



MINUTES

MEETING OF VILLAGE OF FRANKFORT

HISTORIC PRESERVATION COMMISSION

November 16, 2022 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

- Call to Order:** Chair Steward called the meeting to order at 5:30 P.M.
- Commissioners Present:** Chair Marcia Steward, Vice-Chair Chester Szmurlo, Secretary Stephanie Kush, Patricia Tutko
- Commissioners Absent:** David Toepper
- Staff Present:** Planner Drew Duffin, Director of Community and Economic Development Mike Schwarz
- Elected Officials Present:** None

A. Approval of the Minutes from October 19, 2022

Motion (#1): Approval of the October 19, 2022 minutes, as amended.

Motion by: Szmurlo Seconded by: Kush

Approved: (4 to 0)

B. New Business

1. Certificate of Appropriateness: 114 Kansas Street

Chair Steward noted that the only item under new business on the meeting's agenda was the first historic restoration project in the Village.

Drew Duffin gave a brief overview of the application.

The applicant, Joe DiFazio, indicated that he brought materials samples for the Historic Preservation Commission to see. Among the samples were those for Hardie Board, roof shingles, new gutters, Chicago common brick, as well as color samples for the trim and siding. Mr. DiFazio explained that after speaking to a roofing contractor, he believed that the metal roof may have been installed in the 1960s. He

expressed his own preference for replacing the metal roof with shingles, but stated that he could keep the metal roof if that was what was approved by the commission. Out of the color examples he brought with him, he preferred either Tuxedo Gray or Pearl Gray for the new soffit and gutters. While the Hardie Board sample was blue, he intended to install siding in the Cobblestone color. The trim would be painted in Downing Stone from Sherwin Williams, but he was also open to green to match the existing trim. However, gray paint would help with color uniformity, while green would stand out.

The members of the Historic Preservation Commission looked at the sampled Mr. DiFazio provided.

Chair Steward asked when the rear addition was added to the building.

Mr. DiFazio said that it was built within the last thirty years or so. It was still in good condition and was built using materials not available more than thirty years ago. Speaking about the trim, Downing Stone would be his preferred color for the exterior trim. He had looked through the America's Heritage color samples provided by staff, and did his best to match the colors provided. It was hard to get an exact color match with the paints in that collection, but it was possible to get close.

Commissioner Kush noted that the green trim was not a part of the original look of the building, and was a relatively recent addition.

Chair Steward noted that it was important for the Historic Preservation Commission to remember how the building had changed over time. Since it was originally built around 1885, it had a longer history than many other buildings in Frankfort.

Mr. DiFazio shared that half of the original floor, the entire copper ceiling, and the old vault were still in good condition on the interior. He intended to incorporate the old bank teller window, cash register, and other artifacts which were kept by the Frankfort Area Historical Society Museum.

There was some discussion of the old vaults which were part of the restoration of the Old Post Office building in Chicago.

Commissioner Kush noted that the colors Mr. DiFazio selected complimented the limestone, which was the most unique feature of the building.

Chair Steward asked how the limestone and glass would be cleaned and repaired.

Mr. DiFazio explained he would hire a mason to clean the limestone using a soft-bristled brush and detergent. He had a contractor in mind already, who had said the

limestone was in good shape. He was also in contact with a company which specialized in stained glass window repair who would handle the repair of the leaded glass window on the front façade. A third contractor would handle the weather stripping installation.

Commissioner Szmurlo asked about the condition of the window frames.

Mr. DiFazio said they were still in good condition, but that some minor repairs might be necessary on the bottom part of the front window.

Jerry Pinotti, who was working with Mr. DiFazio on the project, noted that they were, for the most part, working with the existing materials on the building.

Mr. DiFazio explained that there was one window opening which would be closed. It was not described in the scope of work on the application form, and it was decided that the window opening ought to be closed sometime after the application was filled out. That particular opening had not had a pane of glass for many years. In addition, the interior bathroom needed to be expanded to meet building code. The new wall for the expanded bathroom would bisect the window opening, and so he had decided it would be better simply to close that window opening.

Chair Steward asked what work would be done on the finials.

Mr. DiFazio said they would be cleaned and re-caulked. They would not be painted. In addition, the copper ceiling in the entryway would be sanded, but kept in place, as would the original light fixture above the main entrance.

Commissioner Szmurlo noted that there was a step from the sidewalk to the entryway. He asked if that entrance had to be modified to comply with the Americans with Disabilities Act.

Mr. DiFazio responded that it was not required, but that the entrance at the rear of the property would be ADA-accessible.

Chair Steward asked for more detail on the proposed window grids.

Mr. DiFazio said that mullions and muntins could be added in front of the windows to add more historic detail. They would not be installed on the front window.

Mike Schwarz asked if they would be built in to the windows or added on after the panes were installed.

Mr. DiFazio said that he would defer to the preferences of the Historic Preservation

Commission.

Chair Steward asked if they were necessary, since she believed they were not historic to the building.

Mr. DiFazio said they would not be necessary.

Chair Steward asked about how the existing iron work would be restored.

Mr. DiFazio said that the fence, old iron archway in front of the courtyard to the west of the building, and lantern would all be repaired.

Commissioner Szmurlo asked if the courtyard was a part of the property.

Mr. DiFazio said that it was, and said he believed that the iron archway would look good once repaired and reinstalled.

Commissioner Kush recalled when there were tables in the courtyard and the arch was still in place. She was glad Mr. DiFazio had found it and was going to reinstall it.

Chair Steward noted that the arch was not technically historic, but asked if the other members of the Historic Preservation Commission liked it.

There was a general consensus that the archway was a good addition.

Chair Steward explained that she wanted to address all the specific changes listed in the scope of work, since she felt there was not a lot of detail provided. She wanted to be clear on how the restoration would be done in order to set a standard that future building restorations would need to meet. She asked if there were any comments on the proposed shingle roof.

Commissioner Kush stated that since the roof was currently metal, it should remain metal. However, she also asked if having a metal roof on a building constructed in 1885 was historically accurate.

Commissioner Szmurlo said he had done some research, and found that standing seam metal roofs like the one currently on the building were more commonly found on agricultural buildings. He noted that it was possible the building originally did have a metal roof, however.

Commissioner Kush asked what kind of material would have been used for the roof instead, knowing it was designed for commercial use.

Mr. DiFazio suggested clay tiles or wood shingles may have been used.

Chair Steward added that it was one of the nicer buildings in the downtown area, even back when it was originally built. Because of that fact, she expected that the original builders would have used higher quality materials, though she was unsure what would have been considered a high-quality roof material at the time.

Mike Schwarz noted that staff had conducted some research into the topic, but was unable to find any conclusive information. He suggested that staff could continue to research the subject.

Chair Steward said it would be ideal to have that information on hand, but that they did not.

Mr. Pinotti said that he and Mr. DiFazio were looking for direction on the roof from the Historic Preservation Commission.

Commissioner Kush asked if there were any other concerns with the proposed scope of work.

There was consensus that the main concern was with the roof, and what materials could be considered authentic.

Commissioner Tutko said that she liked the colors Mr. DiFazio had selected.

Mr. DiFazio stated that keeping the metal roof could be considered inauthentic, given that it was primarily used in agricultural contexts. He believed that it was unlikely that the bank was originally constructed with a metal roof. In his opinion, asphalt shingles were preferable as a roofing material. He agreed that more research would be necessary to determine if the original roof was made of metal.

Chair Steward explained that she would like to know which contractors Mr. DiFazio was going to hire to complete the restoration work. That way the Historic Preservation Commission could have a list of contractors for future reference. She asked how the other members of the Historic Preservation Commission wished to proceed with the proposed restoration.

The commissioners agreed that more information on historical roofing materials would be beneficial.

Commissioner Szmurlo noted that approving the roof materials may be essential for the applicant to complete the overall rehabilitation.

Mr. DiFazio explained that they were trying to save as many interior features as they could by repairing the roof, especially given that winter was approaching.

Chair Steward asked Mr. DiFazio if he would change the roofing material on the rear addition to metal if the commission decided to approve a metal roof.

Mr. DiFazio said he would prefer not to change the roof on the rear addition.

Commissioner Kush asked if it would be necessary to make such a change, given that it was in some sense separate from the historic structure.

Chair Steward said she was unsure. She wondered how the Historic Preservation Commission would decide, assuming that no new information would be found after additional research was conducted.

Mr. Pinotti stated that he was more concerned with what colors were on the building post-rehabilitation, and less concerned about the materials. He and Mr. DiFazio had had looked at other old bank buildings in other communities, and found that they all had shingle roofs.

Chair Steward asked how important the change from a metal roof to a shingle roof was, given that the Historic Preservation Commission had been opposed to metal roofs in the past.

Commissioner Tutko said she was comfortable with a shingle roof on the building.

Commissioner Szmurlo said he was also comfortable with a shingle roof.

Mike Schwarz noted that, based on a quick Google search, shingles and tiles were the most common roofing materials used in the late 19th century.

Commissioner Kush recalled that there was a historic building in Joliet which also had a tile roof.

Commissioner Szmurlo reiterated that metal roofs did exist at that time, but were mostly used on agricultural buildings.

Commissioner Kush added that the roof would only really be visible from the west, and said she did not think that a metal roof would be appropriate.

Mike Schwarz added that metal roofs from the late 19th century did not commonly look like contemporary standing seam metal roofs like the one currently on the building. They instead looked more like metal shingles.

Chair Steward asked if the other members of the Historic Preservation Commission felt as though they were ready make a decision.

There was a general agreement among the commission that they were ready to vote.

There was some discussion on how to word the motion properly.

Motion (#2): Approve a Certificate of Appropriateness for the proposed exterior changes for the property located at 114 Kansas Street, in accordance with the scope of work as listed in the Design Review Application, the submitted plans, and additional testimony.

Motion by: Tutko

Seconded by: Kush

Approved: (4 to 0)

Commissioner Kush thanked the applicants for restoring the property.

Mr. DiFazio and Mr. Pinotti left their contact information with the Historic Preservation Commission in case any commissioners had any questions in the future.

Mike Schwarz asked permission from those present to take a photo of the meeting.

C. Other Business

There was no other business.

D. Staff Updates

1. Downtown Walking Tour – QR Codes

Drew Duffin explained that there were only about ten commercial buildings in the downtown area which were built more than a century ago. However, there were nineteen buildings that were fifty years old or older. He asked the Historic Preservation Commission if they were comfortable with the scope of the project be expanded to include those commercial buildings older than fifty years.

The Historic Preservation Commission said they were.

2. Historic Buildings Survey

Drew Duffin noted that staff had yet to select a firm and was still going through the responses they received.

Mike Schwarz explained that they expected to have a firm selected prior to the next meeting of the HPC, and that a meeting would be scheduled so that the HPC could meet the consultants and discuss the project.

There was some discussion on future projects which would come before the Historic

Preservation Commission.

E. Public Comments

There were no public comments.

F. Adjournment

Motion (#3): Adjournment (6:39 PM)

Motion by: Tutko

Seconded by: Szmurlo

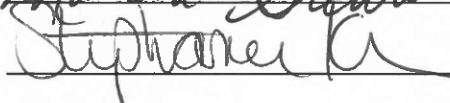
Unanimously approved by voice vote.

Approved December 21st, 2022

As Presented X

As Amended _____

 /s/Marcia Steward, Chair

 /s/Stephanie Kush, Secretary