

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, DECEMBER 21, 2022 – 7:00 P.M.**

Members Present: Rice, Smunt, Pretz, Kramer, Malay

Members Absent: Kessler, Dickerson

Also Present: Rachel Hitzemann, Planner

1. Call to Order

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

2. Roll Call

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

4. Approval of Agenda

Mr. Pretz added educating Alderpersons on Historic District under Additional Business.

A motion was made by Ms. Rice and seconded by Ms. Kramer, with a unanimous voice vote to approve the revised agenda.

5. Presentation of minutes of the December 7th, 2022 meeting

A motion was made by Dr. Smunt and seconded by Mr. Pretz, with a voice vote to approve the Minutes of December 7, 2022.

6. Certificate of Appropriateness (COA) applications

a. 214 1/2 W Main St.

Mr. Mike Aubrey, Aubrey Sign Co., presented proposal to replace awning with one double sided aluminum blade sign that will be internally illuminated. The double-sided banner will no longer be included in the design.

Dr. Smunt asked where the blade sign would be located. Mr. Aubrey stated it would be between windows as shown in drawing.

Ms. Kramer asked about the existing mounts. Mr. Aubrey said the poles were from an old banner. Commission agreed the old poles can remain.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA with condition the banner sign is removed from scope.

b. 309 Walnut St.

Mr. Steve Canavan, Randall and Son Roofing, presented proposal to replace vinyl siding with James Hardie siding.

Dr. Smunt asked about the size of the siding and the trim.

Mr. Canavan stated the siding will have a 5-inch reveal. Trim will be LP around the windows, light blocks, and corners.

Dr. Smunt asked how will you handle the bottom edge of the lap siding? Mr. Canavan added there will be flashing and will installed following all the regulations.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA with condition that weather flashing be installed along bottom edge of clapboard siding and over trim boards to divert water away from the structure.

c. 219 & 221 W Main St.

Mr. Rick Muermann presented proposal to install 52” vinyl white fence, two sets of metal spiral stairs, and add garage corral area with fence and gate.

Dr. Smunt asked where the dumpster is going to go. Mr. Muermann responded it will be outside the existing fence but fenced in with a sliding gate so it will not be visible from the street.

Ms. Rice asked where the spiral staircases will be located. Mr. Muermann advised the first will be where the original was behind 219 and the second will be behind 221 W Main St.

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

7. Grant Applications

None

8. Landmark Applications

None

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

a. 303 N 3rd Ave.

Ms. Hitzemann presented new design for 303 N. 3rd Ave.

Commission discussed Greek Revival architecture elements versus modern design aspects of the redesigned home. Commission commented the breezeway is too modern, suggested using divided glass on the doors. Commission requested removal of the bay over the kitchen sink on the front of the home.

9. Other Commission Business

10. Public Comment

Art Lemke questioned the future of the house on the Southwest corner of Cedar and 3rd Ave near Baker Memorial Church as the house that dates back to Lincoln era. There was concern about keeping it. Is there something that could be done to reuse the site? Are there any plans for the house?

Mr. Pretz added the blue building

next door was built as an apartment building by the owner of the Berry House. The Berry House was a judge who was close friends with Abraham Lincoln who visited often.

Ms. Rice added a structural engineer had take a look at the property and found it to be structurally sound.

Committee discussed possible uses for the building.

11. Additional Business and Observations from Commissioners or Staff

a. Educating Alderpersons on Historic District

Mr. Pretz spoke about the need for the Commission to educate the City Council on the Historic Commission.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, January 4, 2023 at 7:00 P.M.

13. Adjournment

With no further business to discuss, the meeting adjourned at 7:44 p.m.