

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 24, 2022 – 7:00 P.M.**

Members Present: Kramer, Pretz, Malay, Rice

Members Absent: Dickerson, Kessler, Smunt

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 four members present. There was a quorum.

3. Approval of Agenda

Ms. Malay requested adding item 11a. – Observations.

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

4. Presentation of minutes of the August 3rd, 2022 meeting

A motion was made by Ms. Kramer and seconded by Ms. Rice, with a voice vote by Ms. Malay, Ms. Kramer and Ms. Rice to approve the Minutes of August 3, 2022 meeting. Mr. Pretz abstained.

5. Certificate of Appropriateness (COA) applications

a. 222 W Main St.

Mr. Marty Serena, Architect for Whiskey Bend present proposal to install metal framed fabric awnings on first floor and install metal sign above entry door.

Ms. Rice questioned the previous design front glass had a top piece of glass that could be opened. Is that still the plan?

Mr. Serena responded no, the glass in the front of the building will now be one stationary piece of glass per panel.

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

b. 100 W Main St.

Ms. Rachel Hitzemann, City of St. Charles Planner, presented proposal to install fiberglass columns that closely resemble the current columns.

Mr. Pretz noticed the arches above the columns appear to be rotted and in need to be replaced.

Ms. Malay commented the Hotel Baker is on the National Registry, will the state need to approve the new columns.

Ms. Malay suggested it would be a good idea for the Commission to review the rotted wood above the arches.

Ms. Hitzemann responded she will schedule a site visit for the Commission with Hotel Baker and will reach out to the state for confirmation.

A motion was made by Ms. Rice to table discussion until the Commission can review the rotting wood arches. Seconded by Ms. Kramer with a unanimous voice vote to table.

Ms. Salas, Hotel Baker, arrived after presentation to answer questions.

A motion was made by Mr. Pretz and seconded by Ms. Rice to un-table the discussion on the COA.

Ms. Salas advised the rotted wood arch above the new columns will be corrected in conjunction with the column installation. The arches will be corrected using wood.

A motion was made by Mr. Pretz to approve with the condition repair will be made to the rotting wood arches and the National Registry approves the PVC columns. Seconded by Ms. Kramer with a unanimous voice vote to approve COA.

c. 201 S 3rd St.

Mr. Tom Staroske, Building Owner, presented proposal to install an outdoor patio and cloth canopy.

Ms. Kramer suggested the approval state the canopy only be used in warmer months.

A motion was made by Ms. Kramer to approve the patio with awning to be used only during warm months. Seconded by Ms. Rice with a unanimous voice vote to approve.

d. 7 E Main St.

Ms. Hitzemann, City of St. Charles Planner, presented proposal to approve modified plans to further extend the enclosed patio with garage doors to cover the whole bank vault. Uncovered outdoor seating portion of the plan has been removed. Also proposed to change the railing on the second story front from what is found elsewhere in town to glass.

Ms. Kramer commented Owner has decided to use the traditional railing originally proposed.

A motion was made by Mr. Pretz to approve COA minus the glass. Seconded by Ms. Rice with a voice vote to approve by Mr. Pretz, Ms. Rice, and Ms. Malay. Ms. Kramer abstained.

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. **17 N 2nd Ave**
Ms. Nancy Knapp, Owner of 17 N 2nd Ave presented plan to renovate exterior of building.

Commission discussed with Owner the grant process and what could be included in the grant, siding, chimney repair, and fencing. Signs are not included in grants to improve historical properties.
9. **Other Commission Business** - None
10. **Public Comment** - None
11. **Additional Business and Observations from Commissioners or Staff**
 - 11a. – **Catalog Homes December 31 1934 through Jan 1, 1918.**
Mr. Pretz shared information he found during a trip to the Kane County offices to look at their history of catalog homes in St. Charles.
12. **Meeting Announcements: Historic Preservation Commission meeting Wednesday, September 7, 2022 at 7:00 P.M.**
13. **Adjournment**
With no further business to discuss, the meeting adjourned at 8:05 p.m.