

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 1, 2018
COMMITTEE ROOM

Members Present: Pretz, Kessler, Smunt, Mann,
Norris arrived at 7:20 p.m.

Members Absent: Malay, Krahenbuhl

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

1. Call to order

Vice Chairman, Dr. Smunt called the meeting to order at 7:00 p.m.

2. Roll call

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

3. Approval of Agenda

Additional Agenda items for Item #8 - Additional Business and Observations from Commissioners or Staff:

- a. Mr. Pretz - 516 N. 3rd Avenue**
- b. Dr. Smunt - City Electric Utility Dept.**
- c. Mr. Kessler – History Museum Meeting**

4. Presentation of minutes of the July 18, 2018 meeting

A motion was made by Ms. Mann and seconded by Mr. Kessler with a unanimous voice vote to approve the minutes of the July 18, 2018 meeting.

5. Certificate of Appropriateness (COA) applications

- a. 314 Indiana St. (Fence)**

Mr. Colby said this home is currently under construction and the Commission had approved the COA for this project a few months ago. The applicant stated that this proposal is for a 6 ft.

privacy cedar fence that would be placed across the back and up the sides of the property, stopping at the house and garage.

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

b. 12 N. 3rd Street (Patio)

Mr. Rich Simpson, applicant, was present. He is proposing demolition of part of the building to make room for a 750 square foot patio. This request was discussed at the 5/16/2018 meeting and was tabled by the Commission until scaled drawings displaying a floor plan was provided.

Mr. Simpson stated that there will be no change to the front of the building. All of the materials that will be used will be the existing materials that are on the building now. Mr. Simpson said there will be scaled drawings presented at time of applying for permits. To maintain the compatibility of the building as well as the architecture and style, Mr. Kessler would not be in favor of removing the roof. His preference is to see alternations at their minimal best that would offer an easy transition back to their original condition. Mr. Kessler would like to see drawings of how the original bowed roof will tie into the overall design. With the roof removed, Mr. Simpson feels that it provides the look and atmosphere of a patio. Excluding, the former Chord on Blues building, no other commercial patios have a roof in St. Charles.

Dr. Smunt is in favor of using existing materials. He does not see the roof as a significant component of the building and is not opposed to what is being proposed. (Mr. Colby confirmed that this building is rated as non-contributing). Mr. Pretz added that he is unable to visualize what the patio would look like without a roof. For clarity purposes, Dr. Smunt requested the applicant provide a scaled, 3-dimensional rendering, showing how the north and east walls connect with the arch of the roof. Dr. Smunt suggested incorporating beams into the patio ceiling as this would carry the same look currently found on the inside of the building. To provide a better visual of what is being proposed, the Commission planned to visit the property after this meeting concluded.

A motion was made by Mr. Kessler and seconded by Ms. Mann with a unanimous voice vote to table the COA discussion regarding the proposed patio at 12 N. 3rd Street, pending receipt of scaled, 3-dimensional drawings.

6. Grant Applications

None.

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

None.

8. Additional Business and Observations from Commissioners or Staff

a. 516 N. 3rd Ave.

Mr. Pretz said the homeowner at 516 N. 3rd Avenue, is interested in pursuing the land-marking of their home. This will be on the 8/15/18 meeting Agenda to discuss a public hearing.

b. City Electric Utility Department

Dr. Smunt would highly recommend speaking with Mr. Paul Hopkins to discuss any changes with anything electrical around your home. Mr. Hopkins was most helpful and will explain what he wants to see during an inspection.

c. History Museum Meeting

Mr. Kessler met with Ms. Alison Costanzo, the Executive Director at the History Museum. With the departure of Mr. Steve Gibson, the Museum would like to continue their dialog with this Commission. Mr. Kessler will act as the liaison to keep them informed of what is going on and ease into becoming a full volunteer.

9. Meeting Announcements: Historic Preservation Commission meeting Wednesday, August 15, 2018 at 7:00pm in the Committee Room.

10. Public Comment

None.

11. Adjournment

A motion was made by Ms. Man and seconded by Mr. Kessler with a unanimous voice vote to adjourn the 8/01/2018 meeting at 7:55 p.m.