

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, NOVEMBER 2, 2022 – 7:00 P.M.**

**Members Present:** Dickerson, Pretz, Malay, Kessler, Smunt, Rice

**Members Absent:** Kramer

**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**

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

**4. Presentation of minutes of the October 19<sup>th</sup>, 2022 meeting**

**A motion was made by Mr. Pretz and seconded by Ms. Kessler, with a voice vote to approve the agenda. Ms. Rice abstained.**

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

**a. 31 S. 1<sup>st</sup> St.**

Ms. Hitzmann, City of St. Charles Planner, presented proposal to install an awning on the north end of the building for Gia Mia restaurant.

The Commission has concern the awning may interfere with the tree branches in the plaza. A picture showing the tree line and street lights, with the awning superimposed and a scaled drawing showing the awning.

**A motion was made by Mr. Pretz and seconded by Ms. Rice to table approval of the awning until pictures with awning superimposed and scaled drawings could be provided to Commission.**

**6. Grant Applications**

**a. 17 N 2<sup>nd</sup> Ave.**

Commission would like to have more specifics in the proposal, number of windows to be replaced and locations of windows shown in proposal. Which windows will have the switched out new wooden storm windows, and what species of wood. What siding is going to be replaced, and where. Where will drip caps be replaced, how many linear feet of new gutter.

**A motion was made by Mr. Pretz and seconded by Dr. Smunt to table approval of the Façade Grant to the Planning and Development Committee until an updated proposal can be provided to the Commission.**

## **7. Landmark Applications**

### **a. 201 Cedar Ave.**

Mr. Pretz presented the application giving history of home and inhabitants of 201 Cedar Ave.

The Commission discussed the criteria for the landmark application.

Dr. Smunt would not list item #6, Limestone Construction, as a reason to have this structure landmarked.

Dr. Smunt suggested the words Shopping District should be added after Century Corners on the application.

**A motion was made by Ms. Rice and seconded by Mr. Kessler with a unanimous voice vote to schedule a public hearing for the landmark.**

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

None.

## **9. Other Commission Business**

### **a. Architectural Survey for Review**

103 W. Main Street  
Architectural Significance: Change to Significant  
Building Condition: Change to Excellent

105 W Main Street  
Architectural Significance: Change to Significant  
Building Condition: Change to Excellent

107 W Main  
No Change

109 W Main Street  
No Change

111 & 113 W Main Street  
Architectural Significance: Changed to Significant

117 W Main Street  
Architectural Significance: Change to Significant  
Major Alterations to lower & west 1<sup>st</sup> and 2<sup>nd</sup> floors

200 W Main Street  
Architectural Significance: No change  
Building Condition: No change  
Work on the East Elevation

202 W Main  
Architectural Significance: Change to Significant  
Building Condition: No change

203 W Main  
Architectural Significance: Change to Significant  
Building Condition: Change to Good  
Architectural Description: Style Queen Anne-Neoclassical Combination

204-206 W Main Street  
Architectural Significance: Change to Contributing  
Building Condition: Change to Excellent  
Major Alterations: Sensitive

208-210 W Main Street  
Architectural Significance: Change to Significant  
Building Condition: Change to Excellent

211 W Main Street  
Building Condition: Change to Poor

212 W Main Street  
No change

213 W Main Street  
Architectural Significance: No change  
Building Condition: Change to Fair

214-216 W Main Street  
Architectural Significance: Change to Significant  
Building Condition: Change to Excellent

215 W Main  
Architectural Significance: No Change  
Building Condition: Change to Good

217 W Main  
Architectural Significance: Change to Significant  
Building Condition: Change to Excellent

219 W Main Street  
No Change

220 – 222 W Main  
No Change

221 W Main Street  
No Change

225 W Main Street  
Architectural Significance: Change to Significant  
Building Condition: Change to Excellent

228 W Main Street  
Architectural Significance: Change to Significant  
Building Condition: No Change

301 W Main Street  
Architectural Significance: Change to Significant

303 W Main Street  
Architectural Significance: Change to Significant  
Building Condition: No change

306 W Main Street  
No Change

307 W Main Street  
Architectural Significance: No Change  
Building Condition: Change to Good  
Architectural Description: Modern

312 W Main Street  
Architectural Significance: No Change  
Building Condition: Change to Excellent

314-316 W Main Street  
Architectural Significance: No Change  
Building Condition: Change to Excellent

320 W Main Street  
Architectural Significance: Change to Contributing  
Building Condition: Change to Excellent

322 W Main Street  
Architectural Significance: No Change  
Building Condition: Change to Good

405 W Main Street  
Architectural Significance: No Change  
Building Condition: No Change  
Architectural Style: Change to Neoclassical

413 W Main Street

Original building no longer exists  
New Building  
Architectural Significance: Contributing  
Building Condition: Excellent  
Architectural Style: Gothic Revival

**b. Architectural Survey for Approval**

Review of Architectural Survey Update changes from the October 19, 2022 Meeting.

**c. 320 Walnut St. Porch**

Ms. Hitzmann advised the old property had a different address. New survey page has been created with the 320 Walnut address noting, new building was built. Porch was changed, replacing deck and rail system with Trex material and square balusters.

Building Condition: Excellent

Architectural Style: Queen Anne

Ms. Hitzmann received email from property owner stating the gallery rail on the porch had to be removed due to rotting.

**10. Public Comment**

Al Watts, Fox Valley Preservation, 4 E. State Street, Geneva, previously part of Mill Race Inn, demolition permit was applied for at City of Geneva.

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

**12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 16, 2022 at 7:00 P.M.**

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:47 p.m.