

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 21, 2017
COMMITTEE ROOM

Members Present: Chairman Norris, Smunt, Kessler, Malay, Krahenbuhl, Pretz

Members Absent: Gibson

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

1. Call to order

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

2. Roll call

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

3. Approval of Agenda

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to table agenda items 9 and 10.

4. Presentation of minutes of the June 7, 2017 meeting

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the minutes of the June 7, 2017 meeting. Mr. Krahenbuhl and Mr. Pretz abstained.

5. COA: 522 Oak St. (deck and pergola)

Jason Hammer, the homeowner, was present.

Mr. Hammer said he is proposing to construct a ground level platform with a pre-fabricated pergola on top of it. The platform will consist of treated lumber and the pergola will be made out of aluminum. Dr. Smunt noted this is a non-contributing property and felt the proposed structure would not have any negative impact on the neighboring properties. The Commissioners did not have any objections to the free standing structure.

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

6. COA: 304 Cedar Ave. (fence)

Mr. Colby said the proposal is for a fence along the east property line. The Zoning Ordinance limits the fence height within the front yard setback to a maximum of 4 feet. The setback consists of the first 5 feet into the lot. The fence in the remaining area can be increased to 6 feet. The fence will run alongside the neighbor's existing fence.

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

7. COA: 306 W. Main St. (façade repair)

Jim Farley, the petitioner, was present.

Mr. Farley described the structural issues associated with the building. He plans on removing the existing brick above the lintel, which is breaking and chipping apart, and replacing it with new brick. The old brick is not salvageable. The corner limestone lintels are deteriorated and at least one, if not both, will need to be replaced. There may be interior issues, but they will not be able to identify those until the work begins.

Mr. Pretz asked if it would be possible to enhance the architectural features of the building while working on the improvements discussed. Mr. Farley noted the owner may not support a cost increase to do this.

Ms. Malay asked if fixing the potential unknown issues might impact how they complete the exterior façade repairs. Mr. Farley felt fairly confident he would be able to make the repairs to restore the existing appearance. Ms. Malay noted they could also apply for a Façade Improvement Grant to help with further repairs and enhanced architectural features. Mr. Colby said he will send Mr. Farley details on the grant program.

Chairman Norris asked Mr. Farley to return with a project scope.

A motion was made by Mr. Krahenbuhl and seconded by Ms. Malay with a unanimous voice vote to table the item to a future meeting.

8. COA: 112 N. 5th Ave. (deck)

Mike & Eileen Kanute, the homeowners, were present.

Ms. Kanute said they are proposing widening the stairs on their deck from 4 feet to 8 feet. The existing deck was built over a stone porch when the house was a two flat. They would like to widen the stairs to provide a more symmetrical appearance. The materials will be the same as the existing materials.

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

9. COA: 11 s. 2ND Ave. (windows)

Item was tabled in number 3.

10. COA & Façade Improvement Grant: 305 W. Main St.

Item was tabled in number 3.

11. COA & Façade Improvement Grant: 225 W. Main St.

Ed & Susan Seaman, the owners, were present.

Mr. Seaman said he is proposing to make changes to previously approved work. Structural issues with the building were identified when the EIFS was removed. He explained an internal wall will need to be built to support the first and second floors so the entire second floor brick needs to be removed and reframed to create a sound structure. The parapet wall will be extended to one elevation in an effort to hide the rooftop mechanical units. Everything along the interior of the west wall needs to be removed. The new interior layout will require relocating the windows. The kick wall will now be leveled for a cleaner look. The storefronts will need to become ADA accessible. The lintels across all the doorways will need to have additional steel posts/beams added. The façade will still be completed as stated in the original concept. However, the kick panel will now go straight across.

Chairman Norris and Mr. Seaman discussed further details regarding some of the work being done. Mr. Seaman explained why the storefronts need to be ADA compliant. He noted the second floor layout is being reconfigured to accommodate additional bedrooms for the two residential units.

Dr. Smunt recommended adding transom windows above the new storefront doors. He said it is a character defining element of the building and felt it should remain. The current area meant for a transom is covered with wood. Dr. Smunt also noted the left side door on the west elevation was off-center and suggested using a bigger door. Mr. Seaman would prefer to have the minimum size required by code to keep the cost down.

There will be casings and trim components around the window units in a color to match the front elevation. The windows will consist of three mulled units.

Chairman Norris questioned the use of EIFS. He preferred using traditional stucco to avoid future maintenance issues.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA with the following conditions: 1) Knee wall to be level across the west elevation; 2) Transom windows to be placed above storefront windows and doors on the west elevation; 3) Second floor windows to be three-window mulled units similar to front

windows; 4) Center door should be either a double door or have windows on each side of the single door; and 5) Consider using stucco instead of EIFS.

12. Additional Business and Observations from Commissioners or Staff

a. 203 N. 3rd Ave. – Update survey information

The Commissioners discussed changing the architectural significance rating of the building at this location. The old survey rated it as “non-contributing”. They felt the improvements that were made when the structure was renovated last year were favorable. They stated the non-contributing elements, particularly the enclosed front porch, were removed and the owner went to great lengths to restore the Italianate style in an appropriate way.

The Commissioners felt the building’s significance could now be rated as “contributing” and in excellent condition. Italianate ornamentation, such as bracketed cornices, may have existed on the structure at some point, but were removed prior to the original survey. They noted adding these features back on to the house could help raise its rating to “significant”.

A motion was made by Mr. Krahenbuhl and seconded by Mr. Pretz with a unanimous voice vote to amend the amend the Architectural Survey for 203 N. 3rd Ave. by changing the architectural significance to “contributing” and the building condition to “excellent”.

b. Architectural Survey Requirements

Mr. Colby said he looked into the state’s requirements for obtaining a CLG grant for architectural surveys. He noted they appear to be similar to what was required in the past. He will try to get further information as to how extensive the report needs to be.

13. Meeting Announcements: Historic Preservation Commission meeting Wednesday, July 5, 2017 at 7:00 P.M. in the Committee Room.

14. Public Comment

15. Adjournment

With no further business to discuss, the meeting adjourned at 8:34 p.m.