

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, APRIL 20, 2016
COUNCIL COMMITTEE ROOM

Members Present: Chairman Smunt, Bobowiec, Malay, Gibson, Norris, Withey

Members Absent: Pretz

Also Present: Russell Colby, Planning Division Manager
Ellen Johnson, Planner

1. Call to order

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

2. Roll call

Chairman Smunt called roll with six members present. There was a quorum.

3. Approval of agenda

There were no changes to the agenda.

4. Presentation of minutes of the April 6, 2016 meeting

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the minutes.

5. COA: 1 W. Illinois St. (signs)

Mr. Colby said there are currently two wall signs on the building that face north along Illinois Street. The panels were replaced on the two existing signs, and one new sign was installed without a permit. He noted the city code only allows for one of these signs.

The first proposal is for one sign along the north elevation. The applicant submitted two options for review. Mr. Colby referenced a picture that shows the placement of the signs in each of the two options. The proposal is for feedback on the location of the signs, not the actual design of the signs.

The second proposal is for a projecting sign to be placed off the corner of the building.

The third proposal is for another sign that is facing the parking lot. Mr. Colby noted this sign does not match the others due to the building owner's requirement to keep all the signs in this location consistent with one another.

Chairman Smunt clarified the reason for the review was due to the applicant not having a permit, along with the request for an additional sign that does not meet the city code.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA, with a recommendation to use option 2 for the first proposal (sign centered on wall).

6. COA: 510-530 Ohio Ave. (new townhome)

Bob Rasmussen, the developer, was present.

Mr. Rasmussen noted this was the second of his three proposed townhome buildings. He said they changed the windows, added some more brick, and changed some of the roof lines to make it slightly different from the first building, but yet still maintain a similar look. He mentioned the third building will look like the first one.

A motion was made by Mr. Bobowiec and seconded by Ms. Malay with a unanimous voice vote to approve COA as presented.

7. COA & Façade Improvement Grant: 11 S. 2nd Ave. (awnings)

Jodi Brummel, applicant, was present.

Mr. Colby said the proposal is for the replacement of two awnings on the front of the building. Ms. Brummel felt the current awnings were not permitted. She will be making some additional improvements at a later date, and will return with proposals for that work. Ms. Malay asked if the applicant would be eligible for further funds if she made another request at a later date. Mr. Colby said they could do an amended grant, but there would be no guarantee the funds would be available later. Her goal is to replace the awnings first to be ready for a ribbon cutting event on May 17th.

Mr. Norris suggested leaving the sides of the awnings open to reflect a more traditional look. Chairman Smunt said if the transom windows above the larger window panes permit light into the building, then an open sided awning might be beneficial.

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

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to recommend to City Council approval of the Façade Improvement Grant.

8. COA & Façade Improvement Grant: 116 W. Main St. (storefront renovations)

Randy Jostes, architect and petitioner, was present.

Mr. Jostes said they want to extend out the entire storefront and provide the ability to see into the store. He felt there were no elements in the existing storefront worth retaining.

Their design includes a black storefront with a small, black canopy over the door and new black paint on the windows and trim. An awning matching the one over the door will be installed over the windows to maintain a uniform look. They are proposing lightening up the brick with a color that will complement the reclaimed wood. The doors will be replaced with full glass doors.

Mr. Norris expressed concern over painting the brick, and stated reclaimed wood has not worked well on projects in the past.

Ms. Malay mentioned the winter salt may cause some maintenance issues with the wood component of their design. She also expressed concern over painting the brick, stating previous attempts have not been very successful.

Mr. Withey suggested they find a product that will hold up better than paint.

Mr. Gibson asked if they could incorporate some sort of historic nature of the building into the modern look. Mr. Jostes felt there was nothing on this building they could work with to make that happen.

Chairman Smunt said this type of brick was never intended to be painted, and they will have problems with paint adhering over a long period of time. He referenced sections of the National Park Service Technical Preservation Briefs that discourage use of paint on historically unpainted surfaces, as it can cause damage to the brick over time.

Mr. Jostes clarified they are proposing a stain coating and not a paint product.

Chairman Smunt asked if they could use a sustainable masonry product in place of the wood. Mr. Jostes said there is a man-made tile product that looks like reclaimed wood. This will give Aveda the look they want, and the material the Commission is requesting.

Mr. Gibson noted with the façade improvement grant the Commission wants to ensure they are using the best materials to avoid a later grant request to fix a potential mistake.

The Commission discussed that the storefront should be lowered closer to the height of adjacent buildings, which would expose the brick below the second story windows. Mr. Jostes clarified that the window sills and framing are proposed to be painted, not the actual window sashes.

Ms. Malay said the Commission is charged with preserving buildings in the best way possible. She said the building does not have issues, and this proposal may not necessarily be a good improvement. Mr. Jostes asked if the Commission would allow them to coat a section of the brick for their review. Ms. Malay said it's not the look of the building they are concerned with, but rather the long term health of the building.

Mr. Jostes will return with additional alternatives.

A motion was made by Mr. Withey and seconded by Ms. Malay with a unanimous voice vote to table the COA and Façade Improvement Grant.

9. Additional Business from Commissioners or Staff

a. Landmarks research

Chairman Smunt said he expects to have his application done by mid-May. He will be giving a presentation on May 14th at the St. Charles History Museum. His presentation will include the landmark process and he will be using the Darwin Millington House as a case study.

b. Announcements

Mr. Gibson mentioned he is now a member of the St. Charles History Museum's Education Committee.

Chairman Smunt mentioned the Judd Mansion Open House is on April 24th, 2016 from 3:00 p.m. to 5:00 p.m.

Chairman Smunt and Mr. Gibson asked for volunteers to assist with the historic downtown trolley tour being held during The Fine Arts Show on Memorial Day weekend.

10. Meeting Announcements: Historic Preservation Commission meeting Wednesday, May 4, 2016 at 7:00 P.M. in the Committee Room.

11. Public Comment

12. Adjournment

With no further business to discuss, the meeting adjourned at 8:35 p.m.