

**MINUTES  
CITY OF ST. CHARLES IL  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JULY 6, 2011  
COUNCIL COMMITTEE ROOM**

**Members Present:** Chairman Smunt, Bobowiec, Prestidge, Pretz, Weals, Withey

**Members Absent:** Norris

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

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**1. Call to order.**

Chairman Smunt called the meeting to order at 7 p.m. He asked that all cell phones be turned to silent or off.

**2. Approval of agenda.**

No changes were requested.

**3. Presentation of minutes of the June 15, 2011 meeting.**

No changes to the meeting minutes were requested.

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

**4. COA: 215 Illinois Avenue (porch repair)**

Mr. Colby explained this is a COA to repair the porch decking. A representative for Mr. Peter Pentz was present at the meeting to discuss the repairs for this repair. They have found extensive rotting wood on this porch. He stated they are looking to repair the sub-structure and posts on the porch – no major structural changes – just repairing and restoring to original condition. Rails will still be the same and the decking will be 1 x 4 tongue & groove. All wood that is being replaced will be treated wood. Chairman Smunt clarified that the tongue & groove will run perpendicular to the home so the water will run off as it should.

**A motion was made by Mr. Bobowiec and seconded by Ms. Weals with a unanimous voice vote to approve the COA discussed at the meeting.**

**5. Façade Improvement Grant: 105 N. 2<sup>nd</sup> Avenue, Townhouse Books**

Mr. Colby explained the scope of work for this project is to rebuild the fence and fence foundation. Also, they want to repair the exterior and repaint the building. Mr. Doug Bella & Mr. David Hunt were both present to answer questions. Mr. Bella explained that water has damaged the majority of the fence and foundation. They will remove all the wood from the fence, re-build and stabilize the foundation, and rebuild the fence back to exactly as it is.

Mr. Hunt explained that throughout the property there are sections that will be repaired. He referenced the half-moon detail. The detail is rotting and will be taken out and repaired to original condition. Mr. Pretz confirmed that the detail will just be repaired and not completely replaced.

Mr. Colby scrolled through pictures to give an overview of what this project will entail. Mr. Hunt stated there is over 100 feet of fence to be repaired, in addition to the painting and miscellaneous sill repairs. They will also be repairing the chimney.

Ms. Weals questioned if the stairs will be repaired. Mr. Bella stated those have been recently repaired, it is the side of the steps that will be repaired.

Mr. Bobowiec questioned whether or not “repairing” the concrete will be sufficient in some spots. He stated that some sections might need to be completely removed and re-built. Chairman Smunt explained they just want to ensure Mr. Bella & Mr. Hunt are covered with the proposal from the contractor. He recommended a contingency be placed in the proposal stating that should sections need to be replaced, that be done where necessary. Mr. Bobowiec also recommended they ensure the proposal states the concrete will be stained and not painted.

**A motion was made by Mr. Pretz and seconded by Mr. Prestidge with a unanimous voice vote to recommend approval of the Façade Improvement Grant for 105 N. 2<sup>nd</sup> Avenue.**

#### **6. Façade Improvement Grant: 100 S. 3<sup>rd</sup> Street, Moss-Norris Funeral Home**

Mr. Colby informed the Commission that the applicant is still awaiting bids for this project and that it would be appropriate to table to this discussion.

**A motion was made by Mr. Pretz and seconded by Bobowiec with a unanimous voice vote to table the Façade Improvement Grant for 100 S. 3<sup>rd</sup> Street.**

#### **7. Façade Improvement Grant: 318-320 W. Main Street**

Mr. Colby explained that this is an application for the property that was formerly Parkside Liquors. The application states they want to remove the front façade of the building as it is and restore the building back to the original design, which was two separate storefronts. The new buildings will be 318 & 320 W. Main St. Mr. Joe Stanton was present to explain the improvements and answer questions.

Mr. Stanton explained they do own the building to the west, as well, so in restoring this building, they are keeping that in mind as to not make the improvements too modern. He further explained that a window will go where the entrance used to be for the basement. The windows would be framed out with wood and glass will be installed.

Mr. Stanton also showed images in the rear of the building and the improvements they want to make to improve the property overall. A separate, external entrance will be made for the basement. Hardyboard will be used in the back where necessary. New gutters will be installed and the electrical/mechanical will be shielded behind a wall so that it will not be seen from the back.

Chairman Smunt asked about windows in the rear. The only windows will be on the doors. Mr. Stanton explained the door situation in the rear of the building. Chairman Smunt stated the rear doors are not customer friendly. Mr. Stanton explained they only presented the rear façade to show the Commission the scope of the entire project – they do not expect to use grant money in the rear.

Mr. Bobowiec recommended Mr. Stanton speak with Mr. Norris, since he was absent for the meeting, regarding original photos of this building. Mr. Stanton explained they are confident the improvements they are proposing to make are historically accurate.

Chairman Smunt questioned the windows. Mr. Stanton explained the window will be aluminum-framed, and then set into the wood. No aluminum would show.

**A motion was made by Mr. Bobowiec and seconded by Ms. Weals with a unanimous voice vote to recommend approval of the Façade Improvement Grant for 318-320 W. Main St.**

#### **8. Discussion: Main Street Display Window (July 25 – August 1)**

Discussion took place regarding several options for themes for the window display. The Commission originally intended to do a “window” repair display which would highlight original windows and how to restore them properly. Chairman Smunt recommended that the Commission do the kit home display again. Mr. Colby confirmed that all the supplies are still available for this display.

Ms. Weals recommended the contractor she met at the court house demonstration in Geneva. Mr. Colby stated he does have that contact’s business card and Ms. Weals stated Mr. Prestidge will call this contractor to see if any samples or displays would be available for them to borrow. Chairman Smunt stated that a decision definitely needs to be made by Friday, July 15<sup>th</sup> so that the topic can be on the agenda and further discussion can take place at the July 20<sup>th</sup> meeting.

#### **9. Announcements: Historic Preservation Commission meeting Wednesday, July 20, 2011 at 7 p.m. in the Committee Room.**

#### **10. Additional Business**

A guest earning his Community merit badge was present for the meeting. Chairman Smunt thanked him for attending the meeting.

#### **11. Adjournment**

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

Nothing further was discussed and the meeting ended at 7:47 p.m.

Respectfully submitted,  
Dr. Smunt, Chairman  
Historic Preservation Commission

/skc