

**MINUTES**  
**CITY OF ST. CHARLES**  
**HISTORIC PRESERVATION COMMISSION**  
**WEDNESDAY, FEBRUARY 21, 2018**  
**COUNCIL CHAMBERS**

**Members Present:** Chairman Norris, Pretz, Malay, Gibson, Kessler, Krahenbuhl, Smunt

**Members Absent:** None

**Also Present:** Russell Colby, Community Development Division Manager

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**1. Call to order**

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

**2. Roll call**

Mr. Colby called roll with seven members present. There was a quorum.

**3. Approval of Agenda**

No changes were made.

**4. Presentation of minutes of the February 7, 2018 meeting**

**A motion was made by Ms. Malay and seconded by Mr. Gibson with a voice vote to approve the minutes of the February 7, 2018 meeting.**

**5. COA: 606 Cedar St. (garage)**

Tim Nelson, architect, and Tim Hancz, homeowner, were present.

The proposal is for the construction of a 30' x 35' two car garage in the back corner of the lot. The garage will be nearly 20 feet high and will have two separate steel garage doors that have a wood grain appearance. Hardie board siding in colors similar to the addition in the rear will be used. The plan calls for the windows to match those on the house as much as possible. The intent is to maximize the height of the garage by including an office area on the first floor and a rec room/storage area on the second floor.

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

**6. COA: 314 Indiana St. (new house)**

John Cebrynski, John Henry Builder, was present.

The Commission previously recommended approval for a variation request on this proposal. They also provided preliminary review comments on the plans.

Mr. Cebrynski noted some of the colors and materials that are going to be used on this project. They are going to use LP Smartside siding in a color called polished concrete. The trim will be white. The garage will also be white. Dr. Smunt asked if they were missing a grill on the upper sash on the rear elevation. Mr. Cebrynski said they will be putting grills on the back upper sashes similar to the front elevation. Due to grading issues, they are going to take out the operable rear door of the garage. The Commissioners commented on some of the positive design features.

**A motion was made by Dr. Smunt and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the COA with the addendum to remove the north facing garage door on the rear elevation of the garage, and all double-hung windows to have a four-over-one sash arrangement.**

**7. COA: 21 S. 4<sup>th</sup> St. (demolition and new house)**

Chairman Norris recused himself for this item. Vice Chairman Gibson chaired.

Zach Derrico, builder, was present. Mr. Derrico noted the following changes were made since the last meeting:

- Added 10 ft. ceilings
- Increased the height of the kitchen windows to sit right above the countertop
- Changed mullion design of the kitchen windows to two-over-two
- Changed double garage door to two single ones
- Provided more detail on the eaves on the overhang
- Drew in more porch details (corbels/wraps on the columns)

The proposal now includes the demolition of the existing house and construction of a new single-family house. Mr. Derrico said his original plan included saving part of the original footprint, but after looking further into it, he discovered the framing was in bad shape. He felt it would be twice as much work to salvage it than to start new.

Mr. Pretz said he is not comfortable supporting the demolition of the house at this stage. Ms. Malay felt the same way. She stated the architectural survey claims the house is in excellent shape and well maintained.

Dr. Smunt said he had an opportunity to look at the structure and met with Mr. Derrico several times to discuss architectural design ideas. The survey was done prior to the structure being sided over with aluminum or vinyl. In his opinion, the house went from contributing to non-

contributing. It was sand-blasted and suffered severe water damage. It also has a lot of rotted framing. The foundation is damaged on the north side and is not stable for new construction. He felt the only item on the house related to the Queen Anne style is the transom. He said nothing else is worth preserving. Dr. Smunt stated he would support the request and recommended the Commission meet on site to determine the condition of the structure.

Mr. Kessler said he was surprised by the request for demolition. He said there was a time where if you left a portion of the foundation and the wall in place, it wouldn't be considered a full demolition. He asked if doing that would be allowed in the district. Mr. Colby said the only thing that accomplishes is whether or not you would need to bring the new building wall in question up to the current code. Mr. Kessler said he might be more comfortable with a demolition under those circumstances.

Mr. Krahenbuhl said he liked the design and felt it would be a great addition to the neighborhood. However, he would like to see some more historical research done on the property. Vice Chairman Gibson noted the historical factors do not matter if the house is in a non-salvageable condition.

The Commissioners discussed having an on-site visit and public meeting on Feb. 28.

Mr. Kessler asked if Mr. Derrico would be able to incorporate existing elements into the new design if the demolition occurred. Mr. Derrico said he planned to put the stained glass into a cased opening on the first floor. Dr. Smunt stated there is very little left on the property worth saving.

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

#### **8. Additional Business and Observations from Commissioners or Staff**

With the recent requests for demolitions, Mr. Pretz suggested making it a requirement that owners provide information on the historical ownership of their building. He said it is a big request to demolish a house in the historic district. Ms. Malay said they should make it policy that the Commission will go see the house before it is discussed. Mr. Colby suggested the Commission consider developing application submittal requirements. That information could then be put into the ordinance. He felt having it as part of the ordinance would have more impact than if it were just policy. In an effort to improve the review process, he said it would be useful to have the review submittal requirements attached to the COA application form. This would help determine if everything required has been submitted. The Commissioners continued discussing various options for improving the submittal process.

Vice Chairman Gibson said his last day on the Commission will be March 21. He reminded the group that they will need to choose a representative to serve on the Downtown Partnership Board.

**a. Downtown Partnership Update**

No updates.

- 9. Meeting Announcements: \*Special\* Historic Preservation Commission meeting Wednesday, February 28, 2018 at 10:00 A.M in the Committee Room.  
Historic Preservation Commission meeting Wednesday, March 7, 2018 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 8:13 p.m.