

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, DECEMBER 18, 2019  
COMMITTEE ROOM**

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

**Members Absent:** None

**Also Present:** Russell Colby, Community Development Division Manager  
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 seven members present. There was a quorum.

**3. Approval of Agenda**

The following item was added under item 10.

a. Taming the Teardown

**4. Presentation of minutes of the December 4th, 2019 meeting**

**A motion was made by Mr. Kessler and seconded by Ms. Mann with a 4-0 voice vote to approve the minutes of the December 4th, 2019 meeting. Krahenbuhl and Malay abstained.**

**5. Landmark Applications**

No items.

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

**a. 215 E. Main St.**

This item was discussed at a previous meeting. The proposal is for the installation of a wood fence with posts. The Commissioners questioned the height of the proposed fence and the use of

wood materials. They felt wood would deteriorate over time and suggested other possible options. They also expressed concern over how the planter boxes would be assembled. The fence is being constructed as an Eagle Scout project. It was noted that the lack of expertise in working with brick may prevent the troop from using real brick as an option.

The Commissioners suggested consulting a construction professional for further guidance. They asked the applicant to further develop the details for the construction of the columns.

**A motion was made by Mr. Kessler to approve the COA subject to reconsideration of the assembly construction method. The motion was withdrawn.**

**A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to table the COA until the next meeting.**

**b. 1 Illinois St.**

The proposal is for the construction of an open-air covered deck. It will not be attached to the building. Three of the windows on the building will consist of glass garage doors that will allow the owner to open up the space for larger events.

Dr. Smunt expressed concern of the size of the roll-up windows being in conflict with the vertical orientation of the other windows on the building. The applicant noted the horizontal panes of the garage doors will be broken up into 16 equal panels of glass. The middle of the garage doors will line up with the middle divider of the upper windows.

**A motion was made by Mr. Kessler and seconded by Ms. Malay with a unanimous voice vote to approve the COA with the condition that all garage doors will have vertical munting.**

**c. 318 Walnut St.**

The project includes removing an existing porch to make room for an addition in its place. A new porch will be added to the front of the addition and will include an ADA ramp. The Commissioners discussed acceptable options for casings, siding and fascia board coverage. The contractor will provide samples of the materials to be used for discussion at the next meeting.

**A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to table the COA until the next meeting.**

**d. First Street Building 8**

This proposal was previously approved, but the applicant has made changes since then that include increasing the height of the building by 3 feet; removing the garage door on the East side of the West exterior elevation; light fixtures on the West elevation; and decreasing the accent material and removal of one window on the North exterior elevation. A fixed window will be

put in the place of the removed garage door. The Commissioners discussed the height increase in relation to the surrounding buildings. They felt the changes presented did not pose any negative effect on the overall scheme of the original plans.

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

**7. Grant Applications**

No items.

**8. Other Commission Business**

No items.

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

No items.

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

**a. Taming the Teardown Trend**

Jean Follett is giving a presentation on this topic at the library on January 9th.

**11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, January 15th, 2020 at 7:00 P.M. in the Committee Room.**

**12. Public Comment**

None.

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:22 p.m.