



## MEETING AGENDA

### HERITAGE & ARCHITECTURE

**Thursday, February 20, 2020**

**6:00PM**

**Central Square Building  
3<sup>rd</sup> Floor Conference Room**

**CALL TO ORDER:** Tom Pinn, Chairman

**ROLL CALL:**

**APPROVAL OF PRIOR MEETING MINUTES:**  
November 21, 2019

**CASES:** **2020-H001:** The applicant, Ted Karns, Contractor on behalf of Boy Scouts of America, is requesting a Certificate of Appropriateness (COA) for the repair and replacement of the exterior cornice for the property located at 921 S. State Street

**CHAIRMAN'S REPORT:**

**STAFF:**

**MISCELLANEOUS:**

**CITIZENS TO BE HEARD:**

**ADJOURNMENT:**



Lockport: City of Historic Pride

# City of Lockport

Steve Streit, *Mayor*  
Kathleen Gentile, *City Clerk*  
David H. Payla, *Treasurer*  
Sonni Williams, *City Attorney*  
Ben Benson, *Administrator*

Community Development Center, 222 E. 9<sup>th</sup> Street, Lockport, IL 60441-3497 Phone (815) 838-0549 Fax (815) 588-0111

## HERITAGE AND ARCHITECTURE COMMISSION MINUTES

THURSDAY, NOVEMBER 21, 2019 @ 6:00 PM

3<sup>RD</sup> FLOOR CONFERENCE ROOM

222 E. 9TH STREET

LOCKPORT IL 60441

**MEMBERS PRESENT:** T. PINN, D. STILWELL, D. OXLEY, W. DREW, J.R. GILLOGLY

**MEMBERS ABSENT:** T. ALVES, M. GRIGAS,

**STAFF PRESENT:** LANCE THIES, DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT;  
KIMBERLY PHILLIPS, CITY PLANNER

- 1) **CALL TO ORDER:** The Meeting was called to order by Chairman T. Pinn at 6:15 P.M.
- 2) **APPROVAL OF MINUTES:** August 15, 2019 Minutes were approved
- 3) **CONTINUED CASES:** None
- 4) **NEW CASES:**

### Case No. 2019-H008/ 913 S. STATE STREET, ADAM IULIANO CERTIFICATE OF APPROPRIATENESS FOR FAÇADE IMPROVEMENTS.

The applicant, Adam Iuliano, owner of 913 S. State Street, Lockport, LLC requested Certificate of Appropriateness for façade improvements. The improvements included a polished granite base and white Hardee Board siding and Baton Board. However the owner was not certain if he would repaint or reside the building.

The Commission found the polished granite inappropriate of the time period of the building, and to the downtown overall. Another concern was the black and white color scheme. This was not reflective of the surrounding buildings and could have negative impact. They suggested selecting a more neutral and complimentary color from the Benjamin Moore or Sherwin Williams Historic Paint Palettes. Additionally, the applicant was not certain of the work moving forward, he may decide to paint the building without replacement of siding.

Due to the uncertainty of the specific materials being used and the specific work being proposed, the Commission chose to “table” the request and asked the applicant to come back with specs.

MOTION TO TABLE BY D. OXLEY 2<sup>ND</sup> BY D. STILWELL VOTE INDICATED ALL IN FAVOR.  
MOTION CARRIED 4/0.

5) **CHAIRMAN’S REPORT:**

6) **STAFF:** Introduction, Lance Thies new CED Director

7) **CITIZENS TO BE HEARD:**

8) **MISCELLANEOUS:**

**Case No. 2019-H002/ 1020 S. STATE STREET, JOE GALLAS, CERTIFICATE OF APPROPRIATENESS FOR BALCONY RAILING AND PANEL REPLACEMENT.**

Joe Gallas and his Architect, Bob Morris returned to further discuss a previously heard case which had been approved back in February 2019. During that meeting the railing and panel replacement for the 1020 S. State building had not yet been determined. The applicant has subsequently selected a railing for the balcony and brought in a drawing of a powdered coated steel panel with decorative pattern that will be used for the 2<sup>nd</sup> story balcony.

The Commission found the request acceptable and voted in favor. An updated COA will be issued.

MOTION TO APPROVE BY D. STILWELL 2<sup>ND</sup> BY W. DREW VOTE INDICATED ALL IN FAVOR. MOTION CARRIED 4/0.

9) **ADJOURNMENT:** MOTION TO ADJOURN AT 7:20 P.M. BY T.PINN AND 2<sup>ND</sup> BY W. DREW. - MOTION CARRIED 4/0.

\_\_\_\_\_  
Chairman,                      Date

\_\_\_\_\_  
Recording Sec.                      Date



## Heritage and Architecture Memorandum Case #2020-H001

TO: Heritage and Architecture Commission

FROM: Kimberly Phillips, City Planner

DATE: February 18, 2020

SUBJECT: COA for Cornice Repair/Replacement for 921 S. State Street

### I. SUMMARY/REQUEST

The applicant, Ted Karns, Contractor on behalf of Boy Scouts of America is requesting a Certificate of Appropriateness (COA) for the repair and replacement of the exterior cornice for the property located at 921 S. State Street. According to the narrative, various components of the cornice will need to be repaired to include approximately 15 feet of “5-piece crown molding” for the façade of the building. Additional areas will also need to be repaired with “3-piece crown molding”. All repaired areas will be primed, painted and caulked to match the existing cornice.

### II. GENERAL INFORMATION

- 1) **Meeting Date:** February 20, 2020
- 2) **Applicant:** Ted Karns, on behalf of Boy Scouts of America
- 3) **Location:** 921 S. State Street
- 4) **PIN Number:** 11-04-23-317-006-0000
- 5) **Parcel Size:** (Plat of Survey not provided)



### **III. HISTORIC PRESERVATION PLANS**

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The subject property is located within the National Register of Historic Places, Historic District Boundary. The Historic Preservation Plan identifies this building is located within the “Primary Zone.” The Primary Zone is the core of the Historic District located along State Street between 8th Street and 11th Street. The Primary Zone is surrounded by a Secondary Zone that serves as a buffer zone for the more intact historic character located in the Primary Zone.

The Primary zone is further divided into architectural zones (A-G). The subject property is located within “Architectural Zone A” which is the State Street Commercial District Zone. This zone encompasses most of Lockport’s central business district and is the most “architectural” of the zones. It developed during the late nineteenth century along Lockport’s “main street” and served as the core in which the city’s older residential areas were built. The plan states that the character of the zone is dependent on the “visual” relationships between the facades of these buildings. It is a collective character not dominated by a single structure.

### **IV. ANALYSIS**

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The *State Street Blockscape* is marked by inconsistencies according to the Historic Preservation Plan. The ends of the block are strong both in terms of street definition and architectural character. However, the central portion is broken down by a substantial spatial gap and “inappropriate” buildings.

The *Façade Classification* of the building is identified at “Intrusion”. The building is constructed of red brick. Visual problems noted include 1. The building is setback from the sidewalk which disrupts the street wall; 2. The façade is totally out of character with State Street. Added landscaping is recommended to minimize the visual impact of the intrusion.

### **V. RELEVANT SECTIONS OF LOCKPORT MUNICIPAL CODE**

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Review by this Commission is required because per §150.27(A), “Permits for construction, removal, significant alteration or demolition within the Historic Preservation District shall not be issued by the Building Department without having first obtained a Certificate of Appropriateness from the Heritage and Architecture Commission.”

No previous COA’s were found on file for this property.

### **VI. THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS**

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The applicant proposes to repair only the deteriorated portions of the wood. This is consistent with the standards of The Secretary of the Interior’s Standards for Preservation of Historic Properties.

### **VII. ATTACHMENT(S)**

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- Written Narrative
- Estimate

**RECEIVED**

JAN 09 2020

City of Lockport  
Community Development

## **TD Custom Framing Solutions**

To: Ted Karns

Site Address : Boy Scouts of America, 921 S. State St. Lockport

Scope of work: To repair and replace exterior crown 5 peice crown moulding in front as needed, appox. 15 feet. Replace 7 feet of 3 peice crown moulding and freeze. Replace 4 feet of crown on southwest corner of building. Prime, Paint, and cualk, all repaired areas.





**RECEIVED**  
JAN 09 2020  
City of Lockport  
Community Development



Labor: 3650.00  
lift: 1600.00  
Material: 650.00  
Total: 5900.00

Submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2019. Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.