

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, NOVEMBER 1, 2017
COMMITTEE ROOM**

Members Present: Chairman Norris, Pretz, Smunt, Krahenbuhl, Gibson, Kessler

Members Absent: Malay

Also Present: Russell Colby, Division Planning 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 six members present. There was a quorum.

3. Approval of Agenda

No changes were made to the agenda.

4. Presentation of minutes of the October 18, 2017 meeting

A motion was made by Mr. Gibson and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the minutes of the October 18, 2017 meeting.

5. COA: 122 S. 6th St. (door)

The proposal is for a door replacement. The replacement is a Therma Tru fiberglass door with an aluminum storm door.

Mr. Kessler said he would like to see the main door without the grill. The homeowner, Sahana Rajan, said the other windows in that room have similar grills and they would like to give the home a more consistent look. Mr. Gibson noted the storm door is not divided light, so the exterior appearance will blend with the rest of the house.

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

6. COA: 314 Indiana St. (demolition)

The proposal is for the demolition of a house that was substantially destroyed in a fire. The building department has assessed the structure and has determined it is not salvageable based on the extent of the damage. The Commission discussed that based on the damage to the structure, demolition could proceed without review of the plans for the replacement building.

The property was recently purchased and the new owner would like to demolish the structure to make way for new construction. Mr. Colby noted the property will most likely require a variance. The Commission will see plans for the new building at a later date.

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

7. Landmark Nomination: 411 Prairie St.

Mr. Pretz reviewed the nomination. He said this property was in Moody's Administrative Addition, which made researching the property history more challenging. He reviewed the chronological history of the ownership of the home. The City of St. Charles was the first owner of the property and transferred ownership to S. Young in 1852.

Mr. Pretz noted a correction to the document that states "There is no concrete reference to actual year thus circa as it is known that a structure exists in 1974". It should state 1874, not 1974.

It was noted that the information referring to Charles O. Thompson does not appear to be accurate. His name should be removed as the original owner and replaced with J. Stone. No architect or builder should be listed.

The Commission discussed that criteria #5, "Property identified with the work of a master builder..." is not supported and should be omitted.

The Commission discussed adding criteria #3, "Property identified with a person who significantly contributed to the development of the community, county, state or nation", due to the association with Henry Kohlert, and Kohlert's connection to DuPage Airport.

Dr. Smunt asked which property name would appear on the plaque. Mr. Gibson stated if they accept the circa 1872 date then it would be the J. Stone house. Dr. Smunt suggested eliminating the word "house". He said it was redundant.

The Commissioners discussed various sections of the application and requested a number of revisions. Dr. Smunt asked for the original architectural style of the house to be listed as a "simple, hip roofed, Italianate" versus a four square house on both the architectural survey and the landmark nomination.

Chairman Norris requested the architectural survey be updated for the homeowner to use in her packet.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to schedule a public hearing date for December 6th, 2017.

8. Additional Business and Observations from Commissioners or Staff

Mr. Pretz shared copies of a newspaper article he received regarding kit homes. He also mentioned an article that discusses an issue in West Dundee that is similar to the situation with the church properties on Cedar Ave. The Commissioners can request a copy from Mr. Colby.

Mr. Pretz said the History Museum received a phone call from one of the alderman asking for information on the Cedar Ave house. The Commission discussed the value of the bus tour. Mr. Gibson noted the History Museum has been giving one on one tours with the alderman. He asked if the Commission thought it might be worthwhile for the Commission to invite alderman to attend their meetings. Mr. Colby said it might be easier to do something less formal by having the Commissioners in their respective wards reach out to them individually and offer to sit down and answer questions, or provide information on the Commission.

a. Residential Façade Improvement Grant

Mr. Colby provided a draft copy of a handout he put together that summarizes the information residents will need to be aware of when seeking façade improvement grants. It clarifies what the Commission's expectations are. Mr. Colby asked the Commissioners to review it and provide feedback at a later date.

b. Architectural Survey requirements

There were no updates.

9. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 15, 2017 at 7:00 P.M. in the Committee Room.

10. Public Comment

Eric Larson was present. He was seeking feedback on his plans for new doors at 619 W. Main Street. He said he would like to remove one of his windows and replace it with a door to create a lobby, and then add a brick paver sidewalk coming out of that area. Dr. Smunt said this is a contemporary, utilitarian structure, so they could be very flexible with what he does. Mr. Pretz said since it's going to be used for commercial purposes, the city code may dictate what style he is allowed to use. Mr. Kessler felt the door choice is proper for commercial use. The Commissioners advised Mr. Larson he will need to request a COA.

11. Adjournment

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