

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/25/20

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING July 28, 2020

Members Present (via Zoom):

Vince Malina (Chairman)
Keith Letsche
Richard Vigsnes
George Garcia
SueEllen Edwards
Reverend Bill Andrews

City Staff (via Zoom):

John Sterrett, City Planner (Attended in-person)
Sara Phalen, West Chicago City Museum

Guests(via Zoom): Michael Robb

Members Absent:

None

1. Call to Order and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:05p.m. A quorum was established and all present members participated through Zoom.

2. Certificate of Appropriateness Review

A. C.O.A. 20-01 – 208-212 Main Street – Maria Garcia – Window Replacement

Maria Garcia, owner of the building located at 208-212 Main Street in the Turner-Junction Historic District, previously removed an existing 2-mulled single-hung window unit on the rear of the building facing Turner Court and replaced it with a sliding window. This window, which was installed without a building permit, did not match the style nor the size of the previous window or other windows located on the rear of the building. Furthermore, it did not fit with the historic character of the rear of the building. The Historical Preservation Commission reviewed the new sliding window at the February 25, 2020 meeting and denied the request to keep the window for the aforementioned reasons. The Commission instructed the applicant to find a window that matches the style and size of the other windows.

The applicant is now proposing a 2-mulled double-hung window unit with a cocoa color finish. The size, style, and color will match the previous window as well as the other existing windows on the rear. This type of window is more in keeping with the historic character of the building.

If the HPC approves this new proposed window, staff recommends that all other windows of this size on the rear of the building be replaced in the same manner. This will give the rear of the building a fresh uniform look.

Based on the City's Historical District Properties Survey, the building is Spanish Colonial Revival and was constructed in the 1910s. The building is non-contributing to the Historical District with an exterior considered to be in fair condition and is not a candidate for local landmark status.

The Commission agreed that the newly proposed window was in keeping with the historic character of the building. While the Commission was in favor that the rest of the windows should be replaced with the same type of window being proposed, there was opposition to requiring that the remaining windows be replaced at this time. This is because only the subject window is being applied for rather than all of the windows. The Commission was in favor of the COA to cover the remaining windows with the understanding that when the windows are replaced, they are replaced with the same type and style as the approve window.

Chairman Malina made a motion to approve C.O.A. 20-10 as presented with the condition that the window be replaced no later than September 25, 2020 and that the approved C.O.A. applies to the remaining windows provided that when those windows are replaced the approved window be installed so that eventually all of the windows are uniform and consistent. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 20-10 – 203 East Washington Street – Jeannette Rangel – Roof/Gutter Replacement

Jeanette Rangel, property owner of the residential duplex at 203 East Washington Street, located in the East Washington Street Historic District, is requesting approval to replace roof shingles and gutters on the structure. The existing shingles have become weathered and damaged over time and are in need of replacement. The applicant intends to remove the existing shingles down to the deck and replace any damaged plywood. The new shingles will be IKO Cambridge architectural shingles with a Dual Grey color. The gutters and downspouts will also be replaced with white aluminum to match existing. Please see photos and scope of work for more information.

The structure is a duplex constructed in 1880 and considered to be in excellent condition. The property is non-contributing to the historic district and is not a candidate for local landmark status.

After a brief discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 20-10 as presented. Commissioner Andrews seconded the motion. The motion passed with an all aye vote.

3. Preliminary Review

None

4. Historic District/Landmark Update

None

5. Approval of May 26, 2020 Meeting Minutes

Commissioner Letsche made a motion, seconded by Chairman Malina, to approve the May 26, 2020 meeting minutes. With a voice vote of five (5) aye and zero (0) no, the motion carried. Commissioner Andrews abstained.

6. Other Business

7. Adjournment

Chairman Malina a made a motion, seconded by Commissioner Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried. The meeting, at 6:35 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner