

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION

MEETING February 25, 2014

Approved at the March 25, 2014 meeting.

Members Present:

Janet Hale
Rev. Bill Andrews
Blake Kennedy
Richard Vigsnes
Garth Keck

Staff:

John Said
Jeff Harris

Guests:

Members Absent:

Cheryl Waterman

David Sabathne
Welton Warkentin

1. Call to Order, Roll Call and Establishment of a Quorum

The meeting was called to order at 7:00 p.m. A quorum was established.

2. Certificate of Appropriateness Review

a. 151 W. Washington St. - C.O.A. 14-01

The West Chicago Community Center, Inc. is requesting a Certificate of Appropriateness (C.O.A.) for the restoration of the building, including stairs and decking, roofing, soffit and fascia, and windows and doors. The primary concern is to repair the exterior code violations before July 31, 2014. They are requesting a C.O.A. to remove the wooden stairs and decking on the east side and restore the west side stairs and decking for access to the second floor apartment(s). Initially, the stairs and decking on the west side will be repaired, to facilitate access to the second floor during restoration. The finish on both sides will be Sherwin Williams P10 White flat oil based primer, followed with Sherwin Williams Pure White 7005 Paint. Slate is proposed for all visible roofing, including mansards and the rear addition. In the case that a contractor can't be found to do the work in the timeline needed, or the 1,800 square feet of slate can't be guaranteed from the same color line, EchoStar Smoke Gray beveled edge synthetic slate will be used. This has been approved by the Commission for the previous property owner. Real slate is the first choice of the Community Center and the Commission. The Commission would like the Community Center to try and replicate the diamond pattern that was on the original roof. Fire and ice sheathing will cover the entire area under the slate. Copper will be used for the flashing at all necessary places, including the roofs of the eyebrows. All soffit and fascia boards are proposed to be removed, as well as non-essential brick that is located behind the fascia. The bricks will be stored for future use during the exterior masonry restoration. These non-essential bricks will be replaced with standard brick, treated wood block nailers and mortar, as they will not be visible when the work completed. Mortar compatible with old brick will have to be used. The soffit and fascia will be cypress wood, matched to the original material size and shape. It will be primed and painted on all sides with the previously named Sherwin Williams paint. All windows and doors will be removed, then components will be repaired or replaced, and the glass will be replaced by safety glass. Counterweights and ropes will be replaced. All will be primed and painted with the previously named Sherwin Williams paint.

A motion to approve as presented was made by Commissioner Keck, seconded by Commissioner Andrews. The motion passed by an all aye vote.

3. Preliminary Review

None.

4. Historic District/Landmark Update

None.

5. Approval of Minutes

a. November 19, 2013

The consideration of the minutes was tabled for further clarification.

6. Other Business

a. Certificate of Appropriateness Application Revisions

The Commission reviewed the new revised application. Commissioner Hale suggested changing the beginning of line 3 of Application Procedure from “When all of the documents are deemed satisfactory by staff---“, to “When all of the documentation is deemed complete by staff---“. Also, on the Certificate of Appropriateness Decision page, Commissioner Hale suggested changing line 4, from “I, _____, agrees-----“, to, “I, the applicant-----“ and having the applicant sign the page. Revisions will be made and presented at the next meeting.

b. Annual Certified Local Government Report Submittal

The annual Certified Local Government report of the Commission’s action for the calendar year 2013 has been sent to the Illinois State Historical Preservation Agency and has been accepted.

7. Adjournment

A motion to adjourn was made by Commissioner Keck, seconded by Commissioner Andrews. The motion passed by an all aye vote. The meeting adjourned at 9:18 p.m.