

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 10/23/18

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING SEPTEMBER 25, 2018

Members Present:

Vincent Malina (Chairman)
Jeanne Short
Richard Vigsnes
George Garcia

City Staff:

Jeff Harris

Members Absent:

Keith Letsche (Vice Chairman)
Kim MacPherson
Rev. Bill Andrews

Guests:

Robert Dieckmann
Barb Dieckmann

1. Call to Order and establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:25 p.m. A quorum was established.

2. Certificate of Appropriateness Review

A. C.O.A. 18-10 – 123 Fremont Street – St. Michael's Church Food Pantry – Tuck Pointing & Masonry Repair

The new building owner of 123 Fremont Street is requesting approval to perform some tuck pointing, masonry alterations and repair to the building's cream colored brick storefront. This repair work includes the removal of two brick pillars at the southwest corner of the building. The removal is desired to facilitate the repair of other damaged brick areas by using some of the brick from the removed pillars. This proposal was continued for further consideration at the August 28th Commission meeting, so that a determination could be made as to the number of reusable bricks in the pillars.

The owner is also requesting approval to perform some tuck pointing, masonry alterations and repair to the building's common brick side and rear facades. This work will also entail cutting in some new door openings. .

The all brick masonry exterior building was constructed in 1956 in the Vernacular International Style. The building is considered to be in good condition and is non-contributing to the Turner Junction Historic District. The storefront entrance has been modified from its original design.

After discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 18-10 as presented subject to the following conditions of approval:

1. All proposed doors on the north façade shall be painted the same earth tone color.

2. The uppermost damaged rows of brick on the chimney may be removed and they do not have to be replaced. The top of the chimney must be capped with limestone block.
3. In the event there are not enough salvageable bricks from the proposed pillar removals to complete the masonry repairs on the remainder of the storefront then a limestone insert may be added to the north façade above the entryway and the bricks removed for the limestone insert shall be used to finish the masonry repairs on the storefront.

Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 18-11 – 117 Main Street – Patio Replacement

The property owner of 117 Main Street is proposing to replace in kind the existing concrete patio and walkways located at the rear of 117 Main Street. This patio and walkway area serves as the rear service entrance for the building and is only accessible from the adjacent alley.

After discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 18-11 as presented. Commissioner Garcia seconded the motion. The motion passed with an all aye vote.

C. C.O.A. 18-12 – 317 E. Washington Street – Bartsch Residence – Roof, Siding, & Gutters

The homeowner of 317 E. Washington Street is proposing to replace in kind the existing gray architectural asphalt shingle roof. The proposed roof will be Owens Corning TruDefinition Duration Series architectural asphalt shingles Onyx Black in color.

The homeowner is also proposing to replace the existing 4 inch lap faux wood grained horizontal aluminum siding. The proposed siding will be Mastic Quest 4 inch double lap horizontal vinyl siding Misty Shadow (gray) in color.

Lastly, the homeowner is also proposing to replace the existing white aluminum gutters and downspouts in kind with new oversized white aluminum gutters and downspouts.

The 2.5 story Queen Anne single family residence was constructed in 1895 in the Free Classic Style. The building is considered to be in excellent condition and is contributing to the East Washington Historic District. The house was originally sided with wood clapboard, but that has long been removed/covered and the house is currently wrapped in aluminum siding.

After discussion by the Commission, Commissioner Short made a motion to approve C.O.A. 18-12 as presented. Commissioner Garcia seconded the motion. The motion passed with an all aye vote.

3. Preliminary Review

None

4. Historic District/Landmark Update

Mr. Harris informed the Commission that the property owner has commenced with the long awaited exterior repairs.

5. Approval of Minutes

A. August 28, 2018

Chairman Malina made motion to approve the minutes of August 28, 2018 as presented. Commissioner Vigsnes seconded the motion. The motion passed with Commissioner Garcia abstaining.

6. Other Business

None.

7. Adjournment

Commissioner Garcia made a motion to adjourn the September 25, 2018 meeting. The motion was seconded by Chairman Malina seconded. The motion passed with an all aye vote. The meeting adjourned at 7:10 p.m.