

**MINUTES**  
**CITY OF ST. CHARLES**  
**HISTORIC PRESERVATION COMMISSION**  
**WEDNESDAY, JANUARY 3, 2018**  
**COMMITTEE ROOM**

**Members Present:** Chairman Norris, Pretz, Smunt, Gibson, Kessler

**Members Absent:** Krahenbuhl, Malay

**Also Present:** Russell Colby, Community Development Division Manager

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**1. Call to order**

Chairman Norris called the meeting to order at 7:00 p.m.

**2. Roll call**

Mr. Colby called roll with five members present. There was a quorum.

**3. Approval of Agenda**

Items 6 and 7 were tabled. Item 10 was removed.

**4. Presentation of minutes of the December 20, 2017 meeting**

**A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the minutes of the December 20, 2017 meeting.**

**5. COA: 218 S. 3<sup>rd</sup> Ave.**

Tim Nelson, the architect, and Mark Enders, the homeowner, were present.

The proposal is for the addition of a front porch, new siding, and the enlargement of the garage. The porch will be 19' by 6'. It will consist of natural stone and wood columns, a metal roof, wood railings, and wood lattice on the lower portion. The siding will be replaced with Hardie fiber cement siding and the porch roof will be metal. The materials for the garage will be the same as for the house. They are keeping two of the original walls of the garage in order to maintain the same setback requirements. Dr. Smunt complimented the design.

**A motion was made by Mr. Gibson and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented.**

**6. COA: 225 W. Main St. (south elevation)**

This item was tabled in item 3.

**7. COA: 619 W. Main St.**

This item was tabled in item 3.

**8. Preliminary Review: 612 W. Main St.**

There were no representatives present for this discussion.

**A motion was made by Dr. Smunt and seconded by Mr. Gibson with a unanimous voice vote to table the item.**

**9. Preliminary Review: 307 Illinois Ave.**

Samantha and Roosevelt Cocroft, the homeowners, were present.

The homeowners would like to transform the outside of the house to resemble its original design. The project would entail opening up the enclosed front porch in a Queen Anne style and replacing the vinyl windows and siding. This would include exposing the brick on the fireplace chimney. The Cocroft's also expressed interest in using the Residential Façade Grant for their project.

Dr. Smunt noted the chimney has some type of prefabricated siding on it. It is not brick. He referenced a similar project another homeowner did which included putting a brick veneer over a wood frame. It was thin brick cemented to the backing board. He suggested this as an option that would prevent the homeowners from completely rebuilding the chimney.

If they take off the siding and find clapboard underneath, Mr. Pretz suggested repurposing the wood by using the better boards on the more visible parts of the house, and using new clapboard on the less visible areas. He felt this would help preserve the vintage look of the original wood.

Ms. Cocroft mentioned the porch is leaning and does not have the original floor. The porch may have been enclosed without having the proper foundation underneath it. Chairman Norris said it was incorrectly enclosed. If they open it up to be a porch again, they should jack it back up and put the correct footing underneath it.

Dr. Smunt asked if they had any plans to close up the attic window where an air conditioning unit was installed. The homeowner does intend to close it up and reshingle it with fishtail shingles.

Dr. Smunt suggested they come up with a conceptual drawing of their plan by taking a draft picture of their home and using a drawing program to sketch in the elements they would like to include. Once they have something they like, they can investigate what their true costs will be.

Ms. Cocroft asked if they could do a little bit of the work each year and still qualify for the grant program. Mr. Colby advised the maximum funding is \$5000 per year. Repeat applicants must wait until September of the following year before applying again. He said there is nothing that prevents them from applying each year, as long as funding is available. Mr. Pretz stated some work might be considered maintenance and would not qualify for grant funding.

#### **10. Preliminary Review: 214 Chestnut Ave.**

This item was removed in item 3.

#### **11. Additional Business and Observations from Commissioners or Staff**

Mr. Kessler said he was contacted by Brian Graff who purchased the Freeman house. Mr. Graff is interested in landmarking his home. He put him in contact with Mr. Pretz for research assistance.

Mr. Pretz advised Anthony Rubano will be giving a presentation on Jan. 11 at the library. The presentation is on the architectural evolution of bank buildings.

Mr. Pretz also noted the Elgin Tower has been completed. It was a historical building that was converted into housing. Mr. Pretz said he reached out to them to find out how they preserved the building. He was offered an open invitation for a private tour of the building. He said if any Commissioners are interested in attending with him, to please let him know.

##### **a. 217 Cedar Ave. Update**

Mr. Colby said they are arranging to have the house moving contractor take a look at the building soon.

##### **b. Plaque Program**

Mr. Pretz put together some ideas to implement a plaque program similar to what he previously mentioned was being done in West Dundee. To keep it manageable, he suggested limiting the eligibility to the following categories:

- Structures before 1900
- Architecturally recognizable structures
- Structures outside of the historic district
- Catalog homes – proven and true to their style (this would be a sub-category)

After identifying these houses and doing some research to verify the age and ownership records, the intent would be to have some information so they can approach the homeowner to see if they would be interested in being part of this recognition program. If so, they would get a plaque that states “this house dates from XXX” and “presented by Historic Preservation Commission”.

Dr. Smunt suggested starting with the catalog homes since the surveys have already been done. He noted only using the ones that clearly look like the catalog. This would be a very limited group. He also suggested starting with the southeast side of town for pre-1900 homes.

**12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, January 17, 2018 at 7:00 P.M. in the Committee Room.**

**13. Public Comment**

**14. Adjournment**

With no further business to discuss, the meeting adjourned at 7:59 p.m.