

**MINUTES
CITY OF ST. CHARLES IL
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, SEPTEMBER 7, 2011
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Pretz, Weals

Members Absent: Norris, Prestidge, Withey

Also Present: Russell Colby, Planning Division Manager
Sara Cass, Recording Secretary

1. Call to order

Chairman Smunt called the meeting to order at 7:04 p.m.

2. Approval of agenda

Mr. Bobowiec requested that a concept review for a storm door at 217 S. 2nd Street be added under additional business. The agenda was approved as presented.

3. Presentation of minutes of the August 3 and August 17, 2011 meetings

A motion was made by Mr. Pretz and seconded by Mr. Bobowiec with a unanimous voice to approve the minutes as presented from the August 3, 2011 meeting.

A motion was made by Mr. Bobowiec and seconded by Mr. Pretz with a unanimous voice vote to table approval of the minutes from the August 17th meeting due to fact not enough members were present to approve the minutes who had attended the meeting.

4. COA: 318-320 W. Main Street (façade improvement)

Mr. Colby introduced Joe Stanton, the representative for this project. Mr. Stanton stated they are still waiting to determine whether or not fiber cement material will be applied over the aluminum storefront, b that is the current plan. Once they are able to demo the existing storefront, they will make that determination. All of the other plans are as presented originally to the Commission.

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

5. COA: 209 N. 3rd Avenue (windows)

Mr. Nichols and Mr. Acosta were present to answer questions regarding this property. Mr. Nichols provided a handout for the Commission members detailing what they are proposing to do for several of the windows for this property. Due to the fact an escape window is required in the basement, they need to replace the window – and will also be replacing all the other basement windows. The window they are

proposing to use is vinyl and they wanted to make sure this was acceptable. The other window they want to replace is the bathroom window. It is also vinyl since this window is located in the shower. Chairman Smunt asked what the other windows in the house are made of and Mr. Nichols stated they are wood and that the rest of the windows are either in very good condition or are repairable.

The Commission was in agreement that quite a few changes have been made to the original structure that have reduced the integrity of this home. The Commission agreed that since the windows in question are not located in the principal elevation, the proposed windows are suitable for replacement. Chairman Smunt stated that if all of the windows were being replaced, the Commission would recommend different windows. Mr. Bobowiec suggested Mr. Nichols look into the 3-divided light wood barn windows that Menards carries. He stated they are very reasonable in price and match the Craftsman style of this home. Mr. Nichols agreed to look in this option.

Mr. Nichols asked about the door located in the back that they are looking to replace. Mr. Colby stated that the front door is not original and the back door is not either, and also has a storm door. Chairman Smunt recommended a Craftsman style door and that there are many options from which to choose from. Mr. Colby pulled up a website for all to view which had quite a few options for them to select from.

Mr. Nichols also inquired about the steps leading up to the back door. They will not be replacing these at this time, however, he asked for some direction as to the style of steps and railing the Commission would require. Chairman Smunt stated they would like to see top and bottom rails with square, vertical balusters. The only other requirement would be to ensure the structure is built to current building codes.

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

Chairman Smunt recommended Mr. Nichols refer to the Design Guidelines the Commission provides on the City's website. Mr. Colby stated he would send him a link to the document. Chairman Smunt also informed Mr. Nichols that if he has any questions prior to making any final decisions regarding the home, the Commission is always available for concept reviews.

6. COA: 116 W. State Avenue – Arbor Avenue Antiques (signage)

Ms. Spear was present to explain the signage she is proposing to install at this property. She currently owns a business in West Chicago in which she is moving to St. Charles. Ms. Spear will be using her existing sign from the West Chicago store and will change the colors to match the historic value of the St. Charles property. Mr. Bobowiec asked if she will be lighting the sign at all. Ms. Spear stated she would like to illuminate the sign in some way, but was not requesting that at this time.

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

Ms. Spear inquired about the Façade Grant program and asked whether or not she was eligible for any funds for this project. Chairman Smunt stated that she is not due to the fact the sign already exists. Mr. Colby explained there are two different grant funds – one through the City for Façade Improvement (larger projects) and one through the Downtown Partnership (for signage, lighting, awnings, etc.).

7. Façade Improvement Grant: 202 Cedar Avenue, Directions in Clothing

Mr. Colby addressed to the Commission members that the property owner, Ms. Salesky, had already received approval regarding several improvements and was waiting to see what funds were still available for her use. Ms. Salesky has changed her scope for these funds due to some foundation issues that need to be resolved. Since they are located on the hill, the rainwater flows right into their foundation. Her husband dug down and added plastic and rock on top to help redirect the flow of water. They still need to do some work to the foundation.

Ms. Salesky stated that the timbers at the foundation are soft and some of the flagstone is crumbling. She has a contractor that will be installing mesh over the flagstone, cover the mesh with cement, and then install wolmanized wood over the cement which will then deter, or at least lessen the amount, of the water from penetrating into the foundation wall. Mr. Bobowiec also recommended that the sections of rotted siding be replaced with Hardyboard and not cedar.

Mr. Salesky did already repaint one side of the building. They will put off the remaining painting for a future project in order to use the current funds for the foundation project.

A motion was made by Mr. Pretz and seconded by Mr. Bobowiec with a unanimous voice vote to recommend Council to approve the Façade Improvement Grant funds as presented.

8. Announcements: Historic Preservation Commission meeting Wednesday, September 21, 2011 at 7 p.m. in the Committee Room

Mr. Bobowiec stated he will not be attending the October 5, 2011 meeting.

9. Additional Business

a. 217 S. 2nd Street

Mr. Bobowiec requested the Commission's opinion as to which storm door he should install at his property located at 217 S. 2nd Street. Chairman Smunt recommended he install a full-view storm door as it will have no negative impact on the property. It will also highlight the inside door. Mr. Bobowiec stated that he will apply for his COA and building permit at a later date.

b. Seminar Training Workshop October 27-28, 2011 in Galesburg, IL

Chairman Smunt asked the Commission if they would be interested in attending this workshop. Several members stated they would be interested in attending, but no final plans were confirmed. Mr. Pretz asked Mr. Colby when they need to confirm by. Mr. Colby stated that the registration form does state space is limited and registration is open until October 13th. The form also states that the block of hotel rooms will be available to reserve until October 3rd. Mr. Colby asked that the members e-mail him if they are interested in attending this event.

10. Adjournment

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

Nothing further was discussed and the meeting ended at 8:27 p.m.

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Respectfully submitted,
Chairman Smunt
Historic Preservation Commission

/skc