. The motion carried with an all aye vote. The meeting adjourned at 6:55 p.m.