

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MAY 18, 2011
COUNCIL COMMITTEE ROOM**

Present: Vice Chairman Withey, Bobowiec, Norris, Prestidge, Pretz, Weals,
Chairman Smunt (Arrived 7:15)

Also Present: Russell Colby, Planner
Sara Cass, Recording Secretary

1. Call to order.

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

2. Approval of agenda.

The agenda was approved as submitted.

3. Presentation of minutes of the May 4, 2011 meeting.

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

4. COA: 307 Cedar Avenue, Baker Memorial Church (columbarium).

Mr. Peter Vargulich, landscape architect and chairperson of Baker Memorial Church's columbarium committee, presented the proposed sketches for the columbarium. He explained that a columbarium is an internment of ashes. There are several churches and cemeteries in the area that have one, including St. Marks's church in Geneva and the Episcopal Church on Route 25 in St. Charles.

Mr. Vargulich explained in detail their objective was to blend the columbarium in with the existing structure of the Church and described in detail the specifics of this particular columbarium. The structure will be on a northwest wall in the courtyard area on the south side of the church and will not be visible from any streets. Only one small tree and some groundcover will need to be removed for this project.

Mr. Vargulich stated that, once built, there will be 54 niches and two urns will be available in each niche. There are several safety precautions being taken in order to secure the urns. One request from the members of the Baker committee was to not have the niches be too close to the ground or too high up. Mr. Vargulich further explained additional features of the structure, including a ledge and buttress cap, and how they hope to match it to the existing structure of the church.

The columbarium will only be open to members and immediate family members of Baker Memorial. Mr. Prestidge asked what would be done once the columbarium was filled and Mr. Vargulich stated that at this point in time, they're not sure what would be done and that the committee feels the proposed number of compartments will suffice for a while.

Mr. Norris questioned the location of the columbarium relative to the corner of the building, the foundation design, the location and size relative to the nearby window, and the design of the cap to be used on the columbarium. He also asked if the structure could be shallower and taller. Mr. Norris made several references to the sketches and photos on the screen to explain his concerns. Mr. Vargulich stated the committee would not be willing to concede on the spacing issues or making it taller or shallower, and the foundation proposal was based on the opinions of three different construction companies. He did state that he could work with the capping to ensure consistency with the existing church features.

Chairman Smunt asked to clarify design of the columbarium relative to the nearby window. Mr. Vargulich explained difficulties the committee had making the structure exactly match the horizontal lines of the windows, but the structure will not project out in front of the window.

Ms. Weals stated she was concerned about the structure not being attached to the building. Mr. Vargulich stated the foundation will be four feet deep. Mr. Norris stated he felt the structure's foundation should be tied into the existing foundation of the church. Mr. Vargulich said he originally agreed with Mr. Norris, however, he had three different construction companies review the project and all three stated they would not tie into the church's structure due to the fact there are already existing cracks in the that structure. Chairman Smunt stated that the foundation issues should be decided by the Building Department. He also stated his main concern was the overall appearance of the structure and to ensure it does tie-in to the church.

Chairman Smunt asked Mr. Vargulich if he could bring in revised drawings and Mr. Vargulich stated the only feature he's willing to revise is the capping. Mr. Norris stated he was still not comfortable with scale and proportioning of the structure.

A motion was made by Mr. Norris and seconded by Ms. Weals, with a voice vote of three in favor and four against, to table the COA as presented. Motion failed.

Mr. Prestidge recommended the commission approve the COA with a condition that the capping be designed to match the existing capping on the church with the slope returning around the entire cap. A picture of the church will be attached to the COA indicating the cap to be matched. Mr. Vargulich agreed to adjust and return the end profiles to match the existing crown.

A motion was then made by Mr. Prestidge and seconded by Chairman Smunt, with one abstaining and five in favor, to approve the COA with a condition to modify the cap design.

5. Façade Improvement Grant: 210 Cedar Avenue, Herman.

Ms. Cheryl Herman explained she has owned the building, Panache, for thirteen years and owned the business for sixteen years. She is interested in replacing the decks and re-painting the building. She is also hoping to replace the glass in her windows and either replace the sashes and/or epoxy the sills. Ms. Herman stated that several years ago the decks were replaced with a "durable" product. Unfortunately, this product did not last long and the decks already need replacement. Ms. Herman stated that the painting and decks are priority for this year and, if budget allows, she would also repair the windows.

Chairman Smunt explained that elevation drawings would need to be submitted if the entire window was being replaced. Ms. Herman stated that they're looking at only replacing the glass and possibly a few sashes.

Mr. Colby stated that the amount of the façade grant that would be available is \$10,000.

Chairman Smunt reminded Ms. Herman that a building permit will be necessary for the decking and any window updates.

Mr. Norris approached the screen to verify the exact changes Ms. Herman is planning. He suggested that for the sills, epoxy could be used to fix them. Mr. Norris stated if that sentence was revised, he could support that item. He stated he supported all of the other changes Ms. Herman is requesting to have approved.

Ms. Herman stated they are still working on estimates for the window updates and reiterated that she still is not sure if her budget will allow window changes this year.

Ms. Weals recommended Ms. Herman be cautious when talking to contractors for windows as they might want to sell her vinyl window replacements.

Chairman Smunt agreed with Mr. Bobowiec in that more than one coat of paint is needed for this project. Chairman Smunt stated that one coat of primer and two coats of top coats are necessary in order to have the paint last for a while. He stated he would want to see the other bid Ms. Herman has coming in. He also stated that the Commission is here to protect her interests and wants to ensure she is getting a fair deal.

Additional discussion took place and Chairman Smunt recommended this request be tabled so that more details, including materials and the manufacturer, samples (if possible) and estimates can be submitted prior to making a final decision.

A motion was made by Chairman Smunt and seconded by Mr. Prestidge with a unanimous voice vote to table approval of a COA.

6. Façade Improvement Grant: 201 Cedar Avenue, Lando.

Ms. Karen Lando explained she has owned the Stonehouse building in Century Corners since 2000. At that time, they did an extensive renovation, including painting the exterior siding. There is very little siding as the building is predominately stone. She was very happy with the result of the painting; however, after this last winter, the painting has deteriorated and needs to be redone.

Chairman Smunt asked whether or not she has any bids. Ms. Lando stated that she did have one bid but wanted to obtain an additional bid as she is not happy with the one coat the initial contractor bid. She is looking for grant money for paint only at this time.

Ms. Lando asked the commission whether or not they could advise on or recommend a reputable painting company. The company she previously used is no longer in the area. Chairman Smunt stated that the City cannot recommend or publish preferred contractors. Chairman Smunt informed Ms. Lando to have the bid(s) be as specific as possible as to what exactly will be done throughout the painting preparation and process.

Chairman Smunt suggested this COA be tabled until more details and estimates could be provided.

A motion was made by Chairman Smunt and seconded by Ms. Weals with a unanimous voice vote to table approval of a COA.

7. Announcements: Historic Preservation Commission meeting Wednesday, June 1, 2011 at 7 p.m. in the Committee Room.

8. Additional Business.

a) Preservation Conference

Chairman Smunt announced the Preservation Conference is June 2 – 4 near St. Louis and asked if anyone was interested in attending. He stated he will not be attending this conference. No one else on the Commission will be attending, either.

b) Color books

Chairman Smunt showed two color books, one of which includes a color palette of the original Sherwin Williams colors; which he hopes can be added to the Commission's library for historical reference.

9. Adjournment.

A motion was made by Mr. Prestidge and seconded by Mr. Bobowiec with a unanimous voice vote to adjourn the meeting.

With no further discussion, the meeting ended at 8:12 p.m.

Respectfully submitted,
Hal Withey, Vice Chairman
Historic Preservation Commission

/skc