

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, MARCH 21, 2018  
COMMITTEE ROOM**

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

**Members Absent:** Pretz, Gibson

**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 five members present. There was a quorum.

**3. Approval of Agenda**

The following items were added:

12a. 221 S. 2<sup>nd</sup> Street

12b. 217 S. 2<sup>nd</sup> Street

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

**A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the minutes of the February 21, 2018 meeting. Mr. Krahenbuhl abstained.**

**5. COA: 304 Cedar Ave. (signs)**

Ed Snyder, the petitioner, was present.

The proposal is for the placement of a plywood sign panel in an existing sign frame. It is illuminated with solar lighting that is on for approximately four hours. Dr. Smunt said the structural component looks fine, but the font is hard to read. He recommended using Railroad Gothic or Railroad Roman font. He said those are more appropriate to the period of the house. Mr. Krahenbuhl also expressed concerns with the lettering and suggested brightening the graphic of the fox. Mr. Kessler and Ms. Malay had similar views regarding the font.

Mr. Snyder suggested he could leave this sign in place while he has another one made.

**A motion was made by Mr. Kessler and seconded by Ms. Malay with a 3-1 voice vote to approve the COA as presented. Dr. Smunt voted no.**

**6. COA: 10 W. Illinois St. (signs)**

Karen Dodge, the petitioner, was present.

The proposal is for two wall signs for OnPath Financial to be located on First Street Building #3. These will be located on the west and east elevations. One of the signs will be illuminated with white LED lighting.

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

**7. COA: 225 W. Main St. (lighting & windows)**

Brad Colby, the petitioner, was present.

Proposed is the installation of gooseneck lighting above the two storefronts. There will be six lights that have an 18 inch projection. The proposal also includes the replacement of the windows on the second floor of the north elevation. These are non-original windows and will be replaced with the same windows installed on the west side.

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

**8. COA: 162 S. 1<sup>st</sup> St. (changes to storefront)**

The proposal is for the installation of garage type doors for Vintage 53. Mr. Colby presented a photo illustration that shows the proposed number of panels to be used. The finish is a silver color. Mr. Kessler asked if they could match the color to the other metal around it. Mr. Colby showed the color options that are available. It did not include a matching color. Bob Rasmussen, building owner, said he is going to request it matches and can provide the business owner with the color information.

**A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA with the condition that the framing color match the existing storefront framing color.**

**9. COA: 50 S. 1<sup>st</sup> St. (First St. Building #2)**

Bob Rasmussen, First Street Development II, LLC, the developer, was present.

The Commission reviewed Preliminary Plans for this building last fall. The only changes that have been made since then are with the atrium where the elevator goes up to the roof. It will have a flat roof that pitches to the back instead of a gabled roof.

Dr. Smunt referenced one of the drawings and commented on the cornice on the top windows. He suggested for achieving better architectural balance to omit the highest transom window row on the tower. Mr. Rasmussen said he doesn't need the transom and agreed the transom could be replaced with metal panels. Ms. Malay asked if the back end of the elevator on the east elevation is going to be visible from across the river. Mr. Rasmussen said more than 50% percent of it sits toward the front, so very little will be visible.

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the COA with a modification to the upper window band for the transom windows be changed to metal panels.**

**10. Discussion Item: 307 Park Ave. (porch)**

Bob Marinik, the homeowner, was present.

Mr. Marinik would like to make some repairs to his porch which includes replacing some rotting floor boards and repairing an area of the ceiling that has a cut out in it. However, once he begins this work, he's anticipating having to replace the entire floor and perhaps the ceiling. He would also like to level out the knee walls and reposition the middle support column. He is not sure what that would entail. He believes the pillar may be in that place to evenly distribute the weight of the roof. Dr. Smunt said the porch was previously enclosed and the post may have been a support at that time.

Dr. Smunt said he has seen instances where the post was taken all the way down with a thicker load bearing pedestal where the knee wall is. That load would go down into a footing. He displayed some pictures as an example of this.

Mr. Marinek asked the Commissioners for their thoughts on what it could look like if the he kept the knee wall in place. Chairman Norris said the current code would require a railing. He suggested adding a simple bar that comes down.

Chairman Norris said if they were just doing maintenance/repair work on the flooring and ceiling, it would not require a permit. Mr. Colby suggested checking with the Building Department to determine if they will need one if they decide to replace anything.

The Commissioners discussed product options. They recommended staining the porch versus painting it. Mr. Krahenbuhl felt the existing concrete steps would not match the potential

upgraded look of the porch. Dr. Smunt said concrete steps are far more durable than wooden steps. He said they could do a traditional type of handrail to soften the look a bit.

Chairman Norris suggested adding a light fixture. Dr. Smunt recommended he work with an architect to get a scaled elevation.

### **11. Update to Architectural Survey for 217 Cedar Ave.**

Mr. Colby provided the existing survey from 1994 which shows the architectural significance as “non-contributing”. The Commission discussed changing the significance to contributing.

Dr. Smunt identified the structure as having a Greek Revival style of architecture. The Commissioners reviewed a historic picture of the building. Mr. Colby said the definition for a contributing structure states there could be “inappropriate elements on the building that could be removed to reveal the original architecture.”

Dr. Smunt said the survey ratings should be changed to show the architectural rating as “contributing” and the historical rating as “significant”. He also noted they have grounds to consider seeking landmark designation in the future. He said the historical information they have regarding Judge Barry can now be added to the survey.

The Commissioners identified the following features that could be brought back:

- Removal of the stucco and the roof over the entry door
- The divided lights and transom around the entry door
- The frieze and/or cornice returns

**A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to change the survey rating from “non-contributing” to “contributing” for 217 Cedar Avenue; and adding the historical information regarding Judge Barry.**

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

Mr. Kessler referenced a recent article in the *Daily Herald* about the home at 217 Cedar Avenue. He said the comments section contains a comment from the granddaughter of Edith Kohlert. She thanked the Commission for their efforts in saving the house.

#### **a. 221 S. 2<sup>nd</sup> Street**

Ms. Malay recused herself as Commissioner and presented information on behalf of Craig Bobowiec who was not able to attend the meeting. He is seeking feedback on roofing work he is planning on doing. The front entry has cedar shake shingles on it that have become a maintenance issue. He would like to reroof this using architectural asphalt shingles. The project may also include new roofing on both buildings at 221 and 217 S. 2<sup>nd</sup> Street. These are currently green in color and he is open to matching the entry to these two other roofs. He wasn't sure if he would need a COA for this project. Mr. Colby said a COA would be required for the

portion where there is a change in materials. Dr. Smunt would like him to match the color of all the roofs. The Commissioners had no other issues or comments.

**b. 217 S. 2<sup>nd</sup> Street**

This is a building with tenants in it. There is an area where patrons of the tavern at 221 S. 2<sup>nd</sup> Street have been coming over and causing problems for the tenants. He would like to put up some type of fence between the two buildings to block it off. He cannot put a pole next to the tavern side so he was going to run a board on the side of the building and mount the fence to it. He would like to use Trex deck material for the fence. Dr. Smunt said he would need to see the design and materials before granting approval. Mr. Kessler said the Trex material may not be rated for use as a fence. The Commissioners were open to using a composite material and installing a fence at this location.

**c. Downtown Partnership**

Ms. Malay attended the last board meeting. She said The Fine Arts show will mark its 20<sup>th</sup> anniversary this year. Dr. Smunt said they will need volunteers for the architectural bus tour that takes place during the show.

Ms. Malay also noted it is the 200<sup>th</sup> anniversary of Illinois this year and the CVB and Chamber of Commerce are looking into doing something. She said the Commission may want to look into adding to that.

**13. Meeting Announcements: Historic Preservation Commission meeting Wednesday, April 4, 2018 at 7:00 P.M. in the Committee Room.**

**14. Public Comment**

**15. Adjournment**

With no further business to discuss, the meeting adjourned at 8:35 p.m.