

Minutes
Historic Preservation Commission

April 22, 2021

Historic Preservation Chair, Marcia Steward called the Historic Preservation Commission to order at 5:30 PM on Thursday April 22, 2021 at the Village of Frankfort Administration Building located at 432 W. Nebraska Street, Frankfort, Illinois.

Roll Call- Historic Preservation Commissioners present included Chair Marcia Steward, Commissioner Chester Szmurlo, and Commissioner Pat Tutko. Commissioner Stephanie Kush and Commissioner Don Olivieri were not present. Also present were Trustee Margaret Farina, Trustee Jessica Petrow, Senior Planner Chris Gruba, Planning Commission Chair Maura Rigona, and LaSalle Street Securities/BOKAY owner Todd Morgan.

Approval of minutes- Meeting minutes from March 25, 2021

Commissioner Szmurlo made a motion (#1), seconded by Commissioner Tutko to approve the Historic Preservation Commission meeting minutes of March 25, 2021, which were approved unanimously.

BOKAY Flowers: 1 N. White Street- Certificate of Appropriateness

Chair Steward began with a historical account of the property. Late in the nineteenth century the site was used for livestock pens. In 1946 Bert Breidert and Wendell Morrison bought and built the property as B&M Lumber. A horrendous fire in 1954 was fought by firefighters from Frankfort and neighboring fire companies and resulted in large damages of \$50,000. Fox Lumber purchased the site in 1973. As part of the Illinois Main Street program, in 2002 Fox Lumber received funding through the Illinois Historic Restoration Agency and remodeled their store in the colonial revival style. The site was purchased in 2007 by the Village of Frankfort and in 2020 by Todd Morgan.

Todd Morgan of LaSalle Street Securities/BOKAY Flowers presented a short video highlighting his successful redevelopment of 14 S. Hickory Street. He described how he wanted the design for 1 White Street to reflect the high-end product that the store will produce. Mr. Morgan noted the straight lines of the design present a simple, sophisticated, chic façade that will stand out on its own.

Discussion from HPC commissioners noted the following concerns:

1. The white paint proposed for the exterior would dominate the streetscape. A more muted or historic color was recommended.
2. The standing seam metal roof, while recommended over an exposed fastener roof, would be a prominent feature with a contemporary look, not necessarily in keeping with the historic district.

3. The commission could not determine the design of the exterior wall sconces from the rendition provided and requested photographs of the actual sconces that will be installed.
4. Commissioner Steward stated that a closed gable for the entrance was more consistent with other covered entrances in the historic district. The open gable would be more contemporary in style and would be a poorer fit.

Trustee Petrow commented that it would be useful and important for the commission to receive definitive photographs, paint color samples, and other product samples to help clarify submittals and assist in HPC decisions to award or deny Certificates of Appropriateness.

Mr. Gruba noted that landscaping had not been discussed by the commission. The proposal calls for removal of existing bushes in the front, filling the spaces with paver blocks, and placing six large planters. All present commissioners agreed this was acceptable.

Commissioner Szmurlo made a motion (#2), seconded by Commissioner Tutko, to table *BOKAY Flowers; 1 N. White Street- Certification of Approval* pending consideration of revisions to address the noted concerns. This motion passed unanimously.

Village of Frankfort Seal-

Commissioner Tutko announced her students are ready to develop designs for a new Village of Frankfort seal. They will research Frankfort for iconic representations and then draw prospective seals. Chair Steward suggested that students be given the opportunity to present their work in person.

Other Business-

None

Adjournment-

Hearing no further business, Commissioner Szmurlo made a motion (#3), seconded by Commissioner Tutko to adjourn the Historic Preservation Commission meeting of April 22, 2021 at 6:22 PM. The motion was unanimously approved.