

Edwardsville Historic Preservation Commission

May Meeting Minutes

Date: Wednesday, May 8, 2019

Time: 7pm

Place: Council Chambers, City of Edwardsville City Hall, 118 Hillsboro Avenue, Edwardsville, IL 62025

I. CALL TO ORDER

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

II. ROLL CALL

Present: Brandon Adair, Ryan Downey, John Hackett, Tom May, Bob Nickrent, Kerry Smith and Jennifer Wilkins (excused absences: Jeanne Coyle, Arnold Frankee, Joe Hutton)

III. INTRODUCTION of New Commission Members (Brandon Adair and John Hackett (2 of 3 new HPC members, along with Arnold Frankee, who couldn't attend))

IV. CITIZENS WISHING TO ADDRESS HPC

1. Karen Zimmerman, 6633 Foxview Drive, also owns 1301 N. Main Street (historic property)
2. Pam Clarcken, 140 Columbia Avenue

V. COA DESIGN REVIEW

- a. **COA #1: 1201 N. Main Street (within Downtown Historic District).** Owner: Fowler Management Services – motion to accept COA. Bob Nickrent moved, Kerry Smith seconded. Robert Sergei, facilities planner for J.F. Electric and Donco, former PM at Henderson Associates for 19 years, offered comments. Owner is proposing a 6,000-square-foot restaurant on the site of the former Rusty's Restaurant. In November 2018, the HPC gave Jonathan Fowler two conditions: 1) Developer must agree to maintain, reinforce and/or preserve the eastern masonry wall from original building in original stairstep pattern. 2) If due to the structural integrity (or lack thereof) of the brick or conditions beyond control the walls are not able to be preserved, requirement #1 shall not apply. 6.5-foot deep by 2-foot wide concrete piers would be needed. Seismic engineer (Mark Beheady at Dream Runners Ltd.) says a seismic incident could crack and the wall would tumble. Paint and plaster on the existing brick would need to be stripped off. Sergei said Fowler Management Services believes the estimated \$150,000 cost places undue burden on the developer and citizens. Unforeseen costs could drive the costs up higher. Public safety and cost objection. Owner is proposing saving existing brick wall and reusing the good brick in order to erect a monument close to where the original wall was. 1) demolition (but monument instead) 2) approve the exterior new materials list. (modular red brick, utility size brick, creative mixes

masonry veneer – craft board form/barnwood, windows/canopies/copings). Existing Poag wall is 10 feet tall.

Motion to split COA into 2 parts – Jennifer Wilkins moved, Bob Nickrent seconded.

1. Demolition – Jennifer Wilkins says (according to HPC code) if the structure is of significance. Tom May: Poag Building has local landmark status. First brick building in Edwardsville. Originally a land grant office and US Post Office dating back to the Revolutionary War period. Robert Poag.
2. Site Elevations – Jennifer Wilkins says proposed placement of the restaurant building on the site has improved since the owner’s previous proposal. JW asked if zoning variance has been granted. Robert Seigel said no. JW says there are fewer design guidelines for new construction. TM asked what the plan is for the saved brick.

2- part vote: site plan – Ryan Downey motioned to approve site plan; Bob Nickrent seconded. Roll call vote was unanimous in favor of approving the site plan for the proposed restaurant.

Motion to approve the demolition: Jennifer Wilkins motioned, John Hackett seconded.

Roll call vote: Brandon Adair: no, Ryan Downey: no, Tom May: no, Kerry Smith: yes, Jennifer Wilkins: no, Bob Nickrent: no, John Hackett: yes. 5-2 in favor of rejecting the COA to demolish the site formerly known as Rusty’s restaurant.

- b. **COA #2: 230 N. Kansas Street (within Downtown Historic District).** Owner: Brian Pezza
 1. Shed – 1905-06 foursquare, 3-story building, arts and crafts style, full red brick. Carport but no garage or outdoor storage options. Would like to build a simple storage shed. COA states 10x12-foot storage shed but he would like to amend it to make it a larger, 12x16-foot shed but same specs. SE corner with appropriate 5-foot setbacks to east and 10 feet from southern boundary. Hopes to do cedar shake. Motion to accept COA – Ryan Downey made the motion, Bob seconded. Roll call vote: Unanimous yes in favor of approving COA #2.
- c. **COA #3: 1025 St. Louis Street (within St. Louis Street Historic District).** Owners: Joshua & Rebecca Young
 1. Garage – construction of this at the rear of the lot. Original drawings with modification to make sure that the structure falls within lot boundaries. Seeking approval of COA with N elevation (facing Randall Street) – this side would allow for 2 more vehicles underneath (subterranean). Owner owns the lot north of there as well (2 separate parcels). This COA approval is a plan B in case the owner cannot shift it back a foot. Motion to approve COA as modified that includes lower level back side of garage. (either option as engineer or architect will allow – most inclusive of these options). John Hackett made motion, Bob Nickrent seconded. Roll call vote: Unanimous yes in favor of approving COA #3.
- d. **COA #4: 1223 Lindenwood Avenue (within LeClaire Historic District).** Owner: Joe Wieneke
 1. Garage (Coach House) – Bob Nickrent moved, Ryan Downey seconded to accept COA #4. Demo of a structure in a national historic district. What are the origins of the existing one-car garage that we’re being asked to demolish? Tom May did a walk-by and exterior

looks deteriorated. All garages need to have exposed rafter tails (open-tail trusses). Two windows in current garage, one is boarded in, one on the side is a 6-panel solid window (doesn't open) – owner could retain consider larger window to match 4 over 1 window on house. New garages must be compatible in style with original house, must be accessed by the alley. Walt Williams called Mike Richardson, the contractor and representative of coach house garages on speaker phone since the owner wasn't present. Tom May asked contractor if owner would be willing to put in a window (replacing large old window) in garage. 24x24 feet. 5 feet from alley, 5 feet from side and 10 feet from house. Contractor has built several garages in LeClaire that HPC has approved in the past. 4-inch trim package on windows and doors. Lineal around overhead door and walk-in door and around window. Contractor will not put an east-west gable ridge on garage (to match house). Bob Nickrent made a motion to approve COA as amended (re: removing octagon completely), Ryan Downey seconded. Roll call vote: Unanimous approval of COA #4.

e. COA #5: 115, 117 & 119 (west to east) McKinley Street (within LeClaire Historic District).

Owners: Greg. Signorotti (115) L. Kaskutas, M. Sandrin

Brandon Adair motioned to accept COA #5, Bob Nickrent seconded it.

1. Fence – picket fence to enclose 115 McKinley Street's backyard, 117 McKinley fence will enclose full yard (front and back). Proposal specifies 4-foot-high aluminum fence...but owners are instead considering and proposing a 3.5-foot-tall wooden fence with a traditional gothic point on it (proposed change)...neighbor at 119 McKinley (to the east of 117) has an existing fence...she wants to extend her new fence to the existing fence (10-foot section on 119 to tie into fence at 117). On 117, 3.75-inch slats (openings) along fence that will be seen from the front (117) along McKinley Street. City Planner Emily Fultz will work with homeowners to choose non-pointy ones. Jennifer Wilkins motioned to approve COA, Bob Nickrent seconded it. Roll call vote: Unanimous yes to approve COA #5.

f. COA #6: 114 Franklin Avenue (within LeClaire Historic District). Owner: M. Palko

1. Patio Extension – last July had a 70-foot, 4-foot diameter ash tree...owner removed diseased tree, wants to do stamped concrete or whatever would be acceptable. 120-foot-long gravel driveway from garage to street. He'd like a concrete pad from N end of garage to S end of house (extension of patio would be attached to existing patio – wants dyed, stamped patio pavement). Property lines on w side of home – property owner to the east owned all 3 lots, now Palko owns one of them. Next-door neighbor's aluminum fence is on owner Palko's property line, as is the west wall and foundation of the garage. Owner's house was built in 1927. Owner's garage was built in 1942. Roughly 40 feet up the driveway, owner wants to put in a privacy fence and create separation with adjacent property. Owner's front lawn bleeds into gravel driveway. Wants to build an 18-inch retaining wall out of stone to set the definition from driveway to yard (roughly 3 blocks tall) to ease separation. The fence is the only thing visible from Franklin. Jennifer Wilkins says design guidelines approve of the stone and block (because it's not wood). Fence request meets guidelines. (Our guidelines don't speak to the patio). 40-20 concrete pad

coming off the garage (driveway). Owner wants pressed concrete just for patio section to serve as a separation.

2. Fencing – approximately 40 feet, same length as driveway pad (same length).
Motion to accept the COA made by Brandon Adair, seconded by Bob Nickrent. Block retaining wall: right now, wall slants into the yard. Proposing to cut retaining wall (hard line) into yard to prevent the washout that's occurring now. City Planner Emily Fultz will talk with homeowner about options (re: width of the driveway to the retaining wall).
Motion to approve the COA – Ryan Downey made motion; Kerry Smith seconded. Roll call vote: Unanimous yes to approve COA #6.
- g. COA # 7: 912 Longfellow Avenue (within Leclaire Historic District).** Owner: M. Rathgeb
1. Fencing – temporary fence to keep small dog in yard. 4 feet tall, aluminum, with one 4x4 gate.
Jennifer Wilkins moved to accept COA #6, Ryan Downey seconded. Roll call vote: Unanimous approval of COA #6.
- VI. APPROVAL OF MARCH MINUTES OF HPC** – Ryan Downey motioned, Tom May seconded to approved April 2019 HPC meeting minutes as submitted. Unanimous approval of minutes.
- VII. FINANCIAL REPORT** – Walt Williams reported. HPC's budget was approved for the proposed increased amount.
- VIII. CORRESPONDENCE** – None.
- IX. COMMITTEE REPORTS**
- a. Atta-boy letters – None.
 - b. Historic districts and Landmarks updates
 1. Stephenson House
 2. Brick Streets
 3. Downtown
 4. Leclaire
 5. St. Louis Street
- X. OLD BUSINESS** – Preservation awards are coming in on 5/13. Walt will let us know which city council meeting we might present on, most likely the next regular council meeting which is May 21. Awards will be presented to those who invested the time and energy and had the vision to make the project happen. Walt will contact the individuals and invite them to attend the May 21 city council meeting.
- XI. NEW BUSINESS**
- a. 2019-2020 HPC New Officers; 3-Year Terms beginning May 2019. Mayor appointed 3 new members: Brandon Adair, John Hackett and Arnold Frankee.

ADJOURNMENT: Our next regular HPC meeting is June 12, 2019. Meeting adjourned at 8:58pm.

Minutes respectfully recorded and submitted by Kerry Smith