

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, NOVEMBER 3, 2021**

Members Present: Rice, Smunt, Kessler, Dickerson, Malay

Members Absent: Norris, Pretz

Also Present: Rachel Hitzemann, Planner
Cindy Kaleta, Administrative Assistant

1. Call to Order

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

2. Roll Call

Ms. Hitzemann called roll with 5 members present. There was a quorum.

3. Approval of Agenda

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve the agenda.

4. Presentation of minutes of the October 20th, 2021 Meeting

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to approve the minutes of October 20, 2021 Meeting.

5. Certificate of Appropriateness (COA) applications

a. 50 S. First St. Unit 5A

Mr. Bob Rasmussen, Midwestern Custom Homes, presented proposal to construct a covered deck and install retractable screens for the sides creating a screened deck for unit 5A.

Commission discussed the location of the end point of the roof on the existing steel beams.

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to approve the COA with a condition that the roof will extend to the outside edge of the angled vertical steel beams to create a more architecturally appropriate addition to the building.

b. 200 W Main St.

Mr. Jason Lightner, Aurora Sign Company, representing Clear Perspective Advisors presented a proposal to install an illuminated wall sign made of aluminum and acrylic.

Dr. Smunt clarified sign represents business on first floor of building. The Commission discussed their concerns with the business of the current window signage and requested

that most of it be removed. The Applicant stated that the services will be listed as one line in each of the three transoms windows and a logo will be in middle lower window.

A motion was made by Dr. Smunt and seconded by Dr. Dickerson with a unanimous voice vote to approve the COA with the removal of the signage currently in the transom windows and lower windows and allowing wording equal to one line in the transom windows and logo in the middle window.

c. 204 State Ave.

Mr. Warren Wollin, Property Owner, presented proposal to replace the current vertical cedar siding on the second floor of the structure with 4” reveal, horizontal Mastic vinyl siding.

During the meeting, the applicant also discussed replacing the front and side door of his home and the garage door. The Commission explained that new projects could not be proposed during the meeting and he would need to come back to a meeting to discuss those projects.

The Commission would like to see plan showing final design for all changes to be made on home.

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to table COA for 204 State Avenue until presentation of full project can be presented.

d. 106 E Main St.

Rick Muermann, Business Owner, presented proposal to install aluminum cloud sign.

Commission discussed placement of the sign. Mr. Muermann advised sign would be approximately 2” above drip cap line and 2” below bottom of front plate.

A motion was made by Mr. Kessler and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented for 106 E. Main Street.

6. Grant Applications

None

7. Landmark Applications

None

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

9. Other Commission Business

a. Surveys for Approval

Architectural Surveys reviewed at October 20, 2021 meeting were approved by Commission.

303 East Main Street

311 East Main Street

315 East Main Street

405 East Main Street
504 East Main Street

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve architectural surveys reviewed at October 20, 2021 meeting.

b. Surveys for Review

9 East Main Street

Architectural Integrity

Add Major Alteration to 1st and 2nd floor

First Floor Insensitive to original

Second floor Sensitive to original

Architectural Significance remain as Contributing

Building Condition change to Fair

13-15 ½ East Main Street

Architectural Integrity – no change

Architectural Significance remain as Contributing

Building Condition change to Fair

Architectural Description – no change

102 East Main Street

Architectural Integrity

Change Major Alteration to 1st and 2nd Floor

First Floor Sensitive to original

Architectural Significance change to Contributing

Building Condition remain as Excellent

Architectural Description change – strike out feature stating Originally the Franklin Medical School established in 1842. Reference stucco finish on south elevation of first floor

104 East Main Street

Architectural Integrity

Major alterations 1st floor sensitive to original

Architectural Significance change to Contributing

Building Condition remain as Excellent

Architectural Description – no change

106 East Main Street

Architectural Integrity

Major Alteration 1st floor

Sensitive to original

Architectural Significance remain as Contributing

Building Condition remain as Excellent

Architectural Description – no change

107 – 109 East Main Street

Architectural Integrity

Change First Floor insensitive to original

Insensitive to original

Architectural Significance remain as Contributing
Building Condition remain as Excellent
Architectural Description – no change

108 East Main Street

Architectural Integrity
Additions Sensitive to original
Architectural Significance change to Contributing
Building Condition change to Excellent
Architectural Description - Mansard roof existing in 1990s has been removed,
more sensitive rehabilitation has occurred.

111 East Main Street

Architectural Integrity – no change
Architectural Significance change to Contributing
Building Condition remain as Excellent
Architectural Description – Building went through major façade improvement
Style change to Commercial Vernacular

112 East Main Street

Architectural Integrity – no change
Architectural Significance change to Contributing
Building Condition remain as Excellent
Architectural Description – no change

113-113 ½ East Main Street

All remain the same

115-119 East Main Street

Architectural Integrity
Additions 1st Floor Insensitive to original
Architectural Significance remain as Contributing
Building condition change to Good
Architectural Description – no change

116 East Main Street

Architectural Integrity
Additions 1st Floor Insensitive to original
Architectural Significance remain as Contributing
Building Condition to remain as Good
Architectural Description – no change

201 East Main Street

Architectural Integrity – no change
Architectural Significance remain as Contributing
Building Condition change to Excellent
Architectural Description – no change

202 East Main Street

Architectural Integrity – no change
Architectural Significance remain at non-contributing
Building Condition change to Good

Architectural Description 2nd floor added to building

10. Additional Business and Observations from Commissioners or Staff

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 17th, 2021 at 7:00 P.M.

12. Public Comment

Al Watts, Preservation Partners of the Fox Valley offered his assistance with Surveys or to start future meetings with short talk about different historic topics. Commission suggested list of contractors and architects who work with historic preservation on buildings would be helpful for the public.

13. Adjournment

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

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).