

**MINUTES
CITY OF ST. CHARLES IL
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, SEPTEMBER 21, 2011
COUNCIL COMMITTEE ROOM**

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

Members Absent: Prestidge, Withey

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

1. Call to order.

Chairman Smunt called the meeting to order at 7:02 pm.

2. Approval of agenda.

The agenda was approved as presented.

3. Presentation of minutes of the August 17, 2011 meeting.

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

Presentation of minutes from September 7, 2011 meeting.

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

4. COA: 209 North 3rd Avenue (doors)

Mr. Colby explained that the applicant was not present; however, he emailed pictures of the doors that they are proposing to install on the front and rear of the house. Mr. Colby continued by reminding the Commission that they approved the COA for the window replacement for this house and also approved a COA that authorized the doors to be replaced, with a requirement that the replacement door is in a Craftsman style and that the Commission would need to review for approval. At this time Mr. Colby handed out pictures of the proposed doors.

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

Chairman Smunt advised that there is a website that would be a great reference to applicants for door replacements. He will email the address to Mr. Colby and then any interested parties would have the website address.

5. COA 115 North 4th Street (fence).

Mr. Colby advised the Commission that the proposed fence is a 4-foot tall black vinyl chain link fence, located on the St. Patrick Church property behind the house at 115 North 4th Street. Ms. Becker was presented as the representative from St. Patrick Church. Ms. Becker explained that the fencing was to enclose a play area for pre-school students. Commission members expressed that this was a nice looking fence.

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

6. COA: 250-300 North Riverside Avenue, City Well House (demolition).

Mr. Colby addressed to the Commission that the City of St. Charles is proposing to demolition a small utility structure that is located on North Riverside Avenue. The building was constructed in 1986 and is rated a non-contributing in the 1994 Architectural Survey. John Lamb, Environmental Services Manager with the City explained that this building was used to house the booster pump serving two City wells in the area; however, all equipment has been relocated to the new building so they are asking to demolish this building.

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

7. COA: 217 South 2nd Street (door).

Mr. Colby announced that Mr. Bobowiec submitted a COA for the replacement of a storm door for this building. Mr. Bobowiec recused himself and presented to the Commission the details for the storm door that he has chosen. The door will be an aluminum door with the color of the door to match the trim, which is either cream or almond. The door is 42-inches wide and will be custom made.

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

8. Discussion: List of Structures needing Façade Improvement.

Chairman Smunt explained that the spreadsheet consisted of downtown properties that were eligible to request a Façade Grant to improve their building. The list was compiled in 2008 and the information is outdated; for example the building located at 320 West Main Street is currently under construction. Chairman Smunt suggested that the Commission members review the list and think of other addresses that would benefit from this program. Chairman Smunt did advise that they can only suggest or recommend to the owners, the Commission cannot make anyone apply for the Grant.

The Commission questioned if some of the building have code issues, how this was handled. Mr. Colby advised that Building & Code Enforcement staff is aware of the issues on some of these buildings. Mr. Pretz asked that the Illinois Cleaners building, 313 East Main Street be added to this list. All Commission members agreed. Mr. Bobowiec suggested that Dorothy Lundeen Coleman, who is the real estate agent for the Peterson properties be contacted and advised of this program, so that she can inform potential buyers of the possibility for the Façade Grants.

Chairman Smunt suggested that a column be added to the spreadsheet for comments where additional information could be included that would be helpful. This information could include the sale of the property, code violations, owner's information, etc.

The Commission held a discussion on the list of properties and viewed the picture of the building located at 216-218 Riverside Avenue. From this discussion it was decided that the list needs to be updated, new pictures of the buildings, and add the column for comments. Chairman Smunt requested that each member to think of a title for this listing, find any additional buildings that need to be added to the this list and advice Mr. Colby so that he could then send the owner a letter advising them of the Façade Grant program.

9. Announcements: Historic Preservation Commission meeting Wednesday, October 5, 2011 at 7:00 p.m. in the Committee Room.

10. Additional Business.

It was questioned what was happening with the bell at the Dunham Hunt house. Mr. Colby advised that the bell tower is part of the property and it will be considered as a part of the sale. Mr. Colby advised that future parking lot reconstruction at the Municipal complex would create a larger area where the bell tower could be installed; however, he is not sure as to when the reconstruction will occur.

The plans for law office building at the Dunham Hunt house location were discussed. Mr. Colby advised that it was part of the property and it would be required for the new owners to disclose what their plans for this building were. It was suggested to relocate the building to the Baker Memorial Park.

11. Adjournment.

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

With nothing further was discussed and the meeting adjourned at 8:50 p.m.

Respectfully submitted,
Steve Smunt, Chairman
Historic Preservation Commission

/dlg