

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, OCTOBER 17, 2018  
COMMITTEE ROOM**

**Members Present:** Norris, Malay, Kessler, Mann, Pretz, Krahenbuhl, Smunt

**Members Absent:** None

**Also Present:** Ellen Johnson, Planner

**1. Call to order**

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

**2. Roll call**

Ms. Johnson called roll with seven members present. There was a quorum. Dr. Smunt arrived at 7:35 p.m.

**3. Approval of Agenda**

The following items were added to the agenda.

- 9a. Brooks & Waterman Warehouse
- 9b. 303 N. 3<sup>rd</sup> Avenue
- 9c. 201 Chestnut Avenue
- 9d. PR for *The Den*

**4. Presentation of minutes of the October 3, 2018 meeting**

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the minutes of the October 3, 2018 meeting.**

**5. Preliminary Reviews** – Open forum for questions or presentation of preliminary concepts to the Commission for feedback

**6. Certificate of Appropriateness (COA) applications**

**a. 117 N. 7<sup>th</sup> Ave. (Soffits & Gutters)**

Frank Florizoone, the homeowner, reviewed his plan to replace the old soffits and gutters. Between 5-10% of the soffits are rotted. If he repaired the rotted section, he would use similar

wood materials to match the existing materials and repaint the entire area. However, Mr. Florizoone expressed concern over a possible lead-based paint issue and would prefer to do a full soffit replacement. The gutters will be replaced with all new gutters.

**A motion was made by Mr. Kessler and seconded by Ms. Malay with a unanimous voice vote to approve a COA for soffit repair and gutter replacement, subject to the use of the same materials as existing for the soffit repair and fascia work. K style gutter is acceptable.**

**b. 113 S. 6<sup>th</sup> St. (Windows)**

Jim Jacobsen, the homeowner, was present. The proposal is for the replacement of 13 double-hung windows. The current windows are loose single pane windows with rotted frames.

Mr. Pretz asked if all of the 13 windows were original to the house. Mr. Jacobsen stated they were. Mr. Pretz felt they were all fixable. Wooden storm windows could be put over them and still provide a nice look. Ms. Malay expressed concerns over replacing the windows with vinyl windows. She said she would need to do an on-site inspection before making a decision. Mr. Kessler said the Commission would prefer to see the homeowner use a wood clad window.

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to table the COA until a site visit could be conducted. Dr. Smunt abstained.**

**c. Heritage Green Townhomes (Fence)**

John Cregier, president of the Heritage Green Townhome Association, presented information regarding the placement of the proposed fence. It is a 6 ft. fence that will be staggered with plantings. The middle section will be placed behind plants with the two side sections placed in front of plants.

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

**7. Landmark Applications**

**a. 405 S. 4<sup>th</sup> St.**

Will Hohm, the homeowner, was present to discuss the landmark nomination for his house. He noted the home does not have any original windows, the shingles are asphalt, and the family room was added in 1958. Since there is no evidence as to who built the home, the Committee decided to unmark item III.e. number 5 on page 4 of the nomination form. Dr. Smunt noted the historical name of the house should reflect the name of the original owner. It was suggested it be listed as the “Colonel Frances Bowman House.”

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to set the public hearing date.**

**b. 105 N. 2<sup>nd</sup> Ave.**

Mr. Pretz presented information related to this landmark nomination. The name selected for this nomination was “Webster-Wing House”.

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to set the public hearing date.**

**8. Grant Applications**

No items were submitted.

**9. Additional Business and Observation from Commissioners or Staff**

**a. Brooks & Waterman Warehouse**

Mr. Pretz said the owner of 12 S. 8<sup>th</sup> Avenue believes the home is older than what it is currently thought to be. The homeowner asked how he could find more information on his home. The building is a non-descript, non-contributing building. Mr. Pretz provided the following historical information associated with this structure:

1849: County records show James Waterman took ownership from Ira Minard. The building was listed as a warehouse.

1851: The building was known as Brooks Waterman Warehouse and documentation shows it was used for the railroad.

1863-1917: Ended up in Jones family, but they never lived there.

The Commissioners previously discussed initiating a program that recognizes older, non-landmark buildings with a sign that shows where the building dates from. Mr. Pretz thought this might be a candidate for that type of recognition. Dr. Smunt suggested someone speak with the Public Works director for assistance. Staff will follow-up and provide feedback.

**b. 303 N. 3<sup>rd</sup> Ave.**

Mr. Pretz has been researching the history of this property and asked for help finding information on the movement of this property dated prior to 1899. The Commissioners can follow-up with him directly if they come across any relevant information.

**c. 201 Chestnut Ave.**

The Commission previously approved a grant application for this property. Mr. Pretz said the homeowners completed their restoration and will most likely move forward with reimbursement by year end. He also noted there is a conflict with the date the house was built.

**d. PR for *The Den***

A suggestion was made to promote the recent landmarked structures with a press release or an article in *The Den*. Mr. Pretz felt it might help increase tourism.

**10. Meeting Announcements: Historic Preservation Commission meeting  
Wednesday, November 7, 2018 at 7:00 P.M. in the Committee Room.**

**11. Public Comment**

Frank Florizoone asked about grant funding for a window project. The Commissioners provided feedback on some of the options presented and suggested providing a scaled drawing for review.

**12. Adjournment**

With no further business to discuss, the meeting adjourned at 9:00 p.m.