

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
THURSDAY, FEBRUARY 22nd, 2024 – 7:00 P.M.**

Members Present: Smunt, Kessler, Malay, Pretz

Members Absent: Rice, Dickerson

Also Present: Rachel Hitzemann, Planner

1. Call to Order

Ms. Malay called the meeting to order at 7:00 P.M.

2. Roll Call

Ms. Hitzemann called roll with 4 members present. There was a quorum.

3. Approval of Agenda

Mr. Kessler requested addition to Other Commission Business, item 10b – 100 block of Riverside – Trash enclosure.

Mr. Pretz requested addition of two items under Additional Business and Observations from Commissioners or Staff, 12 a. Engineered products introduced and 12 b. 303 N 3rd Ave.

Ms. Malay asked Certificate of Appropriateness #6c for 720 Prairie Street be tabled.

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

4. Presentation of minutes of the February 7th, 2024 meeting

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the Minutes. Mr. Pretz abstained.

6. Certificate of Appropriateness (COA) applications

a. 1 W. Illinois St.

Mr. Jim Kelly, J & W Construction, presented COA to replace decking and railing on existing wood deck.

The Commission had discussion of material and color choices to be used on the project.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the replacement of the decking and railing at 1 W Illinois Street.

b. 521 W Main St.

Mr. Sean Connon, Representative of The Standard GC, presented COA to replace back stairs and landing at 521 W Main Street.

Mr. Kessler recused himself from the discussion and vote due to having worked with Mr. Connon's company in the past and possibly again in the future. Ms. Malay confirmed with Ms. Hitzemann there would be a quorum with Mr. Kessler abstaining. Ms. Hitzemann confirmed there would be a quorum.

Dr. Smunt commented the new deck does not match original deck and asked for clarification if the lower section siding will be removed. Mr. Kelly responded the white siding below the deck will be removed and confirmed the wall of the house currently under the enclosed area is brick.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the replacement of the stairs and landing at 521 W. Main Street. Mr. Kessler abstained.

c. 720 Prairie St.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to table the COA discussion on 720 Prairie Street.

7. Grant Applications

a. 720 Prairie St.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to table the Grant application discussion on 720 Prairie Street.

8. Landmark Applications - None

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

a. 304 N. 2nd Ave. Landmark Name Change

Mr. Dean Bemis presented Landmark Name Change for 304 N. 2nd Avenue.

Ms. Hitzemann asked if the Commission would be comfortable submitting a new Landmark application with the new name.

Mr. Pretz asked Mr. Bemis if he was seeking for the Commission to just change the website as it relates to the name without any touching of the local name? Or are seeking one single name at both a National and Local level. Mr. Bemis stated it would be a name change to the local landmark to match the national.

Mr. Bemis reviewed the history of who had lived in the home.

Mr. Pretz asked, he is already landmarked, can he fill out an application without having to re-submit the backup paperwork. Commission asked if it is possible to just amend the current application already on file. Ms. Hitzemann advised to submit an application form but would not need to submit the backup pages. They would have to go through the same process in order to make the name change.

10. Other Commission Business

a. Rules Discussion

Ms. Hitzemann opened discussion on rules for the Historic Commission, reviewing the guidelines currently in place for the Plan Commission. The rules can be critiqued to fit what they need to say for the Historic Commission. The rules are set up to aid in the ethical conduct for all who participate in the development process. It represents a set of principles to be held in common.

The Commission discussed the points of the guidelines and decided to continue the discussion when more Commissioners are in attendance.

b. b. 100 Riverside Trash Enclosure

Mr. Kessler opened discussion on the trash enclosure at 100 Riverside Ave. The enclosure had been approved by the Historic Commission yet no work has begun. Neighboring businesses have asked why this hasn't been done. Ms. Hitzemann responded the City is aware this has not yet been done and are working with the Owners.

11. Public Comment

Al Watts, Preservation Partners of Fox Valley, reported on demo and construction of apartment complex and 14 townhomes in Geneva's Historic division. Geneva's HPC was not happy about demolishing everything and had concern about the mass and scale of the project.

12. Additional Business and Observations from Commissioners or Staff

a. Use of Engineered Products

Mr. Pretz wanted to stress caution when an applicant wants to put an engineered product on a building and the applicant is saying they will be changing the color. It should be stressed that the material they use should follow the manufacturers specs as far as paint or stain application.

b. 303 N. 3rd Ave.

Mr. Pretz commented the Nano walls that have been installed on the breezeway. The style of the doors is more of a modern look product. Commission should take a look at these doors and going forward they may want to be more sensitive to this style going forward.

13. Meeting Announcements: Historic Preservation Commission meeting Wednesday, March 6th, 2024 at 7:00 P.M.

14. Adjournment

With no further business to discuss, the meeting adjourned at 8:21 P.M.