

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 19, 2022**

Members Present: Kramer, Dickerson, Pretz, Malay, Kessler, Smunt

Members Absent: Rice

Also Present: Rachel Hitzemann, Planner
Cindy Kaleta, Administrative Assistant

1. Call to Order

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

2. Roll Call

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

3. Approval of Agenda

Ms. Hitzmann added item 8a. 303 N 3rd Ave.

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

4. Presentation of minutes of the September 21st, 2022 meeting

A motion was made by Dr. Smunt and seconded by Ms. Dickerson, with a unanimous voice vote to approve the agenda.

5. Certificate of Appropriateness (COA) applications

a. 121 N 2nd St.

Ms. Hitzmann, City of St. Charles Planner, presented proposal to re-roof the flat part of the roof and install metal coping on top of the current masonry coping.

Dr. Smunt asked is the color of the proposed coping the same color as what is used on the north elevation? Color should at least match.

Mr. Kessler asked if the coping will be the same design and shape as what is currently on the north elevation?

Commission discussed that the new coping should match the style and color of existing metal roof on the north elevation.

A motion was made by Dr. Smunt and seconded by Mr. Kessler to approve COA with a unanimous voice vote to approve with metal coping that will match in identical style, size and color.

b. 228 W Main St.

Representative from Brand Visual, designer for canopy for Ghoulish Mortals presented COA to remove current awnings and replace them with a steel canopy with Halo lit signs on top of canopy.

Commission discussed the change of the design of the canopy.

Dr. Smunt added that the black vinyl which will be applied to the top windows should be applied on the inside of the windows.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA using option #1 from the presentation but with the lower fringe, sans the fleur de lis design.

c. 222 W Main St.

Business Owner presented proposal to install a freestanding structure to cover the outdoor bar on the back patio.

A motion was made by Dr. Dickerson and seconded by Ms. Kramer with a unanimous voice vote to approve the COA as presented.

6. Grant Applications

a. 17 N 2nd Ave.

Ms. Hitzmann presented Façade Improvement Grant requested by Ms. Nancy Knapp.

Commission discussed some items may not be eligible for funding but the amount of work that will be done exceeds the amount of funding.

Mr. Pretz asked if the work would be done by a single contractor. Ms. Knapp responded that yes, it would be one contractor.

Dr. Smunt questioned the material to be used on the fence repair.

Ms. Malay stated concern on the wording of the request sounds as the windows will be replaced rather than repaired.

Property Owner, Ms. Nancy Knapp, advised she is not going to replace anything that doesn't need to be replaced.

Ms. Malay advised it would best to amend to read repair and restore existing wood windows.

Mr. Pretz stated the Commission could go out to the property and meet with the contractor.

Dr. Smunt added in lieu of the scope of this project, recommendation to table and schedule a site visit to see all the areas of concern and Commission could share their thoughts and have a better understanding of what needs to be done.

A motion was made by Dr. Smunt and seconded by Dr. with a unanimous voice vote to table approval of the Façade Grant to the Planning and Development Committee until a site visit could be set up with the Historic Commission members.

7. Landmark Applications

None

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

Mr. Matt Sweeney, 303 N 3rd Ave, presented new elevation for property, keeping historic middle square of home, adding on to both sides of original building.

Ms. Hitzmann cautioned the additions as shown may require a variance because per code the shortest lot line parallel to a street is considered the front yard, there is a 20-foot setback in front and a 30-foot setback in the rear.

9. Other Commission Business

a. Architectural Survey Updates

213 W Walnut Street

Architectural Integrity – no change
Architectural Significance change to Significant
Building Condition – no change
Architectural Description – no change

214 W Walnut Street

Architectural Integrity – no change
Architectural Significance remain Non-Contributing
Building Condition – no change
Architectural Description – no change

308 W Walnut

Architectural Integrity – no change
Architectural Significance remain Contributing
Building Condition – no change
Architectural Description – no change

318 W Walnut

Architectural Integrity – no change
Architectural Significance remain Contributing
Building Condition – no change
Architectural Description change to Folk Victorian

323-325 W. Walnut

Architectural Integrity – no change
Architectural Significance remain Contributing
Building Condition change to Fair
Architectural Description – Queen Anne

408 W Walnut

Architectural Integrity – no change
Architectural Significance change to Significant

Building Condition change to fair Condition
Architectural Description change to Queen Anne

409 W Walnut
Architectural Integrity – no change
Architectural Significance remain Contributing
Building Condition – no change
Architectural Description change to Queen Anne

413 W Walnut
Architectural Integrity – no change
Architectural Significance change to Contributing
Building Condition – no change
Architectural Description Folk Victorian

423 W Walnut
Architectural Integrity – no change
Architectural Significance remain Contributing
Building Condition – no change
Architectural Description – no change

b. Pottawatomie Survey Discussion

Ms. Hitzmann advised the survey is 95% done. Asked if Commission thought there were any layer types missing.

Dr. Smunt asked if the four different districts boundaries could be shown.

c. First St. Plaza

Ms. Hitzmann advised city is hoping to pursue in the next year. Question is if city is going to fund the remaining costs.

10. Public Comment

Al Watts, Fox Valley Preservation, advised work was going to be done on the Beit House, 8 Indiana Street, due to rot. Asked if he would need approval of the Commission for a temporary repair to get the house through the winter.

Ms. Hitzmann advised to check with the Building Department to confirm permit would not be needed.

11. Additional Business and Observations from Commissioners or Staff

Ms. Amy Petrek Gerber, resident, asked the Commission for any help in researching the history of her home at 720 Prairie.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 2, 2022 at 7:00 P.M.

13. Adjournment

With no further business to discuss, the meeting adjourned at 9:03 p.m.