



Edwardsville Historic Preservation Commission September Meeting Minutes

DATE: September 11, 2019
TIME: 7:00 p.m.
PLACE: Council Chambers, City Hall
118 Hillsboro Avenue, Edwardsville, IL 62025

I. CALL TO ORDER

Commission Chair Tom May called the meeting to order at 7 pm.

II. ROLL CALL

- a. Present: Reggie Resper, John Hackett, Bob Nickrent, Jennifer Wilkins, Tom May, Brandon Adair, Joe Hutton
- b. Excused Absence: Ryan Downey, Kerry Smith

III. Moment of Silence in Memory of 9/11

IV. CITIZENS WISHING TO ADDRESS HPC – None.

V. CERTIFICATE OF APPROPRIATENESS

a. COA #1

Location: 119 S. Main

Developer: Jay Beard

Project:

1. Install stairwell/elevator shaft in rear of building
2. Install Rooftop Patio

Discussion:

Walter Williams referenced the relevant design guidelines. It was noted that the new additions proposed do not destroy the historic building and are clearly different from it. The existing building brick continues within the addition and is visible through the glass. If the addition was removed in the future, the historic building would be largely unchanged.

Joe Hutton noted the proposed additions satisfy the design guidelines quite well, and applauded the Mr. Beard on a clear and easy to understand COA proposal.

Reggie Resper made a motion to approve the COA; John Hackett seconded the motion. All members voted in favor of approving the COA.

VI. APPROVAL OF MINUTES OF HPC MEETING IN August

Joe Hutton made a motion to approve; Brandon seconded the motion. All members voted in favor of approving the August minutes.

VII. EDUCATION/DISCUSSION

a. SIDING

Tom May presented photo examples of siding in the historic districts, with the goal of providing Walt guidance to help homeowners that come to him with a proposed siding project. Is there a percentage of deterioration of wood siding makes it acceptable to propose new synthetic siding to cover over the wood? Joe Hutton noted wood is readily repairable and easy to feed in new pieces.

With historic wood siding, lead based paint could be an issue and encapsulation can be expensive. Reggie Resper said that when it comes to selling and buying a house, there is technically a disclosure for lead and asbestos; if the homeowners have had it tested and know the paint is lead based, they should be disclosing it to the buyer. Reggie also noted that the appraisal would make note of deteriorated lead based paint and in order to get a loan, the paint would have to be encapsulated. Joe pointed out that new paint is better encapsulation than a vinyl covering, because flaking paint would still work its way through the joints and onto the ground. Joe asked if the EPA says anything about removing lead paint vs. installing new vinyl. When it comes to the issue of lead being an environmental contaminant, vinyl is just as bad because of the pollution it creates over its lifespan.

Bob pointed out that the context around the question is different when a house already has “synthetic siding” covering original siding. Proposing to change from aluminum to vinyl could be considered “like for like” because both are synthetic materials that are not original. If there is a house with original siding that is proposed to be covered with vinyl siding, that is a very different issue. As noted earlier, generally repairs to wood are readily achievable. Extensive rot or spongy wood might require a different approach. It was noted that vinyl siding requires maintenance to clean biological growth, just like painted siding requires maintenance to touch paint up.

b. TECHNICALLY INFEASIBLE

At the previous meeting, the it was asked what the definition of “technically infeasible” is. Per the design guidelines, the definition is “Not possible to accomplish something due to substantial additional cost in comparison to approved alternative methods that meet these guidelines.” This is different than most other building-related definitions of technically infeasible, that usually relate to something being infeasible for structural or material reasons. Because financial implications are normally outside the review of HPC, this means it is still a judgment call on what really is technically infeasible.

c. OPEN MEETINGS ACT

As a reminder, all discussions of this Commission that involve the majority of a quorum of members should be considered an open meeting, requiring advance posting of an agenda and taking place in a public forum. Current membership is nine, so the majority of a quorum is currently five members.

VIII. FINANCIAL REPORT – None.

IX. CORRESPONDENCE – None.

X. COMMITTEE REPORTS

a. Attaboy letters

1. Bob recommended that 1231 Lindenwood receive an Attaboy letter – they came to HPC multiple times last year for approval of various exterior elements. Their project is finished and on the market, and there is a neighborhood open house this coming Friday.

b. Historic Districts and Landmarks updates

1. Stephenson House – No update.
2. Brick Streets – No update.
3. Downtown – No update.
4. Leclaire – Parkfest is third weekend of October. The construction on Hale Avenue should be ready by then according to the city.
5. St. Louis Street – No Update.

XI. OLD BUSINESS

a. 1301 N. Main

1. COA-Demolition – no updates, but Mrs. Zimmerman has not chosen to withdraw.

- b. Rusty's –** Joe is glad to see that the walls of the old Pogue Store are being protected in place. Walt said they had to take the gable end down because it was leaning. Joe offered to talk to Fowler about how to stabilize the brick walls, if they reach out to Walt again. Cost, difficulty, coordination of maintaining this artifact is worth recognizing. Joe suggested a letter of commendation to Donco / Moussali's, addressed from the Mayor and City Council. Joe will draft a letter and get it to Walt.

XII. NEW BUSINESS

- a. Reprinting Historic brochures –** Walt was asked for brochures for tour of St. Louis Street – there are very few remaining in the closet in Public Works. Tom will double check, but several folks remember there being a lot remaining. If some need to be ordered soon, we should consider updating the design, since the ones we have are probably at least 15 years old.
- b. Former Governors Plaques on plaza –** The mayor wants HPC to write the narrative that will go on the bronze plaques, one for each governor, including a short bio, contribution to the state, etc. **Who is taking the lead on this?**

- c. Votes recorded in Minutes – The question was raised about whether the minutes need to list who specifically voted which direction, or just the total. To be consistent with other entities, and be transparent, we need to note the names of who voted each direction.

XIII. ADJOURNMENT: Joe Hutton moved to adjourn; Bob Nickrent seconded. Adjourned at 8:25 pm.

NEXT MEETING IS Wednesday, October 9, 2019