

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 17, 2016
COMMITTEE ROOM

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

Members Absent: Withey, Malay

Also Present: Russell Colby, Planning Division Manager

1. Call to order

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

2. Roll call

Mr. Colby called roll with five members present. There was a quorum.

3. Approval of agenda

Mr. Colby added item 7b. 214 S. 1st Street.

4. Presentation of minutes of the August 3, 2016 meeting

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

5. COA: 103 s. 4th St. (windows)

The applicant, David Bernat of Guaranteed Exteriors, and the property owner, Shuki Moran, were present. Senthil Rajamanickam, a representative of the window manufacturer, Lindsay Windows, was also present.

Mr. Bernat stated that Mr. Moran had recently purchased the building, which is a two unit residential rental building. He said Mr. Moran has plans to fix up the building which include replacement of the existing windows. He said most of the existing windows are wood double hung and appear to be original to the building; however their condition has deteriorated to the point that they require replacement. The proposed replacement window is a single-hung vinyl window that will be custom sized and will replicate the visual appearance of the existing windows and provide better energy efficiency. Mr. Bernat showed a sample of the proposed window.

Mr. Colby clarified that the Architectural Survey notes that some of the windows in the building do not appear to be original. He noted a double window unit in the front that was not original and replaced a picture window in this location, based on the hood visible above. Double window units in the rear also appeared to be later replacements. Mr. Moran confirmed the windows in the back were more recently replaced by the previous owner with a cheaper vinyl window.

Dr. Smunt noted that the building has some of its original windows, and the ordinance calls for original architectural features such as windows to be repaired where possible and not replaced. If replacement is needed, then a like-in-kind replacement should be provided. He said based on what was presented, it sounds like the windows need to be replaced, but he has seen no evidence presented.

Mr. Bernat said that most of the windows are covered in aluminum storm windows, which are broken. Some have broken glass. He referenced exterior photos of some of the windows. Many of the windows are inoperable or permanently shut. Most have a number of deteriorated parts that would make restoration difficult.

Dr. Smunt asked about the proposed vinyl material. Mr. Rajamanickam said the proposed window is a higher quality vinyl than was used in the past. This type of vinyl is formulated so that it can be painted also.

Mr. Moran said the building has not been well cared for. He wants to replace all of the windows to improve the appearance of the building. The Commission discussed taking off the shutters, which are inappropriate. Mr. Moran agreed.

Dr. Smunt asked if the owner was willing to replace the existing front double window unit and restore it back to its original design with a picture window. Mr. Rajamanickam said they could produce this type of window. Mr. Bernat noted the wall would need to be modified to change the opening, which expands the scope to include the siding as well. Mr. Moran said this is currently a bedroom, so the window may not be appropriate for the room.

The Commission discussed the proposal and concluded that if the information provided is accurate on the condition of the windows then the proposed replacement plan is appropriate, but that they would need further documentation or evidence to reach a conclusion. The Commission discussed tabling the item, or possibly scheduling a special meeting to consider the COA after a site visit.

Mr. Moran and Mr. Bernat offered that the Commission could go and view the windows now and reach a conclusion tonight. The Commission was agreeable to doing this after finishing the other items on the agenda.

The Commission decided to continue with the rest of the agenda and return to Item #5 at the end of the meeting.

6. COA: 520 Indiana St. (addition)

Zach Derrico, applicant, was present. He presented plans for a second story addition to the rear of the house that would be above an existing 1 story portion.

Mr. Pretz asked whether the two types of doors shown on the north elevation are the appropriate style, or if they should be the same. The Commission discussed that these doors are on the rear elevation and not visible from the street due to the fence.

Dr. Smunt noted the proposed windows appear to be a wider and have a different proportion than the existing windows in the house. Mr. Derrico said he can utilize the same dimension windows in the addition.

Dr. Smunt asked about the placement of the windows on the east elevation. Mr. Derrico said he may eliminate the new window near the chimney. Dr. Smunt said if that is the case, then the other window should be moved to align with the first floor window below.

The Commission asked about materials. Mr. Derrico said all materials on the addition would match the existing house. The windows will be wood aluminum clad.

A motion was made by Dr. Smunt and seconded by Mr. Bobowiec with unanimous voice vote to approve the COA with conditions: 1) If the window north of the chimney is omitted, then center the other window over the first floor window, 2) All windows to match existing 2nd floor window dimensions, and 3) All materials to match existing.

7. Additional Business from Commissioners or Staff

a. 2016 Projects

- i. City Council Tour/**
- ii. Survey of Pottawatomie Area**
- iii. Residential Design Guidelines update.**

Chairman Norris noted that Mr. Colby provided a paper copy of the Design Guidelines to use at the meeting to track edits. The Commission decided not to discuss these items further out of an interest of conducting the site visit at 103 S. 4th St. before dark.

b. 214 S. 1st Street

Mr. Colby said the owner of the Fox Valley Cleaners building has inquired about tearing down parts of the drive through canopy, which has structurally deteriorated. Contractor Chris Manny said they originally looked into repairing the structure but it was too expensive. He said the only part to be demolished would be the angular portion connecting the sign portion to the building. Property owner Vern Oie said they might propose installing some awnings in place of the canopy. The Commission discussed that they are supportive of the proposal, but would need

more detail on the construction and proposed awnings as a part of the COA request at a future meeting.

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

9. Public Comment

None.

5. 103 S. 4th St. (windows) –continued.

Mr. Colby stated that the proposal is to continue the meeting on site at 103 S. 4th St. He asked if any persons present had an objection or were otherwise unable to attend the site visit. Everyone present agreed to reconvene at 103 S. 4th St. The Commission temporarily adjourned at 8:04 pm.

The meeting reconvened at 103 S. 4th St. at 8:12 pm. All five members of the Commission present at the meeting were present, along with Mr. Colby, Mr. Bernat, Mr. Moran, and Mr. Rajamanickam.

Mr. Moran provided access into the lower level unit. The Commissioners toured the unit and assessed the condition of the windows. Dr. Smunt noted that a number of the windows had not been properly maintained over many years. Failed glazing compound has allowed water to enter between the glass and sash frame, leading to rotten and deteriorated components that could not be easily repaired without substantial reconstruction of the window. He noted the meeting rails were significantly deteriorated on more than 50% of the original wood windows in the building.

At the site visit, Mr. Bernat clarified that the installation would be with an insert window, which would maintain all of the existing interior trim and not require removal of the existing frames or the existing sills, which are in good condition. Mr. Rajamanickam noted that due to the low height of window openings, tempered glass would be provided for fall protection safety.

Based on the evidence viewed on the tour of the first level, the Commission concluded that significant deterioration existed on more than 50% of the original wood windows in the building and they did not need to see the windows on the second floor. Mr. Moran clarified that the third floor attic windows are not proposed for replacement.

A motion was made by Dr. Smunt and seconded by Mr. Bobowiec with unanimous voice vote to approve the COA as presented, noting that the third floor attic windows are excluded.

10. Adjournment

With no further business to discuss, the meeting adjourned at 8:30 p.m.