

**MINUTES**  
**CITY OF ST. CHARLES**  
**HISTORIC PRESERVATION COMMISSION**  
**WEDNESDAY, NOVEMBER 2, 2016**  
**COMMITTEE ROOM**

**Members Present:** Chairman Norris, Bobowiec, Malay, Smunt, Pretz,

**Members Absent:** Gibson

**Also Present:** Russell Colby, Planning Division Manager  
Ellen Johnson, Planner

---

**1. Call to order**

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

**2. Roll call**

Ms. Johnson called roll with five members present. There was a quorum.

**3. Approval of agenda**

Item 9 was tabled until the next meeting.

**4. Presentation of minutes of the October 19, 2016 meeting**

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

**5. COA: 121 S. 1<sup>st</sup> St. (sign)**

Frank Perrelli, owner of Ginger Root Hair Salon, was present.

Dr. Smunt asked how he plans to mount the sign into the brick. Mr. Perrelli explained they are using hardware that will be affixed into the grey storefront. It will not be mounted directly into the brick.

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

**6. COA: 11 N. 3rd St. (sign)**

Rob Mondì, owner of Abby's Restaurant, was present.

Chairman Norris noted the item of concern is the material being used for the back portion of the sign, which the Commission required to be an Alumalite or similar material at the last meeting.

Mr. Mondy said they are using old barn wood. It has been sealed, heated, and caulked.

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

#### **7. COA: 304 Cedar Ave. (detached garage)**

Ed Snyder and Annette El-Sherif, applicants and owners, were present.

Chairman Norris explained the doors that have been installed on the upper level of the garage are in question. He said the approved plan called for divided light French doors. The plan also included installation of a guard rail with 42 inch high pickets to be placed in front of the doors.

Mr. Snyder said he thought he recalled the Commission approving the use of leaded glass. He said he is using a Juliet style wrought iron railing and noted only the upper portion of the doors, from the handles on up, will be visible once the guard rail is installed. He said he could add a snap-in mullion to the back of the window.

Ms. Malay said the mullions would not look right and felt that wasn't an option.

Mr. Pretz was concerned with a person's eyes being drawn to the French door, which is the one element of the garage that does not fit the architectural style of the home. Dr. Smunt stated that may be because they are using an Arts & Crafts era glass on an 1840-1850s property. He said the time period does not match, as that glass would not have existed when the home was built.

Mr. Snyder said the manufacturer makes glass with thicker mullions so he could switch out the glass. Dr. Smunt felt that might be a good solution.

Mr. Snyder said everyone that goes by stares at the upper doors. Mr. Pretz agreed that one's view immediately goes to the upper level and that takes away from appreciating the work done on the lower level.

Mr. Snyder stated they are no longer installing coach lights next to the barn doors as depicted in the original drawings. Instead, they are using gooseneck porcelain barn lights. These will be green with a white interior, and will be installed above the barn doors. They will match the green shutters on the house. The Commissioners were fine with this change.

**A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve a COA for the gooseneck lights above the barn doors. The French door must be changed to the style approved under the original COA.**

#### **8. COA: 221 W. Main St. (façade improvements)**

Chairman Norris explained there has been some movement with the brick on this building causing it to pop out. He suggested the Commission give the inspector and the owner the

freedom to work through a solution as to how they will replace the brick. He also asked for direction as to whether the Commission would like the owner to match the existing brick.

Chairman Norris referred to photographs of the structure and pointed out the different conditions of the existing brick.

Ms. Malay explained there has been a structural issue with this building for years. There is a gap between the wall and floor in the upper apartment. She said it needs to be stabilized and that may include refacing the façade.

Dr. Smunt preferred to see all new brick in a consistent color stabilized versus patched up areas that will be painted. He felt the owner may like the look of all new brick and decide not to paint it.

Mr. Pretz said it is important to make sure they keep the architectural elements in place.

Dr. Smunt asked if the applicant is proposing to remove the small glass blocks in the lower transom. Mr. Colby stated the initial façade grant proposal, and the approval given, did not include removing the glass block. He said the owner wasn't sure of the condition of the framing around the glass blocks and could not be certain if keeping the glass block was going to be a feasible option. However, the owner did not have an alternate proposal. Mr. Colby said the owner is welcome to return for further discussion on this portion. He felt their immediate concern is with the state of the brick.

Dr. Smunt noted it is possible to restore the glass blocks and that would be a more appropriate option than tearing it all away. He felt the loss of the entire transom would be a greater loss than the cost of repairing or patching a matching steel grid.

Ms. Malay said if the sills on the upper windows are in disrepair, the Commission should require a like-in-kind replacement.

**A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve a COA for full or partial removal and replacement of the brick with no change to the design of the structure (sills, lintels, and glass block). The brick color and proportion are to match the existing.**

#### **9. Additional Business or Observations from Commissioners or Staff**

The items below were all tabled until the November 16, 2017 meeting.

- a. Pottawatomie area tour and survey discussion**
- b. Residential Design Guidelines update – Ch. 2.1**
- c. Façade Program Amendments / Residential Historic Rehab Grant**
- d. Discussion regarding potential Millington Historic District**

**10. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 16, 2016 at 7:00 P.M. in the Committee Room.**

**11. Public Comment**

Dr. Smunt asked if the staff received any feedback regarding the roofing issue at 408 Walnut Street. Mr. Colby advised a violation notice is being issued on the property.

**12. Adjournment**

With no further business to discuss, the meeting adjourned at 7:26 p.m.