

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 7, 2017
COMMITTEE ROOM**

Members Present: Chairman Norris, Smunt, Kessler, Gibson, Malay

Members Absent: Krahenbuhl, Pretz

Also Present: Russell Colby, Planning Division Manager

1. Call to order

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

2. Roll call

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

3. Approval of Agenda

A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to table agenda items 5 and 8.

The following discussion item was added under Additional Business:

(c) 203 N. 3rd Ave.

4. Presentation of minutes of the May 17, 2017 meeting

A motion was made by Dr. Smunt and seconded by Mr. Gibson with a unanimous voice vote to approve the minutes of the May 17, 2017 meeting.

5. COA: 11 S. 2nd Ave. (windows)

Item was tabled in number 3.

6. COA: 105 E. Main St. (awning)

Kevin Eltoff, a representative from Thatcher Oaks Awnings, was present.

The proposal is for an awning to be placed over the entrance of Club Arcada. It will consist of an arch shaped frame made out of painted aluminum tube stock which will be supported by overhead bars. The frame will be covered with canvas made out of Sunbrella fabric. Graphics

will be applied to the end and side panels of the awning and will be adhered to the fabric with a 3M vinyl product.

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

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

David Reyes, the petitioner, was present.

The proposal is for the installation of operable windows for the front façade of the building. The purpose is to remain competitive with other businesses offering outside dining.

Mr. Reyes submitted two quotes with his proposal. He said they are trying to remain as appropriate with the requirements as possible, but stated most other options are very costly.

The Commissioners discussed different possibilities. Dr. Smunt said the existing windows have divided lights on the upper sash and are single pane on the lower sash. He felt the proposal is in keeping with the existing windows and they would not be losing anything of historical significance. However, he would prefer to see a full elevation without the awning before giving his full support. Ms. Malay agreed. She expressed concern over losing a storefront look.

A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to table the item until the June 21, 2017 meeting.

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

Item was tabled in number 3.

9. Additional Business and Observations from Commissioners or Staff

a. 107-109 E. Main St.

Mr. Colby said representatives from the Public Works department, and the broker doing the marketing of the George's building, will be present at the next meeting. They are preparing the RFP materials for the Government Services Committee meeting in June and will be seeking feedback from the Historic Commission regarding these materials.

b. Central Historic District Survey review

Mr. Colby said they started updating pictures of the homes in the district and realized there may be a need to have a new survey done. They found several properties without surveys or with outdated information. He also noted several buildings have changed considerably.

Dr. Smunt suggested they ask for the Pottawattamie survey at the same time. Ms. Malay asked if they would need to seek grant funding to do this. Mr. Colby felt it might be easier to get budget approval if they can show they have grant funds to offset the cost. He noted the issue might be whether or not the type of survey they are doing qualifies for grant funding.

Mr. Colby will research the state requirements and will report back with his findings.

c. 203 N. 3rd Ave.

John Stockman, the homeowner, was present.

The Commission previously approved his design for a remodeling project. The work was completed in the fall of 2016. Mr. Stockman is now interested in applying for the Illinois Historic Preservation Agency property tax freeze. He noted one of the requirements is to be a contributing property within a local historic district in a community that has a preservation ordinance approved for the assessment tax freeze. He asked for clarification as to what a contributing property would be. Dr. Smunt provided information on the architectural elements that could be used to bring the structure to contributing status. Mr. Gibson said the Commission would need to see what was done to the building to determine if it is historically accurate. He said that would help move the status from non-contributing to contributing.

Ms. Malay said the homeowner will need to do some research on the history of the house. Dr. Smunt suggested getting a list of the previous owners and then check with the History Museum to see if any of them had any historical significance.

Chairman Norris requested staff review the architectural significance of this building and return with a recommendation.

10. Meeting Announcements: Historic Preservation Commission meeting Wednesday, June 21, 2017 at 7:00 P.M. in the Committee Room.

11. Public Comment

Ms. Malay advised Camp Kane received some grant funding so they will be doing the project that was previously presented. She noted they would like to hold a ribbon cutting ceremony in September.

Mr. Gibson said the Festival of the Fox is bringing back St. Charles Days. He provided information on some of the events to be held during the celebration.

12. Adjournment

With no further business to discuss, the meeting adjourned at 7:58 p.m.