

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JANUARY 6<sup>TH</sup>, 2020  
Zoom/ Council Committee Room**

**Members Present:** Norris, Kessler, Mann, Smunt, Malay, Pretz

**Members Absent:**

**Also Present:** Russel Colby, Community and Economic Assistant Director  
Rachel Hitzemann, Planner

**1. Call to order**

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

**2. Roll call**

Ms. Hitzemann called roll with five members present. There was a quorum.

**3. Approval of Agenda**

Item 10.a was added to the agenda. Item 8 was flipped with item 5 for discussion.

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the amended agenda.**

**4. Presentation of the minutes of the December 16<sup>th</sup>, 2020 meeting**

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the minutes of the December 16<sup>th</sup>, 2020 meeting. Mr. Pretz abstained.**

**5. Landmark Applications**

None.

**6. Certificate of Appropriateness (COA) applications**

**a. 121 S. 6<sup>th</sup> St.**

Proposed is to install new vinyl siding on the home. The Commission was fine with the vinyl, but requested that the corner board and trim be at least 4". They noted that they would also like to see the removal of the shutters and 4" reveal of the siding. The

Commission also discussed the addition of a skirt board and drip cap and also a fascia board.

**A motion was made by Mr. Kessler and seconded by Ms. Malay with a unanimous voice vote to approve the COA with the conditions that the siding be a D45 profile, corner board and trim will be at least 4”, a skirt board and drip cap of 6”-8”, the shutters will be removed and if applicable, a 4”-8” fascia board will be placed across the top.**

**b. 1 E Main St.**

Proposed is to completely renovate the entire façade of the building. The Commission felt that the new design lost the core architecture of the building. They suggested adding more vertical glass on the front façade and removing the rails on the second story portion of the front façade. Other Commission comments included breaking up the second story balconies to look less like a motel and providing colored glass on the rear façade tower. Overall, Commission members were supportive of the changes, but wanted to see their comments incorporated into the design before moving forward.

**A motion was made by Ms. Mann and seconded by Dr. Smunt with a unanimous voice vote to table the COA until the applicant updated the drawings with the provided suggestions.**

**7. Grant Applications**

None.

**8. Other Commission Business**

**a. 1 E Main St. Architectural Survey**

Ms. Hitzemann, presented the updated survey for 1 E Main St. which changed the significance to contributing from non-contributing. Ms. Mann felt that the architecture is a perfect example of Midcentury Modern and that the structure should really be rated as significant. The other Commission members requested that Ms. Mann provide evidence at the next meeting to support the change to a significant structure. The Commission also discussed whether the style was international or Midcentury Modern, but agreed that the current designation of Modern was too vague.

**9. Preliminary Reviews-Open forum for questions or presentation of preliminary concepts to the Commission for feedback**

**10. Additional Business and Observations from Commissioners or Staff**

**a. Eden on the River**

Ms. Hitzemann informed the Commission that the owner of Eden on the River was interested in changing a portion of the previously approved covered patio to accommodate a new sign. She showed the new drawing and asked for feedback. The Commission gave their opinions and asked for the owner to submit a COA showing the change and proposed sign.

**11. Meeting Announcements: Historic Preservation Commission meeting January 20<sup>th</sup>, 2021 at 7:00 P.M.**

**12. Public Comment**

None.

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:43 p.m.