

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 1, 2023 – 7:00 P.M.

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

Members Absent:

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. Hitzemann called roll with seven members present. There was a quorum.

3. Approval of Agenda

Ms. Malay requested an addition of Other Business to discuss Mr. Pretz' suggestion to do something in May for Landmarked Properties.

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

4. Presentation of minutes of the February 22nd, 2023 meeting

Ms. Kramer asked correction be made to remove her name as a Member Present at the February 22nd, 2023 meeting.

A motion was made by Dr. Smunt and seconded by Dr. Dickerson, with a voice vote to approve the Minutes of February 22, 2023. Ms. Kramer and Mr. Pretz abstained.

5. Certificate of Appropriateness (COA) applications

None.

6. Grant Applications

None.

7. Landmark Applications

None.

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

a. 9 E Main St.

Ms. Hitzmann presented the back of 9 E Main St., Dukes Building, upper floor roof deck railings for the apartment. The original drawings came in with horizontal railings, and it was requested by the Commission that the railings be vertical and match the chevron look found elsewhere in downtown. During construction, the owner put the chevron railings on the bottom floor, but the upper level railings that were installed match that of the Graceful

Ordinary and the residential units on top. The question is, would the Commission approve the change to the COA, or would the Commission prefer a chevron look.

Dr. Smunt asked if the only difference is the chevron. Ms. Hitzmann responded yes, that is the only difference, both rails are vertical and both are black in color, with the same spacing. Dr. Smunt stated he is okay letting it go.

Mr. Kessler asked for clarification that the only difference is the chevron will not be on the upper level. Ms. Hitzemann responded that is correct.

Ms. Malay stated she doesn't want them to change it out right now, but if they change again, it has to match everything else.

Mr. Pretz added to remind the developer as they are doing their buildouts to work with the Historic Commission.

9. Other Commission Business

a. Pottawattamie Survey Review

Dr. Smunt read the paragraph below the listing of criteria on page 25 of the printed version of report. Dr. Smunt felt the description was vague and stated the wording in the report of *rise to the level* was not appropriate, stating it is the Commission who should make that decision. Dr. Smunt stated the writer was interjecting too much opinion in the report.

The Commission continued discussion of the Survey, stating the writer may be following the National Registry, what Chicago looks at, Cook County areas that have stricter guidelines. The Commission would like to include as many houses as possible.

The Commission discussed the Neighborhood Character District on page 30 of the survey. The significant character of architecture is built into our existing criteria for nomination. This is creating a subset of the historic district with a new set of rules that is negotiated with the neighborhood and is negotiated with City Council and may not be parallel with what we consider the Historic District. To spend the time to write into our ordinance another section to cover a historic district of 60 to 80 homes is burdensome.

The Commission had concern with descriptions of some of the homes in the survey. There is also disagreement on the architecture styles that have been called out on many homes in the survey.

b. Preservation Month

Ms. Malay discussed inviting Landmark Home Owners be honored at a City Council Meeting. It was suggested a proclamation be presented calling out the homes that have been landmarked.

Mr. Pretz suggested small groups be honored at the Historic Commission Meetings. Ms. Malay suggested homeowners be invited based on anniversary month of becoming a landmarked property.

Discussion continued about having Historic House Tours in St. Charles.

10. Public Comment

11. Additional Business and Observations from Commissioners or Staff

None.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, March 15th, 2023 at 7:00 P.M.

13. Adjournment

With no further business to discuss, the meeting was adjourned at 8:20 P.M.