

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, October 7, 2020
City Council Chambers

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

Members Absent: None.

Also Present: Russell Colby, Asst. Director of Community and Economic Development
Rachel Hitzemann, Planner

1. Call to order

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

2. Roll call

3. Approval of Agenda

Item 8a. 1 E Main St and 8b. Landmark Plaque Distribution was added to the agenda.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to modify the agenda.

4. Presentation of the minutes of the September 16th, 2020 meeting

A motion was made by Mr. Kessler and seconded by Mr. Norris with a unanimous voice vote to approve the minutes of the September 16th, 2020 meeting.

5. Landmark Applications

a. 210 Cedar Ave.

i. Public Hearing

The Commissioners discussed the application and decided the house should be landmarked based solely on its history and its contribution to the aesthetic of the neighborhood.

Mr. Kessler moved and Ms. Malay seconded with a unanimous voice vote to close the public hearing.

ii. Landmark Recommendation

Mr. Kessler moved and Ms. Mann seconded with a unanimous voice vote to recommend landmarking 210 Cedar Ave. to the Planning and Development Committee.

6. Certificate of Appropriateness (COA) applications

a. 101-105 E Main St.

Proposed is to remove the current tile and stone material found on the bottom façade of the building and replace it with the original style material with muntins.

Also proposed is to change the existing partial window and vent combination in 4 locations to full louver window openings. The commission was overall supportive of the changes. Commission members asked to keep the original windows on the building and the applicant had no problem with doing that.

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

b. 311 Park Ave.

Proposed is install a 30ft long 6ft high wood fence. The applicant said their used to be landscaping there, but it has since been removed. He would like to install the fence for privacy.

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

c. 50 S First St.

Proposed are two signs the north sign is to be above the second-floor windows and not illuminated. The second sign will be on First St. and above the second-floor windows and will be illuminated. Ms. Hitzemann pointed out that the Commission has previously reviewed signs for this building and was assured by the owner that all signs along First St. would be above the first story windows, not the second. The Commission was interested in talking to the builder before moving forward.

A motion was made by Mr. Kessler and seconded by Ms. Mann with a unanimous voice vote to table the COA until the building owner could speak before the Commission.

d. 215 N 3rd Ave.

Proposed is to install storm windows over all of the windows on the home to maintain the quality of the original windows. The Commission recommended an installation process that would not require the removal of the storm windows at a later date.

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

e. 318 Chestnut Ave.

Proposed is to install new cedar wood siding, replacing the old rotting siding. The Commission commended the homeowner for using wood.

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

f. 307 Illinois Ave.

Proposed is to add an addition to the garage. The addition will match the style of the garage. A new carriage style garage door complimentary to the home will be installed and the siding of the whole garage will be changed to match the new LP Smart siding on the house. The Commission had no problems with the proposal. Dr. Smunt requested that the reveal of the garage match the reveal of the house.

A motion was made by Mr. Kessler and seconded by Ms. Mann with a unanimous voice vote to approve the COA with the conditions that the garage siding and corner trim will match the house at a later date. Casing sizing of the windows should match the house.

g. First Street Parking Deck

Proposed is to install a railing on the first street parking deck. The Commission commended the applicant on listening to their suggestions and implementing columns on the design.

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

7. Grant Applications

None.

8. Other Commission Business

a. 1 E Main St.

The Commission discussed the architecture of 1 E. Main St and requested that staff modify the architectural survey accordingly.

b. Landmark Plaque Distribution

The Commission discussed possible options for landmark distribution.

9. Preliminary Reviews-Open forum for questions or presentation of preliminary concepts to the Commission for feedback

None.

10. Additional Business and Observations from Commissioners or Staff

11. Meeting Announcements: Historic Preservation Commission meeting October 7th, 2020 at 7:00 P.M.

12. Public Comment

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:36 p.m.