

**Historic Preservation Commission
Meeting Minutes
November 20, 2016**

1. Call meeting to Order

Chair Rohrer called the meeting to order at 6:32 pm and established a quorum.

Commissioners present: Escobar, Hohf, Leach-Holland, McCulloch, Rohrer, Troha

Commissioners absent: Bowcott

Also Present: City Liaison Sabourin, Mr. Moasio, Mrs. Moasio

Handouts: Landmark Nomination Form Johnson Motors, 200 E Sea Horse Dr
Historic Preservation Ordinance Sections 10 through 20
Pictures of Genesee Theatre stain glass windows and replacement units

2. Public Hearing(s): None

3. Approval of Minutes of July 21, 2016 meeting.

Motion to accept the July 21, 2016 meeting minutes by Hohf, second by Leach-Holland. Motion passed unanimously.

4. Special Reports and Announcements: Introduction of HPC Commissioner Bryan Escobar.

5. New business

- **Landmark Nomination Review:** Johnson Motors 200 E Sea Horse Dr. The employees and employers are significant to Waukegan's history. The water tower is in its original location and from archival research appears to be the original tank; suggested to include a picture with the landmark application. Mr. Came discussed this with the Mayor; he was supportive as a visual identified of Waukegan's lakefront. Hohf motion to accept the application and move forward with the full nomination process, second by McCulloch. Motion passed unanimously..
- **Landmark Application Review:** None
- **Landmarked Property Review:** 445 N Genesee Street - Proposed Koi Pond: technically not an alteration, as no building permit is needed for a Koi pond, either to remove or install. If they do a fence, that would need a permit and associated COA. Motion affirming a COA is not applicable for a Koi Pond by Leach-Holland, second by Hohf. Motion passed unanimously.
- **Landmarked Property Review:** 203 N Genesee Street - Genesee Theatre Stain Glass Windows: As window replacements of the same size do not require a building permit, the normal trigger for COA notification did not occur. Removal of 1920's original 3 stain glass windows, including ornamentation of wood and thickness of design are evident with recent photos. Chair Rohrer met with Mayor, and participated in a conference call with U-Line representative, acting as the theatre operator, stating the windows were leaking and had mold. Did get quotes from restoration company and had repair information. Regarding restoration to the pre-repair state, U-Line representative indicated that could be a City effort. Discussed possible events leading up to this situation. Goal, at a minimum, is to get the larger stain glass window back in place. Presumes the inquiry to donate the stained glass to WHS means the glass is still viable.

Concern with authorization and responsibility, and need to clearly communicate HPC's dismay to the Mayor and Council regarding these events. Motion directing Chair to send a letter to Mayor and City Council detailing the changes, stressing the violations per window per day brought to HPC's attention 10/20/2016, directing the City, per Ordinance, to have the original windows replaced to the extent possible with timely notification to HPC for the COA public hearing required per the HPC establishing Ordinance as approved 12/10/2001, and detailing the Genesee Theatre landmark status per ordinance #09-O-22, seconded by McCulloch. Motion passed unanimously.

6. Old Business:

Candidate Property Discussion

- **Reports on Candidate Properties:** None.
Possible candidates include
 - Bradbury childhood home - research is slow going.
 - North Shore Gas building on Grand Ave
 - Bridge House, near Staben, behind Lake County Health dept, private residence
- **HPC Inventory List:** No update
- **Historic Plaques:** Carnegie plaque is "model", costing \$148 each. Will get letters out and follow-up on orders.

7. Reports from Other Community Entities

- **Waukegan Main Street (Hohf):** Discussed restaurant sign repairs
- **Waukegan Historical Society (Rohrer):** none
- **City matters and Other City Commission Matters (Sabourin):** none

8. Audience Time: none

Adjournment

Motion to adjourn by Troha, seconded by Leach-Holland. Motion passed unanimously. Meeting adjourned at 7:34 pm

Next regular scheduled meeting: Thursday, November 17, (3rd Thursday).