

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 19, 2016
COMMITTEE ROOM

Members Present: Chairman Norris, Bobowiec, Malay, Smunt, Pretz, Gibson

Members Absent: None

Also Present: Russell Colby, Planning Division Manager
Ellen Johnson, Planner

1. Call to order

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

2. Roll call

Ms. Johnson called roll with six members present. There was a quorum.

3. Approval of agenda

Chairman Norris tabled item 8b until the next meeting.

4. Presentation of minutes of the October 5, 2016 meeting

Mr. Pretz asked for a correction to item c. Observations in the 4th paragraph. The address number should be 303 3rd Avenue instead of 404 3rd Avenue.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the minutes as amended.

5. COA: 11 N. 3rd St. (sign)

Mr. Colby said the proposal is for installation of two news signs for Abby's Restaurant. One is a black sign consisting of a wood backing with raised tin letters attached to it. The other is a circular sign with a graphic of two foxes depicted on it. The circular sign is constructed out of 1.5" thick high density urethane foam.

Mr. Gibson expressed concern over the specifications included with the proposal that states "with daily outdoor use and eastern exposure, the paint and graphics are likely good for 5 years before sun fading would require repainting". He noted it appears the structure actually has a

southern exposure which would cause the sign to fade much quicker. Ms. Malay said she's concerned about the wood not holding up.

There was no representative present at the meeting. Chairman Norris suggested tabling the item until the applicant can be informed of the Commission's concerns regarding the materials being used. Mr. Colby noted they could approve the item with the use of alternate synthetic materials.

Ms. Malay said although the materials chosen do break down, they are not offensive and the applicant can use them if they choose to do so. Mr. Gibson said that concerns him because the applicant can return at later date and ask for a Façade Improvement Grant to repair the signs if they don't hold up well. Mr. Colby confirmed that is a possibility.

A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the COA with the condition that a synthetic material such as Alupalite be used for the backing panel of the letter sign. The applicant can return if they want to pursue using plywood.

6. COA: 318 S. 5th St. (addition)

Kristin Madden of Batir Architecture, and Colin Sinclair, the homeowner, were present.

Ms. Madden said they are proposing to add a full height addition on the north side of the house and a wrap-around porch on the north and west sides. The Commissioners reviewed illustrations of the existing home and the proposed addition. Dr. Smunt asked if the doorway will need to be repositioned. Ms. Madden said they will be installing a double door with sidelights. They will be using the same materials as what currently exists on the house.

Dr. Smunt asked if the meeting rail drawn on the window to the left of the door on the front elevation is correct since it is not on the existing windows. Mr. Sinclair said it is a misdraw. Ms. Madden clarified it will be a single pane picture window to match the opposite window on the existing house, with a double-hung window above.

Mr. Gibson noted the size and scale are much better now than with previously presented plans. Ms. Malay said they did an excellent job and Mr. Bobowiec said it looked fabulous.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA with a double-hung window on the upper floor and a picture window on the first floor of the west elevation.

7. COA: 112 N. 5th Ave. (garage)

Michael and Eileen Kanute, the homeowners, were present.

Ms. Kanute said the proposal is for a new detached, two-car garage next to the home. The materials will consist of the same materials that were approved for use on the house. The garage will include a door and window on the south side.

Dr. Smunt said the Commission required they use wider window corner boards and door casings when they were seeking approval of siding for the house. He suggested they do the same on the garage.

Mr. Pretz commented that the view the traffic on Route 25 will have of the garage is of a solid wall. Since the homeowners are fixing up the home, he suggested they include a window on that side of the garage. Ms. Kanute was not in favor of adding a window on that side due to privacy concerns, but said she will do some landscaping so it's not just a plain wall.

Ms. Malay asked if they could include a stipulation to landscape that side of the garage. Mr. Colby said that is a possibility, but it would be difficult to ensure it would be maintained in the future.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA with the condition that the siding and trim work match the house.

8. Additional Business from Commissioners or Staff

a. 2016 Projects

i. Pottawatomie area tour and survey discussion

Mr. Gibson outlined the tour route. It would start at the Municipal Building, go right on State, left on 3rd, right on Park, left on 4th, left on Fulton, right on 3rd, left on North, left on 2nd, then come all the way back to Cedar, making a right turn on Cedar. One final left will bring them back to the Municipal Building.

Mr. Gibson labeled each house by type (landmark, COA, kit home or tear down). He said if they eliminate the kit homes, it would bring the amount of homes to highlight down to 16-17.

Ms. Malay said they have also been working on the presentation that will be given at the beginning of the tour. She said it will include some quick brief facts.

Mr. Gibson said it's best to take the tour first, and then if needed, continue any further discussion after they return to the Municipal Building.

Chairman Norris asked if a date has been determined yet. Mr. Colby noted he was advised it would be best to do this in the spring. Mr. Bobowiec suggested timing it with Preservation Month in May.

Dr. Smunt asked how they were going to present the information. Mr. Bobowiec felt Dr. Smunt or Mr. Gibson should lead the tour. Ms. Malay said she planned to present the facts and figures and have Mr. Gibson kick off the tour. She said if any Commissioner had a particular interest in a home, they could partner with Mr. Gibson to prepare what they are going to say. Dr. Smunt suggested having Mr. Gibson act as a "master of ceremonies" and when they reach a house that one of the Commissioner's has a passion for, Mr. Gibson could ask that person to speak about it.

Mr. Gibson stated the point of the tour is to talk about the district versus individual structures. He said they need to avoid giving a lesson on architecture. Dr. Smunt supported simplifying the architectural information presented.

Mr. Gibson asked to lock in a date now to avoid having this pushed back again. Mr. Colby agreed to confirm a date.

ii. Residential Design Guidelines update – Ch. 2.1

Item was tabled until the next meeting.

b. Façade Program Amendments / Residential Historic Rehab Grant

Item was tabled until the next meeting.

c. Observations

- Mr. Pretz asked if there was any update regarding the installation of different French door than approved at the Dunham Hunt house. Mr. Colby said he has contacted the homeowner.
- Dr. Smunt stated the landmark house at 408 Walnut St. had roofing and gutter work done. He expressed concerns over the quality of the roofing job. He asked if there was a permit issued for this project. Mr. Colby confirmed there was, but final inspections have not been done yet. Mr. Colby said the applicant is a licensed roofer. Mr. Pretz noted the actual roof material on the east side was poorly done. Dr. Smunt said the Commission should have had an opportunity to review the change in the gutter materials being used.
- Dr. Smunt noted there is a home located at the SE corner of Walnut and 6th Streets that is an at-risk structure. It is not landmarked, nor is it in the district. He noted there are several big houses in this section that have no protection, and are subject to being purchased and demolished. The Commissioners discussed the possibility of moving forward with a Millington Historic District. Dr. Smunt suggested adding a discussion of this onto the next meeting's agenda. He noted they already have landmarked structures in this area along with nice architecture that needs protection.

d. Camp Kane Signage

Ms. Malay advised that the sign for Camp Kane is being installed on Friday, October 21st.

9. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 2, 2016 at 7:00 P.M. in the Committee Room.

10. Public Comment

None.

11. Adjournment

With no further business to discuss, the meeting adjourned at 7:54 p.m.