

**MINUTES
CITY OF ST. CHARLES IL
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 1, 2011
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Norris, Pretz, Withey

Members Absent: Weals, Prestidge

Also Present: Russell Colby, Planner
Michelle Taubensee, Recording Secretary

1. Call to order.

Chairman Smunt called the meeting to order at 7:03 p.m.

2. Approval of agenda.

Mr. Colby advised that a preliminary review was requested for replacement windows at 211 N. 2nd Avenue. It was noted that the Commission has reviewed an application for replacement siding at the same property.

Chairman Smunt stated that this item would be added under Additional Business.

A motion was made by Mr. Norris and seconded by Mr. Bobowiec with a unanimous voice vote to approve the agenda as amended.

3. Presentation of minutes of the May 18, 2011 meeting.

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

4. Façade Improvement Grant: 210 Cedar Avenue, Herman

Mr. Colby reviewed that the Commission discussed this application at the previous meeting. The Commission requested additional estimates and more information, which has been submitted and is included with the meeting packet.

Cheryl Herman, property owner, was present for the meeting and reviewed the scope of work. Decks will be replaced with cedar decking and then stained, the building will be painted and the window glass will be replaced with insulated glass with either replacement or repair of the window sills. Ms. Herman explained that she and Karen Lando, owner of 201 Cedar Avenue (item 5), had difficulty with selecting a painting contractor; most contractors are not interested in

the job. Ms. Herman presented proposals from Painting Pros Plus Inc. and Traditional Touch. Chairman Smunt stated that he prefers the proposal from Traditional Touch because the materials and scope of work are very specific. Mr. Bobowiec suggested checking references and previous work completed within the past 5-years. Ms. Herman stated that she would be comfortable working with either contractor, but has used the Painting Pros Plus contractor in her own profession. Ms. Herman advised that she would ask the Painting Pros Plus contractor to match the price of Traditional Touch. Chairman Smunt advised Ms. Herman that she will make the final decision on which contractor to use. Chairman Smunt confirmed that only the glass will be replaced on the windows and the stops will remain. Chairman Smunt commented that a glazing compound is better than caulking around the windows. Ms. Herman stated that she has already had windows repaired and she is very happy with the contractor.

A motion was made by Mr. Norris and seconded by Mr. Bobowiec with a unanimous voice vote to recommend to City Council approval of a Façade Improvement Grant.

Mr. Colby advised Ms. Herman that she will go before the City Council Committee on June 13, 2011 and that she should plan on attending. Chairman Smunt advised that the carpentry work would likely require a permit and a formal Certificate of Appropriateness (COA).

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

Karen Lando, property owner, was present for the meeting. Ms. Lando stated that she has already accepted a bid from Painting Pro Plus because she has been pleased with previous work he has done. The bid from Traditional Touch was significantly less and after comparing, the only difference was that they would not be doing the interior side of the storm window. Ms. Lando questioned the difference in price from Painting Pro Plus between herself and Ms. Herman and was told that the extra cost was for labor of (19) windows. Ms. Lando stated that she would prefer to choose Traditional Touch unless Painting Pro Plus can match the price.

Chairman Smunt questioned how any missing glazing compound would be handled. Ms. Lando stated that she has discussed that with the contractors and explained that the entire glaze around the window pane would need to be replaced rather than filled in. Ms. Lando stated the contractors have agreed to do that work; Chairman Smunt suggested having that put in writing.

A motion was made by Mr. Bobowiec and seconded by Mr. Pretz with a unanimous voice vote to recommend approval of a Façade Improvement Grant.

Mr. Colby advised Ms. Lando that she would also go before City Council Committee on June 13, 2011.

6. 116 E Main Street (awning sign).

Mr. Colby advised the Commission that the proposal is to recover the existing awning frames with new Sunbrella material. The design of the sign is essentially the same. Mr. Colby

presented a graphic of the proposed awnings. Mr. Colby explained that the proposal could not be approved administratively because there is an additional small logo on the east side of the awning, which will be visible.

Mr. Pretz questioned if the proposal meets city ordinances and Mr. Colby responded that it can be considered a projecting sign.

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

7. Announcements: Historic Preservation Commission meeting Wednesday, June 15, 2011 at 7:00 p.m. in the Committee Room.

8. Additional Business.

a) Discussion: 211 N 2nd Avenue

Bob Habes, property owner, was present for the meeting. Mr. Habes explained that there are (4) windows original to the house which have dry rot and bad sashes and are beyond repair. Mr. Habes would like an idea of what can be done with the windows. He looked at neighboring houses which have aluminum painted windows. Mr. Habes would like to install an insert with approximately an inch exposure; the windows would be aluminum combination storm/screens.

Chairman Smunt commented that the house Mr. Habes is referring to is not a fair comparison. Chairman Smunt explained that the ordinance allows for replacement of windows with like-in-kind materials when deteriorated beyond repair. Chairman Smunt requested pictures of the windows that are beyond repair. Mr. Habes presented pictures of the windows in question. Mr. Pretz explained to Mr. Habes that Chairman Smunt is referring to similar projects such as items (4) and (5) previously discussed in the meeting where window glass is being removed and only the sashes are being repaired. Chairman Smunt commented on the pictures presented and stated that the sashes are most likely original, but not significant to the structure. Mr. Habes noted that majority of the original windows have already been replaced with either vinyl or casement and are double-glazed; none of the windows are cohesive. Chairman Smunt stated that because the windows are on the front façade, visible from the street, he would approve of a wood replacement window. The windows could be double-glazed, double-hung, and one-over-one matching what exists. Mr. Habes stated that some of the replacement windows do not include screens. Mr. Habes stated that one window he looked into was aluminum-clad and paintable.

Chairman Smunt suggested Mr. Habes research different windows and bring samples for the Commission to review. The Commission would prefer wood, but has approved aluminum-clad windows with a quality product. Mr. Habes mentioned the significant cost difference between all the products. Mr. Bobowiec suggested Casco Windows in South Elgin. Mr. Colby provided a brochure and contact information for this company. Chairman Smunt confirmed that the

Commission would support replacement windows, but would like to maintain the front façade as much as possible.

b) Material samples

There was brief discussion regarding Azek material samples. The materials can be painted and are good replicas of wood. Chairman Smunt commented that Hardie Board is the most accurate wood substitute.

9. Adjournment.

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

Nothing further was discussed and the meeting ended at 7:55 p.m.

Respectfully submitted,
Dr. Smunt, Chairman
Historic Preservation Commission

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