

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, APRIL 6, 2022 – 7:00 P.M.**

Members Present: Norris, Dickerson, Pretz, Malay, Kessler (7:02), Smunt

Members Absent: Rice

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 Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the agenda.

4. Presentation of minutes of the March 16th, 2022 Meeting

A motion was made by Dr. Smunt and seconded by Mr. Pretz, with a unanimous voice vote to approve the Minutes of the March 16, 2022 Meeting. Ms. Dickerson and Mr. Norris abstained.

5. Certificate of Appropriateness (COA) applications

a. 200 S 2nd St.

Mr. Robbie Whitehead, Olympic Sign Company, presented proposal to install 4 new exterior wall signs.

A motion was made by Ms. Dickerson to approve COA as presented on the 4 new exterior wall signs and seconded by Mr. Pretz with a unanimous voice vote to approve COA as presented for 200 S. 2nd Street.

b. 218 N 4th Ave.

Ms. Tara Frost, Property Owner, presented proposal to install a 4' black iron fence in the front of the house with rolling iron gates to match and proposed 6' white vinyl fence for the backyard.

The Commission suggested a wood tone wood grain fence would be more appropriate.

A motion was made by Dr. Smunt to approve the COA of the metal fence in the front yard location with gates and privacy fence in the back yard with the stipulation the fence will be a non-white, non-shiny textured surface. Motion seconded by Mr. Pretz

with a unanimous voice vote to approve COA with stipulations stated for 218 N. 4th Avenue.

c. 1 E Main St.

Mr. Conrad Hurst, Property Owner, presented proposal to install black “Bug” screens for the outdoor patio.

The Commission questioned the choice of white tubes with the black screens.

A motion was made by Mr. Kessler to approve the COA of the installation of black “Bug” screens for the outdoor patio with a contingency the middle strip is black. Motion seconded by Mr. Pretz with a unanimous voice vote to approve COA with stipulation stated for 1 E Main Street.

7 E Main

Mr. Conrad Hurst, Property Owner, presented change to original COA on 7 E Main Street. Door cannot swing into a public walk, vestibule was created and door will be moved to the right in the newly created vestibule.

Motion made by Mr. Kessler to amend original COA as shown in drawing as presented. Seconded by Mr. Pretz with unanimous voice vote to approve amended COA for 7 E. Main Street.

d. 22 N 4th St.

Ms. Elizabeth Perry, Property Owner, presented proposal to install 2 new signs.

Ms. Hitzemann advised the signs brought from previous property exceeds the size allowed for signs. The square footage allowed for a sign submitted on the permit application was too big.

Ms. Perry asked if it was possible to keep the original sign that was installed. Ms. Hitzemann advised it cannot stay as it exceeds the size allowed for signs.

Mr. Norris voiced concern that a wood sign would not hold up well to the elements.

Motion made by Dr. Dickerson and seconded by Dr. Smunt with a 5-1 vote to approve the COA as presented for the 3 new signs. Mr. Norris voted no.

6. Grant Applications

a. 323 Illinois St.

Ms. Julie Rutter, Property Owner, submitted a grant request for masonry work to repair failing brick and replace a failing wood lintel with steel on her building at 323 Illinois Street.

Dr. Smunt would like to see the mortar be tinted to match the existing surrounding mortar on the home.

Commission discussed replacing the wood lintel with steel. Mr. Norris stated he would prefer to see stone or wood lintel replace the failing wood lintel. Mr. Kessler advised there are companies that can supply an old growth wood for the lintel. Mr. Pretz stated the steel would eventually rust. Mr. Pretz also cautioned not to replace lintel with any wood, old growth wood is needed.

A motion was made by Dr. Smunt and seconded by Mr. Norris with a unanimous voice vote to recommend approval of the Façade Grant to the Planning and Development Committee for masonry restoration with conditions that mortar is tinted to match surrounding mortar and limestone or old growth recycled lumber be used to replace lintel. Fireplace and chimney work are excluded.

7. Landmark Applications

None

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

a. 218 Indiana

Brad Saelens, Project Architect, presented updated concept plan for new build at 218 Indiana Street.

The Commission stated the column above the double garage door side stopping on the top of the garage door looked unbalanced. Stated the Indiana side of the building needed more symmetry. Possibly a storefront and frieze board on the first-floor transitioning to a Greek Revival on the 2nd and 3rd floors. Suggested using a more complementary material such as stucco and adding columns to the corners of the building on Third Street side which would soften the back side of the building.

Ms. Hitzmann advised the building will need 3 parking spaces, one for each residential unit.

9. Other Commission Business

Ms. Malay asked if on next agenda a discussion on survey could be included.

Ms. Hitzmann advised the Lamp Factory permit has been issued.

Dr. Smunt reminded Officer election will need to be added to next meeting agenda.

10. Public Comment

None

11. Additional Business and Observations from Commissioners or Staff

None

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, April 20th, 2022 at 7:00 P.M.

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:48 p.m.