

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MAY 4, 2016
COUNCIL COMMITTEE ROOM**

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

Members Absent: Withey

Also Present: Russell Colby, Planning Division Manager

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

Chairman Smunt recommended moving item 4, Election of Officers, after item 9.

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

5. Presentation of minutes of the April 20, 2016 meeting

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

6. COA: 101 S. 2nd St. (building renovations)

Mr. Colby noted this item had been previously reviewed as a preliminary review on two separate occasions. There have been no changes made since the last presentation.

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

7. COA & Façade Improvement Grant: 102 E. Main St. (windows)

Steven Nilles, applicant representing Riverside Pizza and Pub, was present.

Mr. Nilles provided an update on the proposal which includes the following changes:

- Rebuilding the existing windows.
- Replacing all the rotted wood.

- Painting the trim to match the existing color.
- Installing custom made energy efficient aluminum storm windows.

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

A motion was made by Ms. Malay and seconded by Mr. Pretz 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, the architect and petitioner, was present.

Mr. Jostes presented a revised proposal which incorporated the Commission's comments from a previous meeting. He is proposing keeping the red brick as is; bringing the storefront flush with the existing one; and incorporating a new tile/stone-like material that has the appearance of reclaimed wood as cladding around the windows. He also presented three color schemes for the upper windows.

Mr. Norris expressed concern over losing some of the brick work behind the existing awnings when the new cladding is installed. Mr. Jostes said as far as he knows, the red brick goes all the way down the building behind the existing granite panels. His proposal includes cladding a section of that area to achieve their desired look. He said in order to get the windows and signage to fit; he needs to use the height of that area. Mr. Jostes said the plan is to adhere the accent tile over the existing brick. Mr. Norris felt if that tile was ever removed, the brick would also come off. Mr. Jostes said that should not happen. He stated there is nothing historic about this building's storefront, and therefore, did not have any characteristics worth preserving.

Ms. Malay felt this was a good compromise from the original presentation, and had no further concerns with the current proposal. However, she noted if they find the red brick under the granite to be in good condition, they may want to consider salvaging it.

Mr. Pretz views the building as separate from the two neighboring buildings and felt the proposal gives some distinction to this as a separate business.

Chairman Smunt said when making a determination to allow changes to a building, the Commission needs to decide if it contains any significant architecture worth preserving, and if so, would there be any damage done if the appropriate changes were approved. In regards to the building presented, he asked if there was anything behind the lower portion of the existing Vertical Drop storefront that needs to be preserved. He felt there was nothing highly significant.

Mr. Norris suggested a compromise by recommending they mechanically fasten the proposed tile cladding to the brick. Mr. Jostes said they could do that. Chairman Smunt clarified the intent is to maintain the integrity of the structural brick and not cause damage to the original materials.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA contingent upon the storefront façade material being mechanically fastened to the brick.

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.

9. Landmark Nominations for 522 W. Main St., Darwin Millington Homestead

Chairman Smunt presented the nomination. He pointed out the following significant findings from his research:

- The property was ranked as a significant structure when it was surveyed for the Near West Side survey. The building condition was fair at the time of the survey and is considered to be done in the National Style of architecture. The construction date is circa 1843, based upon title documents.
- The property lies within Millington’s Addition to St. Charles. The Addition, surveyed and certified July 19, 1842, is an early annexation to the original town.
- Beginning in 1838, Darwin Millington and his father, Dr. Abel Millington, constructed the first water-powered flour mill along the Fox River. In 1840, the Illinois General Assembly enacted legislation authorizing “Ira Minard, Read Ferson, Bela T. Hunt, and Darwin Millington to construct, build, and continue a mill-dam across Fox River at the town of St. Charles.”
- In 1842, Darwin purchased from the US Government a portion of a quarter section of land west of and adjacent to the original town. It was surveyed and subdivided into 9 blocks. On July 19, 1842, the land was annexed as Millington’s Addition to St. Charles.
- Darwin Millington donated land on which the Old St. Patrick's Church was built in 1851. He also gave land for what is now Lincoln Park.

Mr. Norris expressed concern over including the inappropriately sized shutters in with the landmark status. Chairman Smunt said they could include verbiage in the nomination saying the inappropriately proportioned shutters should not be considered as a significant component of restoration, and should be allowed to be removed at a later time.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to recommend scheduling a public hearing for landmark nomination. Chairman Smunt abstained.

4. Election of Officers

Ms. Malay nominated Mr. Norris as Chairman and Mr. Gibson as the Vice Chairman. Both accepted.

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

10. Additional Business from Commissioners or Staff

a. Landmarks research

No updates.

b. Other business

Ms. Malay invited the Commissioners to Saturday's event at Camp Kane.

Mr. Pretz asked if there was any progress on the house for sale that they previously discussed needed preserving. Mr. Colby there are no seriously interested parties at this time.

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, May 18, 2016 at 7:00 P.M. in the Committee Room.

12. Public Comment

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:06 p.m.