

**MINUTES**  
**CITY OF ST. CHARLES**  
**HISTORIC PRESERVATION COMMISSION**  
**WEDNESDAY, JUNE 1, 2016**  
**CENTURY STATION TRAINING ROOM**

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

**Members Absent:** Withey

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

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**1. Call to order**

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

**2. Roll call**

Ms. Johnson called roll with five members present. There was a quorum. Dr. Smunt arrived at 7:04 p.m.

**3. Approval of agenda**

There were no changes to the agenda.

**4. Presentation of minutes of the May 18, 2016 meeting**

**A motion was made by Mr. Bobowiec and seconded by Mr. Pretz with a unanimous voice vote to approve the minutes.**

**5. COA: 225 W. Main St. (façade improvements)**

Edward Seaman, the petitioner, and Dominik Kubiak, the contractor, were present.

Mr. Seaman said his plan is to replace the current materials with materials that are better suited to the local environment. He will be placing a thin cut stone veneer onto the lower portion of the building from the ground up to the window sills. The remaining area will be covered with a stucco application.

Dr. Smunt said the stone foundations used in the 19<sup>th</sup> century were cut in blocks and had a symmetrical appearance. He said the plans presented have a randomness to them and would not have been used on the front of a commercial building at that time. He stated the public face of a building would have had been cut in a block pattern. Dr. Smunt suggested they try doing something similar using a limestone foundation.

Mr. Gibson asked if the purpose of the stone veneer was to protect the building, or serve as a decorative item. Mr. Kubiak stated it was to protect and fix the building. He said the new system will help prevent water penetration.

Ms. Malay expressed concern over the condition of the wall behind the current material. She questioned whether or not the building is structurally sound to hold the stucco. Mr. Seaman said he was prepared to apply a good foundation before applying the proposed stucco product.

Chairman Norris asked for the construction details for the stone wall. Mr. Kubiak said they will first apply a water barrier on the entire wall and then nail a metal mesh to it. Once that is done, they will apply a scratch coat before adhering the stones. They plan to cap off the wall with an aluminum coating. Mr. Kubiak felt this would provide a more seamless appearance and prevent rust build-up.

Mr. Kubiak presented samples of the stucco texture and asked for feedback on the color options. The Commissioners commented on the samples, but noted the final color selection would be their choice.

**A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA contingent upon using a stone veneer knee wall in regular tiers.**

**6. COA: 112 N. 5<sup>th</sup> Ave. (windows & siding)**

Michael Kanute, the petitioner, was present.

Mr. Colby advised the proposal is for the replacement of windows and siding. The existing windows are vinyl replacement windows and will be replaced with the same type of material to match the opening sizes. The current siding is aluminum and will be replaced with 4 inch vinyl siding.

Dr. Smunt asked how they plan are handling the corners. He was in support of using 4 inch corner trim and casings around the door and windows. He said it would help give better definition to the elevation. Mr. Pretz felt doing this would allow them to remove the shutters which he said were not appropriate for the home.

Mr. Gibson and Mr. Bobowiec suggested Mr. Kanute return with his contractor for further discussion on the materials and process being used. Mr. Kanute will check into this.

Chairman Norris verified the proposal is for the replacement of all the windows and siding on all four elevations. Mr. Kanute stated that is correct.

**A motion was made by Mr. Bobowiec and seconded by Ms. Malay with a unanimous voice vote to approve the COA for replacement windows of the same scale and proportion as the existing windows.**

**A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to table the siding portion of the project.**

**7. COA: 116 W. Main St. (ramp)**

Randy Jostes, the petitioner, was present.

Mr. Jostes presented drawings showing the proposed addition of an ADA ramp. There were no concerns with the proposal.

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

**8. COA: 100 W. Main St. (awnings)**

Robby Whitehead, representative from Olympic Signs, was present.

The proposal is for the replacement of the existing awnings at the Hotel Baker. Mr. Whitehead said they will be using “Sunbrella” fabric. He noted one of the awnings will be printed with the name of the on-site restaurant. The awning over the entrance will still have the hotel’s street number on the front and the name along the sides.

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

**9. Preliminary Review: 13-15 S. 2<sup>nd</sup> St.**

Tim Allen, the petitioner, was present.

Mr. Allen said he would like to paint the entire building in a buff/yellow color similar to the existing color. The lintel and cornice will be done in gloss black. He is interested in a Façade Grant for this project.

Chairman Norris reviewed each section of the building with Mr. Allen to verify which parts are going to be painted, and in what color. He asked if they are planning on doing anything with the windows. Mr. Allen said he would like to replace them, but it will depend on funding.

Mr. Colby stated there are currently no Façade Improvement Grant funds available, but there may be some in the near future, depending on the outcome of other pending requests.

Mr. Allen said the building is in bad shape; however, the landlord may not be in a position to take care of any further maintenance issues on the property. Mr. Gibson advised the Façade Improvement Grants are investments the City makes to help benefit the community. He said they generally do not approve funding for projects that are not going to last.

Ms. Malay expressed concern over the condition of the brick and whether or not paint would last. Mr. Allen said they are planning on cleaning the brick, and if necessary, priming it, before adding paint. Dr. Smunt suggested using a masonry stain, stating it would be more durable than paint.

The Commissioners discussed doing the work in phases. Mr. Gibson felt the windows should be their first priority as those provide comfort and security.

Mr. Colby said if Mr. Allen is interested in seeking grant funding, he should put together a proposal based on the items the Commission said they would support. Mr. Bobowiec noted the Commission would require the work be done to higher standards than just doing a fast paint job. He suggested using the funds to help fix the windows and handling the paint job on their own.

Mr. Pretz suggested scoping the project on a larger scale than what they initially intend to do so they can get grant approval, but prioritize the work so that it can be done over time.

Mr. Bobowiec advised Mr. Allen the funds are a 50/50 match up to a certain amount.

Chairman Norris noted a permit would be required to replace the door and windows, and Mr. Allen would need to come back to the Commission for approval.

#### **10. Preliminary Review: First Street Buildings #2 & #3**

Mr. Colby said he did not receive any information to have a discussion on this item.

**A motion was made by Mr. Bobowiec and seconded by Mr. Gibson with a unanimous voice vote to table the item.**

#### **11. Additional Business from Commissioners or Staff**

##### **a. Jones Law Office sign**

Ms. Malay stated there is currently a sign being worked on. She said a full mock-up should be ready within the next 30 days, and production of the sign would take an additional 60 days. The cost is approximately \$1100. She noted the agreement with the City is for the Camp Kane Foundation to take care of the signage at this location.

Dr. Smunt said the Jones Law Office structure is eligible for a bronze plaque due to its landmark status. Ms. Malay said she preferred having a plaque on something other than the actual structure. She noted the verbiage on the sign will also acknowledge the landmark status.

Ms. Malay will advise the Commission when the mock-up is ready.

##### **b. Landmarks research**

Ms. Malay advised she is putting together the application for her project and hopes to have it available at the next meeting. She noted it would most likely be considered for architectural significance, rather than association with a prominent person or event.

Dr. Smunt said he was able to get Eric Larson to sign his nomination. He confirmed the public hearing for that structure will be held on June 15<sup>th</sup>.

##### **c. Nantucket Preservation info**

Mr. Pretz said he wanted to provide this information to see if it could be incorporated into the Commission's 2016 projects. He thought it might be beneficial if the Commission decides to go forward with signage for structures prior to 1900. He said all the Nantucket Preservation programs are designed to provide building owners with a greater appreciation of their property.

The Commissioners discussed other 2016 project ideas. Dr. Smunt suggested they consider doing a professional architectural survey of the southeast side of Pottawattamie Park. Mr. Gibson felt the survey would provide a better return on investment, along with a good starting point for doing house histories.

Mr. Colby said he and Ms. Johnson are working on getting the existing surveys online.

Dr. Smunt said the residential design guidelines could use a revision and suggested adding more pictures.

Chairman Norris asked Mr. Colby to find out if there are any state grant funds available to do the Pottawattamie survey. Mr. Colby said he will research and report back at the next meeting.

#### **d. City Council Tour**

Mr. Bobowiec said they should focus on getting the City Council members on a bus tour this year so they can see the impact their support would have on future projects.

Dr. Smunt said he heard many positive comments from the tours done during the Fine Arts Show. He said it would be valuable for the Council members to be on a tour and hear this feedback.

Mr. Gibson thought the bus tours should be done at each festival held in the city.

Chairman Norris asked if this was something the Commission wanted to consider adding as a potential 2016 project. Mr. Colby will check to see if the bus tour could be done during the fall retreat.

#### **12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, June 15, 2016 at 7:00 P.M. in the Committee Room.**

#### **13. Public Comment**

#### **14. Adjournment**

With no further business to discuss, the meeting adjourned at 8:45 p.m.