

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 17, 2019
COMMITTEE ROOM**

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

Members Absent:

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

1. Call to order

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

2. Roll call

Ms. Hitzemann called roll with seven members present. There was a quorum.

3. Approval of Agenda

The following items were added/modified:

5a. 210 Cedar St.

7b. Tabled

9c. Marker for Camp Kane

4. Presentation of minutes of the June 19th, 2019 meeting

A motion was made by Ms. Malay and seconded by Mr. Kessler with a 5-0 voice vote to approve the minutes of the June 19th, 2019 meeting. Mr. Krahenbuhl abstained.

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

a. 210 Cedar St.

The intent is to change and expand the front façade. The Commissioners discussed the plans that were presented for review. The initial response was favorable, but some expressed concern over the style of the doors and windows.

6. Landmark Applications

a. 218 Park Ave.

i. Public Hearing

Mr. Colby presented the application for landmark designation of this property. The application was updated to reflect the change in architectural style as discussed at the last meeting.

A motion was made by Ms. Malay and seconded by Ms. Mann with a unanimous voice vote to close the public hearing.

ii. Landmark Recommendation

A motion was made by Mr. Krahenbuhl and seconded by Ms. Malay with a unanimous voice vote to recommend to City Council approval of landmark designation for 218 Park Avenue.

7. Certificate of Appropriateness (COA) applications

a. 215 N. 3rd Ave.

The proposal is for the replacement of a back porch. The applicant reviewed the various aspects of the project. The plan is to incorporate a look that better matches the house. The current soffit and roof will remain. The deck boards will be replaced with new 3” wide wood. New posts and balusters will be added. The Commissioners suggested using tongue & groove flooring in a synthetic material for better performance. A recommendation was made to build a bottom rail instead of having the balusters go directly into the flooring. The applicant will provide a scaled elevation when she applies for a permit. The project may not begin until the fall or next spring. It was suggested the item be tabled until the applicant can return with more details.

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

b. 215 E. Main St.

This item was tabled in item 3.

c. 305 W. Main St.

The proposal is to move the existing Puebla sign to the restaurant’s new location.

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

d. 402 N. 4th Ave.

The proposal is to change the previously approved side-facing garage into a front-facing garage that will be setback 5 ft. from the front of the house.

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

8. Grant Applications

a. 628 N. 2nd Ave.

The project includes replacing the existing vinyl shutters with wooden shutters and hardware in a more historically correct style. The Commission recommended properly proportioning the shutters.

A motion was made by Mr. Pretz and seconded by Dr. Smunt with a unanimous voice vote to recommend to City Council approval for a façade grant for 628 N. 2nd Ave. covering the portion pertaining to the shutters.

b. 202 Cedar Ave.

The project includes replacing the gutters and awning to match the existing ones and repairing the rotted trim. The door will be repainted in a new color. The Commission discussed the need for the painter to properly prepare the surface and replace deteriorated materials as needed and suggested including a contingency amount for this in the estimate.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to recommend to City Council approval for a façade grant for 202 Cedar Avenue.

9. Other Commission Business

a. PUD Concept Review – 1 S. 6th Ave. (St. Charles Public Library)

Mr. Colby noted this is a Concept Plan and review comments are to be provided to the Plan Commission and Planning & Development Committee regarding the impact of the project on the historic district.

The plan is to renovate and expand the St. Charles Public library. Highlights of the project include the following:

- Simplifying parking layout with St. Mark's Church
- Updating Carnegie Library to improve usage and tie into the main library space

- Detention pond on the SE corner of the site, potential for a natural playground/educational element
- Creating a new entry point into the building at the northeast corner
- Adding a sunken terraced garden at the existing 1989 addition
- Various internal updates
- Replacing the roofing systems

The Commissioners acknowledged the challenges of working with the existing building design and layout. They were generally in favor of the project and thought the design was more successful than past proposals for expanding the library.

The Commission discussed the following items:

- There is a concern with the transition to the new, taller entrance addition at the northeast corner and how the rooflines blend with the existing structure. There was discussion about extending the frieze element of the existing 1989 building into the addition.
- There were questions about how to best incorporate the existing octagonal entrance structure, which is proposed as an outdoor patio area. The architects are still refining this design.

b. Pottawattamie Tour – Follow Up Discussion

Staff presented information about the tour at the last Planning & Development Committee meeting. The Committee gave a recommendation to direct staff to begin conducting a survey next year. Staff will begin researching consultants and possible grant opportunities.

c. Camp Kane Marker

The Commission discussed the placement of the historic site sign that is being provided with the help of the State of Illinois. Ms. Malay suggested placing it near the entrance off of Rt. 25.

10. Additional Business and Observations from Commissioners or Staff

Mr. Kessler noted the decorative columns at the top of the Hotel Baker building are rotting. He asked if the City would be able to do anything about this.

The Downtown Partnership, now the St. Charles Business Alliance, will no longer have any ad-hoc members on their Board, so there will no longer be an Historic Preservation Commission member in that group.

Dr. Smunt noted the house on 4th and Walnut Streets did not complete the project per the COA approval they were granted. Staff will follow-up.

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, August 7, 2019 at 7:00 P.M. in the Committee Room.

12. Public Comment

None

13. Adjournment

With no further business to discuss, the meeting adjourned at 9:10 p.m.