

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, FEBRUARY 6, 2019
COMMITTEE ROOM**

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

Members Absent: Malay

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

1. Call to order

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

2. Roll call

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

3. Approval of Agenda

The following item was added to the agenda.

10c. Articles

4. Presentation of minutes of the January 16, 2019 meeting

A motion was made by Mr. Krahenbuhl and seconded by Dr. Smunt with a 4-0 voice vote to approve the minutes of the January 16, 2019 meeting. Mr. Kessler abstained.

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

a. 402 N. 4th Ave.

James Dulaney and Chris Vieau, the builders, were present to discuss their plans for new construction of a ranch home on a vacant lot. Dr. Smunt suggested enhancing the craftsman elements featured in the design to be more sympathetic to the historical craftsman era.

Mr. Dulaney asked for clarification on the code requirements for covered patios. Mr. Colby advised an unenclosed porch/covered patio can encroach 8 feet into either the front or rear yards. In this case, he suggested sliding the house one foot closer to the street so only the porch extends over the lot line. This would allow them to gain one foot in the rear.

6. Landmark Applications

a. 201 Delnor Ave.

Mr. Pretz presented information related to this application for landmark status. The home was built in 1954 and provides a good representation of the prairie style of architecture. George Steckmesser, the architect, studied under and worked for Frank Lloyd Wright.

Dr. Smunt said this would be better classified as a ranch style home than prairie style. The two styles share very similar features. He said most prairie styles are two-story homes. It was decided that the style should be classified as ranch style with prairie influences.

Mr. Pretz suggested calling it the G.E. Steckmesser house.

A motion was made by Mr. Pretz and seconded by Ms. Mann with a unanimous voice vote to set the public hearing date.

Dr. Smunt asked if Chairman Norris, being an architect, could give his view on the two styles. Chairman Norris said it is closer to the ranch style.

7. Certificate of Appropriateness (COA) applications

a. 106 E. Main St.

The proposal is for the replacement of a current sign that reads “Antiques” with one that reads “100 Grapes” and the placement of a new hanging metal sign on an existing metal bar. The “100 Grapes” sign will be made of wood, hand painted, weather sealed, and then nailed to the existing sign. The metal sign will be punched metal.

Dr. Smunt suggested removing and repainting the sign. He also noted it would be acceptable to use Alumilite. Ms. Mann asked if there were any restrictions on protruding, hanging signs. Mr. Colby said there are size limitations.

A motion was made by Dr. Smunt and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the COA with the condition they use the existing sign panel on the storefront and repaint it, and use metal material for the hanging sign.

b. 100 & 106 S. Riverside Ave.

The proposal was previously reviewed during a preliminary review. There have been no significant changes made since then. The applicant reviewed some of the work that will be done. The demo work will include taking out the existing degraded limestone sills and replacing them with other limestone sills. The artwork on the back of the building will remain in place. They will clean and tuckpoint the masonry where needed.

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

8. Grant Applications

a. 100 S. Riverside Ave.

Mr. Colby noted the project may be done in phases depending upon the tenants. It may qualify for another grant.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to recommend to City Council to approve a Façade Improvement Grant for 100 S. Riverside Avenue because it enhances the Riverside Avenue appearance; it supports the redevelopment of historic downtown St. Charles; and it is compatible with the style of architecture of the original building.

9. Other Commission Business

10. Additional Business and Observations from Commissioners or Staff

a. Follow-up on Brochure and Website Discussion

The recommended changes previously noted have been incorporated into the design. Dr. Smunt suggested darkening the borders that outline the three historic districts. An updated copy will be provided at the next meeting.

Mr. Colby asked for additional feedback on the website. Mr. Kessler noted some of the updates that have already been made have actually made it more difficult to find the information. The Commissioners will continue to conduct reviews of the website.

b. COA Enforcement

Mr. Colby discussed how the terms and conditions are noted on the COA form. He said it includes language as to what an applicant should do if something was accidentally removed during their work. However, if they did not get a COA and it's gone, the process is different. They most likely wouldn't have a COA if they neglected to get a building permit. This would require the project to be shut down until they came in to get a permit. Mr. Pretz felt there should be stronger language in the ordinance that grants the City Council authority to enforce residents to put back the historic features they removed from their home. Mr. Colby said the Commission is not under any obligation to approve what the homeowner did. He will put together some draft language for review.

c. Articles

Mr. Pretz shared a few articles with the Commission. He also did some research on valuations of historic districts. He stated people in historic districts tend to take care of their property better than their neighbors. In general, these homes have an increase in valuation from 4-19% per year.

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, February 20, 2019 at 7:00 P.M. in the Committee Room.

12. Public Comment

None.

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:41 p.m.