

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 16th, 2021
Zoom/ Council Committee Room

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

Members Absent:

Also Present: Rachel Hitzemann, Planner

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

Item 5.a 216 Riverside Ave and 5.b 314 Walnut St. were added to the agenda.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the amended agenda.

4. Presentation of the minutes of the May 19th, 2021 meeting

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve the minutes of the May 19th, 2021 meeting.

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

a. 216 Riverside Ave.

Curt Hurst presented a concept plan for a new mixed building at 216 Riverside Ave. The Commission expressed overall approval of the use and made recommendations in regards to the buildings architecture.

b. 314 Walnut St.

Kim Lamansky presented a plan for the Tri-City Health partnership to put in a wheel-chair lift in the back of their building. The Commission expressed overall approval of the project.

6. Landmark Applications

None.

7. Certificate of Appropriateness (COA) applications

a. 204 W Main St. (Patio)

The applicant proposed to replace the brick patio in the back of the building with a poured concrete patio.

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

b. 204 W Main St. (Doors)

Proposed is to replace the current back door and window with a garage door and add a new human entry back door. The garage door will have a screen and people will not be able to pass through the door.

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

c. 219 W. Main St.

Proposed is to construct a 6ft board on board wood fence and garbage container corral in the back of the property. Dr. Smunt noted that he saw the boards intended for the project and approved of the width size, noting they are thicker than what is normally proposed.

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

d. 100 W Main St.

Baker Hotel is proposing to install CMU bricks below the patio to replace missing or broken clay tiles. The applicant noted that all of the work will be done below the surface of the patio and nothing will be visible from the top or sides. The reason for the work is due to the bowing and cracked brick walls.

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

e. 115 N 6th St.

Proposed is to replace the wood windows on the screened in porch with vinyl double paned windows.

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

8. Grant Applications

None.

9. Other Commission Business

a. Architectural Surveys for Approval

The Commission went through the architectural surveys and made minor changes.

b. Architectural Surveys for Review

The Commission reviewed the provided surveys and requested staff make the discussed changes.

10. Additional Business and Observations from Commissioners or Staff

Mr. Kessler made a recommendation to change the order of items on the agenda for meetings moving forward.

11. Meeting Announcements: Historic Preservation Commission meeting July 7th, 2021 at 7:00 P.M.

12. Public Comment

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:50 p.m.