

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 11/27/18 with corrections

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING OCTOBER 23, 2018

Members Present:

Keith Letsche (Vice Chairman)
Jeanne Short
Richard Vigsnes
George Garcia
Reverend Bill Andrews
Kim MacPherson

Members Absent:

Vincent Malina (Chairman)

City Staff:

Jeff Harris

Guests:

Robert Dieckmann
Barb Dieckmann
Bill Lynch
Ramon Cruz

1. Call to Order and Establishment of a Quorum

The meeting was called to order by Vice Chairman Letsche at 6:03 p.m. A quorum was established.

2. Certificate of Appropriateness Review

C. C.O.A. 18-15 - 524 E. Washington Street - Lynch Residence - Roof, Siding, & Gutter Replacement

The homeowner of 524 E. Washington Street is proposing to replace in kind the existing gray asphalt shingle roof on both the house and detached barn. The proposed roofs will be CertainTeed Landmark Series architectural asphalt shingles. The existing roofs are grey in color. The proposed on the residence will be Colonial Slate Gray. The proposed color on the barn will be Hunter Green.

The homeowner is also proposing to replace the existing wood lap siding on two sides of the barn. Two of the sides of the barn were previously resided in 2012 with vinyl siding due to hail damage. The remaining two sides would now be done to match the previous work. The proposed siding is Royal Woodland horizontal vinyl siding Redwood in color.

Lastly, the homeowner is also proposing to replace the existing white aluminum gutters and downspouts on the house with new white aluminum gutters and downspouts.

After brief discussion by the Commission, Commissioner Reverend Andrews made a motion to approve C.O.A. 18-15 as presented. Commissioner Short seconded the motion. The motion passed with an all aye vote.

D. C.O.A. 18-16 - 123 Fremont Street - St. Michael's Church Food Pantry - Rooftop HVAC Replacement & Rooftop Solar Panels

The food pantry's representatives requesting approval to replace the two existing rooftop air conditioner compressor units located on the flat roof portion of the building (east side). The two units are currently located a few feet from the backside of the north parapet wall. Those units will be replaced with a single unit that will be more centrally located on the roof, which means it will also be less visible at a distance from neighboring properties. The new unit will not be visible from Fremont Street. The owner is also requesting approval to install solar panels on the roof. The panels would be mounted to the east side of the bow truss roof. The grid of panels would be 33 feet wide by 18 feet long.

After brief discussion by the Commission, Commissioner Short made a motion to approve C.O.A. 18-16 as presented. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

After the vote the Commission had general discussion about the use of solar panels in the Tuner Junction Historic District. The Commission felt that regulations should be created for the use and installation of solar panels in the District. The regulations should take the following factors into account; location on the roof, if *is* the building is a contributing structure to the District, if the roof is black (matching the color of the panels), the visibility of the system, and setting a precedent by creating regulations.

A. C.O.A. 18-13 - 110 Main Street - Roof Replacement

The building owner of 110 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. The scope of work will also involve replacing any necessary copings and flashings around the existing roof penetrations.

After brief discussion by the Commission, Commissioner Reverend Andrews made a motion to approve C.O.A. 18-13 as presented. Commissioner MacPherson seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 18-14 - 136 W. Washington Street – Roof Replacement

The building owner of 136 W. Washington Street is requesting approval to replace the existing asphalt shingle roof on the turret portion only of the three story building. The shingle proposed is a 10 year Grand Manor architectural shingle Stonegate Gray in color. The scope of work will also involve removing and replacing the copper cap and reinforcing the existing spire.

After brief discussion by the Commission, Commissioner Reverend Andrews made a motion to approve C.O.A. 18-14 with a condition that fish scale shingles be utilized in lieu of the proposed

shingles presented. Commissioner MacPherson seconded the motion. The motion passed with an all aye vote.

3. Preliminary Review

None.

4. Historic District/Landmark Update

Mr. Harris updated the Commission on the Carriage House (116 Galena Street) restoration that is now almost complete. A few minor details still need to be addressed.

Also, the Wiant House (151 W. Washington Street) is in process of restoring the east porch and working on handicap ramp/access.

5. Approval of Minutes

A. September 25, 2018.

Commissioner Garcia made motion to delay consideration of the minutes of September 25, 2018 minutes to the next Commission meeting. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

6. Other Business

None.

7. Adjournment

Commissioner Reverend Andrews made a motion to adjourn the October 23, 2018 meeting. The motion was seconded by Commissioner Vigsnes. The motion passed with an all aye vote. The meeting adjourned at 7:05 p.m.