

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 20, 2022 – 7:00 P.M.**

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

Members Absent: Pretz

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 Mr. Kessler and seconded by Ms. Kramer, with a unanimous voice vote to approve the agenda.

4. Presentation of minutes of the July 6, 2022 meeting

Dr. Smunt requested correction to item 11a. Address for tuckpointing on house corrected to read 325 Illinois Street.

A motion was made by Dr. Smunt and seconded by Mr. Kessler, with a voice vote to approve the corrected Minutes of July 6, 2022 Meeting by Ms. Kramer, Dr. Dickerson, Ms. Malay, Mr. Kessler and Dr. Smunt. Ms. Rice abstained.

5. Certificate of Appropriateness (COA) applications

a. 50 S 1st St.

Mr. Bob Rasmussen, Property Owner, presented proposal to lower the SE and SW 5th Floor Balcony walls and replace them with matching iron railings for better viewing.

Dr. Smunt asked for confirmation the change would only be on the south end of the building. Mr. Rasmussen confirmed new railing will be only on the south end of the building. Rail will be at 42 inches.

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

b. 131 S 1st St.

Ms. Hitzmann, City of St. Charles Planner, presented proposal to install illuminated sign and 2 window graphics at 131 S 1st Street.

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

c. 7 E Main St.

Ms. Karen Dodge, Contractor, presented proposal to install projecting sign on the North elevation of building at 7 E. Main Street.

A motion was made by Dr. Dickerson and seconded by Dr. Smunt with a voice vote to approve COA as presented by Dr. Dickerson, Ms. Malay, Mr. Kessler, Dr. Smunt and Ms. Rice. Ms. Kramer abstained.

d. 78 S. 1st St.

Ms. Karen Dodge, Contractor, presented proposal to install a 24sf aluminum panel illuminated sign at 78 S 1st Street.

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

e. 118 N. 4th Ave.

Ms. Maggie Luba, Contractor, presented proposal to remove the aluminum siding on home and garage at 118 N. 4th Ave. and replace with vinyl siding. Ms. Luba also proposes to remove the stucco on the top part of the building and bring the vinyl siding all the way to the top, re-roof with asphalt architectural shingles and install new gutters.

Dr. Smunt commented this home is classified as a contributing prairie style house. A defining character of that style is the upper third of the home is stucco. Dr. Smunt feels the stucco should remain. Ms. Luba advised the Owner would be willing to leave the stucco on the top 1/3 of the building.

Dr. Smunt asked about the corner trim size match the corner trim that is currently on the stucco. On the bottom edge of siding he would like to see an 8" skirt to mimic the original architecture. Ms. Luba responded that they will put an 8" skirt at the bottom of the vinyl siding.

Mr. Kessler commented on the porch there is stucco on the porch. The Commission would like to see that stucco remain on the porch as well. The uprights on the boards on the stucco should be painted the same color as the trim.

A motion was made by Dr. Smunt to approve with the agreement the vinyl will have 4" corner trim and 8" skirt trim with drip cap, all stucco original with house will remain and frame around stucco panels will be painted to match the color theme of the home. Seconded by Ms. Rice with a unanimous voice vote to approve COA with changes.

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

None

9. **Other Commission Business**

None

10. **Public Comment**

Mr. Arthur Lemke, St. Charles resident, addressed the Commission concerning the future of the old Police Station and the current City Hall building.

11. **Additional Business and Observations from Commissioners or Staff**

12. **Meeting Announcements: Historic Preservation Commission meeting Wednesday, August 3, 2022 at 7:00 P.M.**

13. **Adjournment**

With no further business to discuss, the meeting adjourned at 8:01 P.M.