

**HISTORIC PRESERVATION COMMISSION MINUTES  
WEDNESDAY, MARCH 4, 2020**

**CALL TO ORDER**

Chair Marcia Steward called the meeting to order at 6:00PM on Wednesday, March 4, 2020 at the Village of Frankfort Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

**ROLL CALL**

HPC Commissioners present included Chair Steward, Secretary Stephanie Kush and Commissioner Casey Stanevicius. Vice Chair Don Olivieri was absent. Also present were VOF Building and Economic Development Manager Adam Nielsen, Rick Trafton, Julie Trafton, and Deborah Hardwick.

**111 W. NEBRASKA STREET – CERTIFICATE OF APPROPRIATENESS**

While the original motion recommended by the VOF was to issue a Certificate of Appropriateness for proposed improvements at 115 W. Nebraska Street, in accordance with the reviewed plans and conditioned upon receiving variance approval by the Planning Commission and Village Board, plans were recently revised by the residents after a February 27, 2020 Workshop Meeting with the Planning Commission. BED Manager Nielsen reviewed the revisions. The major change from the original proposal was from vinyl siding replacement to LP smart side composite siding. The HPC verbally supported this revision as well as the proposed home addition and garage construction that would be architecturally compatible with the existing structure and would include a similar palette and accent elements.

Questions arose as to the appropriateness of the “Marine Blue” color in the H1 District. It was noted that there were few residential homes within the H1 District. Commissioners Kush and Steward shared the following concerns: The proposed color appeared to be incompatible with existing homes and structures within the Historic District. The proposed color appeared to be an appropriate color for a contemporary home as is currently seen in new construction in the Old Town neighborhood but not a 1902 construction. The residents provided support for their choice. Commissioner Stanevicius supported the proposed color.

Chair Steward made a motion (#2), seconded by Commissioner Stanevicius to direct Village staff to issue a Certificate of Appropriateness for proposed improvements at 115 W. Nebraska Street, in accordance with the reviewed plans and conditioned upon receiving variance approval by the Planning Commission and Village Board. Commissioner Stanevicius voted Aye and Commissioners Kush and Steward voted Nay.

Discussion continued over an appropriate color as well as what the process was when a Certificate of Appropriateness was denied. Given that the Historic District presents warmer colors compatible with a prairie vernacular style, discussion turned to possible colors that might be more compatible. It was noted the HPC does not have authority to dictate exterior colors. Commissioners provided comments on the color swatches provided by the applicant and staff. Commissioners agreed that color choices from Benjamin Moore’s Historic Collection, HC154 “Hale Navy” or HC155 “Newbury Port Blue” provided a more harmonious tone when compared

to the adjacent properties. The applicants were amenable to considering the alternative colors identified by the Commission. Commissioners questioned if the applicant is required to return to a future meeting if they amend the color proposal. Nielsen stated that the HPC could approve an amended color as part of their motion to avoid causing a delay.

Chair Steward made a motion (#3), seconded by Commissioner Stanevicius to direct Village staff to issue a Certificate of Appropriateness for proposed improvements at 115 W. Nebraska Street, conditioned upon revising the composite siding color to either HC154 “Hale Navy” or HC155 “Newbury Port Blue.” The motion passed unanimously 3-0.

## **HISTORIC PRESERVATION ORDINANCE DISCUSSION**

Frankfort’s Historic Preservation Ordinance presents confusion and challenges about the process of landmark designation. Chair Steward reported that she met with Assistant Village Administrator Jeff Cook and Assistant Director of Developmental Services, Zach Brown, to discuss concerns. All agreed that, since there never has been an historic landmark nomination and given we now have one before us, a review of the Ordinance is in order to make sure the nomination is processed fairly and completely, establishing a clear process for future nominations. A request will be made to the Land Use and Policy Committee to approve that Village staff review the Historic Preservation Ordinance and make recommendations for revisions. The HPC will be part of the review process.

## **OTHER BUSINESS**

Secretary Kush will continue to research and report on the Water Tower nomination. Commissioner Stanevicius and Chair Steward will continue to research and report on the Citizen’s Bank nomination.

The next meeting will be on Wednesday, April 15, 2020.

## **PUBLIC COMMENTS**

Deborah Hardwick thanked the HPC for their diligence in their tasks to keep the authentic look of the H1 District, their time, and ultimate decision on 115 W. Nebraska. She also asked for updates on Cactus Carol’s and Citizen’s Bank properties, but no new information is available.

## **ADJOURNMENT**

Commissioner Stanevicius made a motion to adjourn, Secretary Kush seconded. The motion passed. The meeting adjourned at 7:32PM.

