

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, SEPTEMBER 18, 2019  
COMMITTEE ROOM**

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

**Members Absent:** Mann

**Also Present:** 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 six members present. There was a quorum.

**3. Approval of Agenda**

The following items were added:

9a. 11 E. Main St.

9b. Mayoral Preservation Awards

9c. 630 N. 3<sup>rd</sup> Ave.

9d. 214 Chestnut Ave.

**4. Presentation of minutes of the September 4th, 2019 meeting**

**A motion was made by Mr. Krahenbuhl and seconded by Mr. Kessler with a 4-0 voice vote to approve the minutes of the September 4th, 2019 meeting. Ms. Malay abstained.**

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

**a. 105 E. Main St. – Arcada building windows**

The Commissioners conducted an on-site visit to determine the condition of the windows. Dr. Smunt noted there are a number of items to consider; replacing with like and kind materials; restoring existing windows; storm window systems; fixed permanent windows; and continual

maintenance issues. Chairman Norris asked for an elevation that includes every window in an effort to facilitate a discussion on each window.

The owner would like to get the windows painted and protected now and then look at a longer term plan afterwards. The only exception would be for the three plate glass windows that are not original. He would like to replace them with similar looking windows in a darker bronze color. Mr. Kessler suggested focusing on the most visible areas first.

## **6. Landmark Applications**

No items.

## **7. Certificate of Appropriateness (COA) applications**

### **a. 218 Park Ave.**

The owner would like to replace 7 non-conforming windows with 6 over 6 double hung fiberglass windows to match the other windows on the house. Dr. Smunt requested the applicant provide a drawn scaled elevation before making a decision. Mr. Krahenbuhl also noted they need to provide a better description as to what the replacement windows are going to be.

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

### **b. 403 S. 6<sup>th</sup> St.**

The Commission provided feedback and general approval for the proposed change to the garage door at a previous meeting. No further discussion took place.

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

## **8. Grant Applications**

No items.

## **9. Other Commission Business**

### **a. 11 E. Main St.**

The business owner would like to replace 5 windows in the rear. Ms. Hitzemann asked if the Commission had any interest in touring the site before the COA discussion. The Commission felt it would be beneficial to do so and asked to set up a 45 minute visit.

**b. Mayoral Preservation Awards**

Mr. Pretz provided information regarding an award program presented by the City of Elgin. Three awards were presented as the Mayor's Award, the Elgin Image Award, and the Elgin House Tour Project Image Award. He asked if there was any interest in discussing doing something similar at the City through the Mayor's office. The initial response was favorable.

**c. 630 N. 3<sup>rd</sup> Ave.**

Mr. Pretz said the homeowners are going to pursue landmark status for the house. He will begin putting together information for the application.

**d. 214 Chestnut Ave.**

Mr. Pretz needs to replace the T1-11 product on his home. He asked the Commissioners for recommendations on products to use on the replacement. The Commissioners discussed a few options.

**10. Additional Business and Observations from Commissioners or Staff**

No items.

**11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, October 2, 2019 at 7:00 P.M. in the Committee Room.**

**12. Public Comment**

Ms. Hitzemann advised she received a call from a resident concerned about a kit home at 834 N. 2<sup>nd</sup> Ave. that is up for sale. It is not clear if the intent is to rehab or tear it down. The Commissioners noted it is not a landmarked home nor is it in the historic district.

Riley Nestor and his grandmother from Boy Scout Troop 1 were present to observe the meeting.

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:05 p.m.