

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 21, 2023 – 7:00 P.M.**

Members Present: Smunt, Kessler, Pretz, Kramer, Malay, Rice, Dickerson

Members Absent:

Also Present: Russell Colby, Community Development Director

1. Call to Order

Chairperson Malay called the meeting to order at 7:00 P.M.

2. Roll Call

Mr. Colby called roll with seven members present. There was a quorum.

3. Approval of Agenda

Item 9.c- Riverside Lift Station added; Item 9.b Pottawatomie Survey review tabled.

A motion was made by Ms. Rice and seconded by Mr. Kessler, with a unanimous voice vote to approve the agenda.

4. Presentation of minutes of the June 7, 2023 meeting

A motion was made by Mr. Kessler and seconded by Dr. Smunt, with a unanimous voice vote to approve the Minutes of June 7, 2023. Dickerson abstained.

6. Certificate of Appropriateness (COA) applications

a. 501 Walnut Street

The applicants presented their proposal. Some windows were replaced last year with double hung windows, and the proposal is to replace the remaining windows with the same double hung style. Existing windows are a mix of sliders, casements, and double hung.

Dr. Smunt asked if the applicants are trying for a consistent mid-century modern style. The applicant noted the house has additions with different styles, and this window style would make the appearance more consistent.

Dr. Smunt asked about the large picture window and why this required replacement. The applicant stated that this window is not operable and is single pane, and the double hung replacement would be operable and match the style and design of the other windows.

The Commission complimented the applicant's presentation and expressed support for the project.

A motion was made by Mr. Kessler and seconded by Ms. Kramer, with a unanimous voice vote to approve COA as submitted.

b. 121 S. 4th Street

Mr. Colby presented that the COA is requested to restore a portion of the building that was damaged from a vehicle accident. Photos were shown of the existing board up condition, and the street view of the elevation prior to the accident. The project scope is to restore the siding, door

and window to what existed previously with like-in-kind materials, as a part of an insurance claim.

Mr. Pretz questioned the style of the slider windows and whether that was appropriate for the house. Dr. Smunt noted that they are replacing a window to restore an existing kitchen and the sliders are likely above a counter surface, so it might be difficult to replace window styles without a redesign of the interior. He supports replacement of like-in-kind materials given the circumstances.

A motion was made by Dr. Smunt and seconded by Ms. Rice, with a unanimous voice vote to approve COA as submitted.

7. Grant Applications

None.

8. Landmark Applications

None.

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

10. Other Commission Business

a. 108 State Ave. Site Visit discussion

Madelyn Pescatore, property owner, was present to discuss the site visit regarding the potential façade grant for exterior work. She thanked the Commission for their input at the site visit.

Dr. Smunt summarized the needed scope for the project, including foundation issues with the front porch, need for complete removal of the vegetation from the siding, need for selective repair/replacement of any deteriorated materials, and the need for complete paint removal down to bare wood due to evidence of paint peeling and aligating. He suggested the owner needed to locate a contractor familiar with historic buildings that would understand what is needed to properly restore the siding.

Ms. Pescatore said she would need to consider the cost and breaking up the scope, in terms of what can receive a grant, and the amount. Chair Malay directed her to follow up with Rachel on what the property would qualify for under the grant program.

Ms. Pescatore said she would try to find who did the original work for the previous owner, but asked for recommendations for a contractor. Mr. Pretz suggested recent façade projects at 17 N. 2nd Ave. and 105 N. 2nd Ave. had similar work scopes and could be provided, or owners could be contacted for reference. Preservation Partners was suggested as another resource.

b. Pottawatomie Survey Review

Tabled

c. Riverside Lift Station

Mr. Colby presented that the Commission previously reviewed a COA for the Lift Station building in Nov. 2021, which had a flat parapet and metal cap, and they asked that a more prominent parapet design be presented as a follow up. Mr. Colby presented a picture of proposed parapet, which is a three-dimensional projection with a dental detail, all in cast stone. The sample is available for viewing at Public Works. The Commission expressed support for the design proposed. No action was needed and the open item from the COA is now addressed.

The Commission requested additional information on the issues presented for the Jones Law Office. Mr. Colby acknowledged the information sent from Ms. Kramer, and responded that the site is not at final grade currently, but that staff will follow up with additional information.

11. Public Comment

None

12. Additional Business and Observations from Commissioners or Staff

Mr. Al Watts, Preservation Partners, provided an update on the Geneva Blacksmith shop and the landmarking review.

13. Meeting Announcements: Historic Preservation Commission meeting Wednesday, July 5, 2023 at 7:00 P.M.

The Commission discussed a preference to cancel this meeting, or possibly reschedule. Staff will follow up.

14. Adjournment

With no further business to discuss, the meeting adjourned at 7:37 P.M.