

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

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

Members Absent: Norris

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

1. Call to order

Vice Chairman Smunt called the meeting to order at 7:04 p.m.

2. Roll call

Ms. Hitzemann 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 February 6th, 2019 meeting

A motion was made by Mr. Krahenbuhl and seconded by Mr. Kessler with a 4-0 voice vote to approve the minutes of the February 6th, 2019 meeting. Ms. Malay abstained.

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

a. 207 Walnut Ave.

The applicants, John and Melissa Ustich, purchased the property and would like to build a new single family home on it. The Commission reviewed a picture of the style of home that is being considered and felt it was compatible with other homes in that area. The Commissioners noted Hardie Board and LP Smartside are good choices if they are considering using siding. They said they tend not to approve vinyl and aluminum materials. Mr. Pretz recommended they work with their builder to study the architectural style being considered to ensure the architectural features are appropriate for the entire design. Ms. Malay suggested using the *Field Guide to American Houses* for further ideas.

6. Landmark Applications

a. 201 Delnor Ave.

i. Public Hearing

Ms. Hitzemann reviewed the updates that were made to the application based on feedback from the previous meeting. The Commission commended the homeowner for pursuing landmark status. Vice Chairman Smunt suggested editing the page in the nomination packet that says “Why Landmark 201 Delnor Avenue?” where it discusses the style to remove information describing the Prairie style. He felt it would be misleading to represent the style as Prairie School. It is a ranch home with prairie elements.

The homeowner would like to see the official name of the home listed using the name of the first homeowner and the architect.

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

ii. Landmark Recommendation

There was no further discussion.

A motion was made by Mr. Pretz and seconded by Ms. Malay with a unanimous voice vote to recommend to City Council approval of landmark designation for 201 Delnor Avenue with the changes as presented in the public hearing, and with the historic name as G.E Steckmesser-G.F. Brewer.

7. Certificate of Appropriateness (COA) applications

a. 619 W. Main St.

The proposal is for a freestanding sign that will match the current design and style of an adjacent sign at 605 W. Main Street. The sign was previously used as a pair. The second sign in the pair is now going to be placed at 619 W. Main Street. There will now be three signs in a row. Ms. Malay felt it was too much, but agreed it was allowed. The Commission suggested matching this sign to the design style and size/height of the existing signs.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the COA with the condition that the sign matches the others in size, material and appearance.

b. 10 Illinois St.

The proposal is for the addition of a roof over the top floor corner balcony. It is an inside balcony and adding the roof will not alter the look of the building. The balconies on the lower levels have a roof from the balcony above it. Mr. Pretz said if this is approved, he would like it noted that it only applies to this particular balcony due to the nature of its enclosed inside location.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the COA based on the unique location of the roof because it is an inside corner application.

8. Grant Applications

None.

9. Other Commission Business

a. City Council Tour

Ms. Malay received feedback from the mayor regarding plans for a new district and the tour. The mayor said if the Commission would like to move forward with the new district and survey, they should do so. It would still need to be put before the council for approval. As for the tour, the mayor felt it would be better to do it on a night when there is a council meeting. Not everyone will be able to attend. Ms. Malay asked the staff to start scheduling this to be done before June. Vice Chairman Smunt suggested asking the Park District Board to attend in an effort to inform them about the landmarking process.

10. Additional Business and Observations from Commissioners or Staff

a. Follow-up on Brochure and Website Discussion

An updated copy of the brochure was presented for review. Vice Chairman Smunt went over some of the main changes that were made. Mr. Krahenbuhl said the reference to find further information should be more prominently displayed. A suggestion was made to include a picture of the commissioners reviewing plans with applicants to show how the meetings are structured.

The Commissioners felt the historic preservation landing page on the website worked well. However, the city's home page was still confusing. They felt it was still too difficult to find information. The use of the words code versus ordinance was also confusing.

b. Hosting Event

Mr. Pretz suggested the Commission host an event at the history museum, or another historic site, to honor the owners who have landmarked their homes so far. Then continue with some type of recognition for new landmarked properties every year or two. Vice Chairman Smunt thought it would be nice to have a summary of each landmark available for homeowners to learn about all the other landmarked properties. A suggestion was made to have the plaque presentation done at a City Council meeting.

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, March 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 8:33 p.m.