

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 16, 2016
COUNCIL COMMITTEE ROOM

Members Present: Chairman Smunt, Bobowiec, Malay, Gibson, Norris

Members Absent: Pretz, Withey

Also Present: Russell Colby, Planning Division Manager
Ellen Johnson, Planner

1. Call to order

Chairman Smunt called the meeting to order at 7:00 p.m.

2. Roll call

Chairman Smunt called roll with five members present. There was a quorum.

3. Approval of agenda

There were no changes to the agenda.

4. Presentation of minutes of the February 17, 2016 meeting

A motion was made by Mr. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the minutes. Mr. Bobowiec abstained.

5. COA: 320 W. Main St. (sign)

Susan Kritzberg, applicant, was present.

Mr. Colby noted this location was previously occupied by The Bend. The awning and the wall sign are in the same location as they were with the previous business, and consist of the same materials. He said these two elements would qualify as administrative approvals. Mr. Colby said the new item up for discussion is the proposed projected sign. He referred to a drawing showing what the sign panel and the attachment bracket will look like.

Chairman Smunt asked for clarification regarding the placement of the hanging sign. It will be above the door.

Ms. Kritzberg said they were encouraged to use the two signs in front of the business to help increase visibility and grab the attention of the fast moving traffic in the area.

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

6. COA & Façade Improvement Grant: 102 E. Main St. (windows)

Steven Nilles, applicant representing Riverside Pizza and Pub, was present.

Mr. Nilles described the condition of the current windows. He said they are rotted, drafty, wood framed windows. He said they are planning to use the existing frames, but will remove the sashes and replace the sill, and then put in double pane, insulated glass. He plans on painting all the new wood to match the current look.

Chairman Smunt asked if these will be wood sashes with double pane thermal glass. Mr. Nilles said it will be a single, fixed window.

Chairman Smunt understood the need for replacement, but noted the window is an architectural component of the building. He said he would support using new sash units to duplicate the existing architecture of the full column, including the curve. He said the business can choose to have them operable or not. Chairman Smunt indicated the divided light is a significant component of the architecture of the building.

Mr. Norris noted the building was the first medical college in Illinois. He said this is the only thing remaining from that original building and he would not be able to agree to anything being taken out.

Chairman Smunt provided an example as to how churches protect their irreplaceable art glass windows that leak air. He said in most cases they add an exterior storm window which helps preserve the original window.

Mr. Nilles expressed concerned over condensation build-up from a storm window. Mr. Norris said the Baker Church has their windows vented at the bottom to prevent that build-up. He suggested Mr. Nilles take a look at how that was done.

Ms. Malay suggested restoring the sashes if they are salvageable, replacing the sill, and then putting on the storm window.

Chairman Smunt indicated he would support using bronze aluminum storm channels with thermal pane glass.

Mr. Nilles said he would get some ideas and estimates, and then return for further assistance.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to table the COA and Façade Improvement Grant.

7. Preliminary Review: Baker Community Center, 101 S. 2nd St.

Mike Elliot from Kluber Architects & Engineers was present.

Mr. Elliot reviewed some slides pointing out the building improvement items that were discussed at the previous meeting. He said they are adding toilets so the windows in the new restrooms will be frosted. The windows in the center of the building will have blacked out panels inserted

from behind in order maintain the existing window. He pointed out the expansion projecting out of the roof. He said this is being added to the building to accommodate the new elevator.

Mr. Elliot said they are replicating the window divisions and those aspects of the building to push out the back. He noted the brick and stone trim will match what is on the building. He said the dormers will also be detailed to match. The roofs will be clad in copper. He said they are trying to use all the existing building elements in any adjustments they are making.

Mr. Elliot mentioned they are changing the set of doors that go from the lobby to the back terrace. He noted there currently is no way to access the terrace. Mr. Norris asked if the doors are going to be wood. He was informed they will be. Mr. Elliot said they removed the stairs from the terrace based on feedback from the previous meeting, but they may be added back at another time.

Mr. Elliot discussed the new wood framed canopy structure. He said they decided to go with an arbor trellis covering over the exterior ramp. The canopy roof will consist of copper panels with soldered seams. Mr. Norris asked if there will be any lighting on the structure. Mr. Elliot said there are existing side lights on the ramps. He said the previous rounded awning design resembled a bus shelter and they prefer the arbor idea.

Mr. Elliot mentioned they will also be adding some signage to one of the wing walls.

Chairman Smunt asked if the Commissioners had any concerns with the items presented. Commissioners expressed support for the project as presented.

8. Additional Business from Commissioners or Staff

a. Landmarks research

No updates.

b. St. Charles History Museum Education Committee

Mr. Gibson said he spoke to Alison from the St. Charles History Museum in regards to him joining their education committee. He said he is awaiting a phone call from the committee's leader. He noted he would provide input on the app that they are working on.

c. Downtown Partnership App

Chairman Smunt said he attended the Downtown Partnership's Board meeting. He said the Board mentioned they were going to meet with an app designer to develop a downtown app. He felt this could be a multi-faceted app that could benefit various local organizations. Chairman Smunt and Mr. Gibson noted they have a meeting scheduled for Wednesday, March 23, 2016 with the Downtown Partnership's Executive Director and the app developer, to investigate how historic preservation could be incorporated into the downtown app.

Ms. Malay mentioned she worked with Mr. Bobowiec to develop some heritage tourism initiatives. She felt the app has the potential to include a number of extra features and may be able to fund itself from advertising options, due to the Partnership's involvement. Mr. Gibson said they need to ensure the app has the hooks to support these extras.

Chairman Smunt said the History Museum contacted him in regards to giving a presentation on old houses during historic preservation month in May. He thought it might be good to discuss the recent landmarks and the landmark application process. Ms. Malay suggested also mentioning the local national landmarks. Mr. Gibson noted the museum receives numerous phone calls from homeowners asking how they can get a plaque for their house. He felt it might be worth explaining the historical research involved in the process.

9. Meeting Announcements: Historic Preservation Commission meeting Wednesday, April 6, 2016 at 7:00 P.M. in the Committee Room.

10. Public Comment

11. Adjournment

With no further business to discuss, the meeting adjourned at 7:48 p.m.