

**MINUTES
CITY OF ST. CHARLES IL
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 17, 2011
COUNCIL COMMITTEE ROOM**

Members Present: Pro-Tem Chairman Norris, Bobowiec, Prestidge, Pretz

Members Absent: Chairman Smunt, Withey, Weals

Also Present: Russell Colby, Planning Division Manager
Debbie Graffagna, Recording Secretary

1. Call to order.

Pro-Tem Chairman Norris called the meeting to order at 7:00 pm.

2. Approval of agenda.

The agenda was approved as presented.

3. Presentation of minutes of the August 3, 2011 meeting.

A motion was made by Mr. Prestidge and seconded by Mr. Pretz to approve the minutes as presented. Pro-Temp Chairman Norris and Mr. Bobowiec abstained from the roll call vote on the minutes. The motion failed.

A motion was made by Mr. Prestidge and seconded by Mr. Pretz with a unanimous voice vote to table the approval of the minutes from August 3, 2011 until the September 7, 2011 hearing.

4. COA: 1 East Main Street (signs).

Mr. Colby explained that the applicant is proposing to replace all of the existing wall signs on the Harris Bank building at 1 East Main Street. The sign sizes and location closely match the existing signage on the building. Mr. Ed Dowdy was present; however, he was not able to address the Commission on the replacement of the signs and stated that Dave Caulkins was late due to traffic.

The Commission agreed to move the COA Review Item #1 to #7A.

5. COA: 9 North 2nd Street (signs).

Mr. Colby stated that Linda Stuart was the applicant and that she was not able to attend the meeting; however, she is available by cell phone. Mr. Colby addressed to the Commission that the proposed is a rounded fabric awning to be located over the north elevation entrance to the Dailey Method, a fitness studio. The awning color and design is coordinated with the awning that was installed over the main 2nd Street entrance to the building.

Mr. Colby continued by adding that the proposed wall sign is a re-facing of an existing wall sign located on the 2nd Street elevation, facing the 2nd Street/Main Street intersection.

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

6. COA: 217 Cedar Avenue (Windows).

Mr. Colby explained that the Baker Memorial Church was proposing to replace all 20 windows in the house at 217 Cedar Avenue. The existing windows are wood one-over-one light double hung. The windows appear to be older, but are likely not original to the 1850 house. A number of windows are broken or inoperable and some of the sash frames have split apart. Mr. Colby further advised the Commission that this property is classified as non-contributing in the 1994 Architectural Survey.

Mr. Paul Conterato, with the Baker Memorial Church was present. Pro-tem Chairman Norris requested Mr. Conterato to address the Commission with the details on their project. Mr. Conterato explained to the Commission that this house was used by the church to house refugee families and that the windows were in very bad shape and did not provide the residents protection from the elements. They are not the original windows to the building. He explained that the proposed new windows are Pella Proline wood windows and they will be brown to match the current windows. A copy of the brochure from Pella windows and the color chip was passed around for the Commission members to review. Mr. Conterato addressed that the windows would match exactly what is currently on the building and would be painted by church members. The Commission questioned if the windows would be low-e-glass, Mr. Conterator responded yes.

Pro-tem Chairman Norris summarized, the applicant proposes to replace all 20 windows with Pella Proline wood windows, aluminum cladding on exterior, wood brick-mould, one-over-one double hung, and fit to existing openings.

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

7. COA: 220 North 4th Street (windows and siding).

Mr. Colby addressed to the Commission members that the homeowner began modifications to the siding and windows on the house without obtaining a building permit. The previous siding was 8-inch aluminum. This has been partially removed on some elevations. The original 4-inch clapboard and fish scale shingles are restored and painted. The previous windows were wood with aluminum storm windows. The homeowner believes the wood windows were not original to the house. The replacement windows are Pella Thermastar vinyl windows. The property is classified as non-contributing in the 1994 Architectural Survey. Mr. Colby distributed pictures showing the windows and the siding.

Mr. James Asher, the owner was present and apologized and stated that they were not aware that they needed a building permit for the work that they were doing. He explained the details of the work and expressed that they were trying to make the house more beautiful.

Commission members expressed that they did not like the vinyl windows; however, all of the windows have already been replaced. Mr. Prestidge advised the applicant that if he had come in before the fact, he would have voted no to the new replacement windows that had been installed.

Mr. Asher expressed that the windows were not the original windows and that the old windows were not energy efficient. He further added that they were unable to afford the windows that they would like to have used, so they went with the vinyl, however, when these need to be replaced they will use a more historic style window.

The Commission questioned the screen door. Mr. Asher explained that it would be a wood screen door. Mr. Colby advised Mr. Asher that he will need to apply for his permits with the Building and Code Enforcement Division Office.

Pro-Tem Chairman Norris summarized the proposal which included discussion that was on the foundation, siding, screen doors, gutters and down spouts, windows to remain, and crown moulding. Mr. Colby provided the following conditions. Replace all windows – Pella double hung vinyl (already installed) ; Remove aluminum siding, restore and refinish clapboard, replace clapboard as needed to match existing in material, extend clapboard on addition, trim/casing/moulding/brackets on all elevations to match the front elevation.

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

7a. COA: 1 East Main Street (signs).

Mr. Colby reminded the Commission that they are proposing to replace all of the existing wall signs for Harris Bank at 1 East Main Street in the City of St. Charles. The sign sizes and locations closely match the existing signage on the building.

Mr. Dave Caulkins, as representative for Harris Bank addressed to the Commission members via pictures and explained all of the different locations, the details on the sizes and lighting on all 9-nine signs and expressed that they will be changed to reflect BMO Harris Bank. The signs are very similar to the existing signs and there were only a minor changes in some of the sizes.

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

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

Mr. Prestidge advised that he would not be at the September 7, 2011 meeting.

9. Additional Business.

Mr. Colby advised the Commission that on August 31, 2011 will be the first workshop for the Comprehensive Plan project and handed out a flyer to each of the members. Mr. Colby stated that all of the areas of town would be included. Mr. Colby addressed that Mark Armstrong is the Chairman and that these are public meetings and encouraged the members to attend.

10. Adjournment.

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

Nothing further was discussed and the meeting ended at 8:50 p.m.

Respectfully submitted,
Fred Norris, Pro-Tem Chairman
Historic Preservation Commission

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