

**MINUTES
CITY OF ST. CHARLES IL
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 7, 2012
COUNCIL COMMITTEE ROOM**

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

Members Absent: Weals

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. and requested cell phones be turned off or to silent mode.

2. Roll call.

Chairman Smunt called roll with 6 members present and 1 member absent.

3. Approval of agenda.

The following was added to the agenda under Item #8 Additional Business.

- a) Mr. Colby added an announcement of the seminar for R. Harold Zook.
- b) Chairman Smunt added an announcement of the historic building tour during the St. Charles Fine Art Show.
- c) Mr. Pretz added the discussion on the demolition of the Pure Oil Building in Geneva.

A motion was made by Mr. Bobowiec and seconded by Mr. Pretz, with unanimous voice vote to approve the amended agenda.

4. Presentation of minutes of the February 1, 2012 meeting.

The minutes from February 1, 2012 are amended by changing the attendance list to reflect that Mr. Prestidge was absent and that Mr. Norris was present at the February 1, 2012 meeting.

A motion was made by Mr. Bobowiec and seconded by Mr. Pretz, with unanimous voice vote to approve the February 1, 2012 meeting minutes with the amendment.

5. COA: 24 South 2nd Street (addition for ATM machine).

Mr. Colby addressed that the COA is for the installation of an ATM in the existing bank drive-up lane for the Private Bank. The ATM unit will be installed in a new brick enclosure. The design of the enclosure will match the design of an existing drop box enclosure, located immediately to the south. All materials will match the existing building.

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

6. COA: 117 West Main Street (changes to exterior patio).

Mr. Colby addressed to the Commission that in the fall of 2011, the Historic Commission approved a COA for the reconstruction of the building located at 117 West Main Street (location of Szechwan Restaurant). The approved plans called for the rear, lower level entry court to be filled-in and covered with a brick paver patio. The project has been revised to instead cover over the lower level with pre-cast concrete panels and maintains a stairwell entrance to the lower level. The patio area will still be covered in pavers similar to the First Street Plaza. A railing will be installed around the stairwell opening.

Mr. David Gary, the applicant, was present and explained to the Commission members the proposed changes. He stated that they would retain part of the basement stairwell and half of the staircase would open to the bottom. The Commission questioned if this area would be used as a dining area. Mr. Gary explained that it would be up to the tenant for this area. The Commission questioned if there was to be an awning or canopy over this area. Mr. Gary explained that the second floor for Szechwan extends over and the area will be approximately one-third covered.

A motion was made by Mr. Norris and seconded by Mr. Pretz, with a unanimous voice vote to approve the requested COA.

7. COA: 109 South 4th street (replace windows).

Mr. Colby advised the Commission that this COA is for the replacement of all double-hung windows in the building at 109 South 4th Street. This building was rated as “Contributing” in the 1994 architectural survey. The existing windows are 1-over-1 wood sash in plastic or vinyl tracks. Storm windows are aluminum with some wood. The proposed replacement windows are Marvin Ultimate Insert Double Hung wood sash with aluminum exterior cladding. No exterior trim will be removed or altered for installation. The materials show divided lights in the upper sash. The applicant is considering using no divided light pattern or using a true divided light that is consistent with the Stick style architecture of the house, such as a two-over-two divided light. The applicant Mr. Steven Kolanowski was present. Mr. Kolanowski presented to the Commission a detailed written explanation of his request and verbally covered the items as well.

Mr. Kolanowski further added that the windows were replaced in the 1970s and they do not add to the architectural style of the house. Chairman Smunt advised the applicant that the survey is incorrect and the style of the house is not Stick, that it actually is a Queen Anne. He further advised that several of the neighboring houses are Queen Anne style also. The divided lights were discussed and the Commission will recommend one-over-one light windows. It was also discussed that the picture window would also be replaced. All windows will match to existing openings. Mr. Kolanowski added that he would also be removing the storm windows.

A motion was made by Mr. Prestidge and seconded by Mr. Withey, with a unanimous voice vote to approve the COA with the condition that the double-hung windows are one-over-one lights.

Chairman Smunt advised Mr. Kolanowski that he wanted to compliment him on his application; it was very nicely done and provided all of the details that were needed.

8. Additional Business.

- a) Announcement of the seminar for R. Harold Zook, Wednesday, March 14, 2012 at 7:00pm in the Council Chambers, presentation by author Betty Green.
- b) Announcement of the historic tour during the St. Charles Fine Art Show. Chairman Smunt advised the Commission that the Downtown Partnership would again this year have a bus tour of historical buildings as a part of the St. Charles Fine Art Show during the Memorial Day weekend. He asked if any of the members would be interesting in volunteering to assist in the tour. The tours are one-hour increments and they would have a script for the presenter. At this time none of the members were sure if they would be able to commit to the tour.
- c) Discussion on the demolition of the Pure Oil Building in Geneva. Mr. Pretz advised the Commission that in Geneva the Pure Oil building on West State Street was to be demolished and a bank drive-up facility was to be constructed. He questioned if there was anything that the Commission could do to help. From the discussion, it was decided that it was probably not the Commission's place to get involved. Chairman Smunt noted that St. Charles was successful in reusing both of our historic downtown gas stations and suggested these be offered up as preservation examples.

9. Announcements: Historic Preservation Commission meeting Wednesday, March 21st, 2012 at 7:00pm in the Committee Room.

- a) Mr. Pretz announced that he would not be at this meeting.

10. Adjournment:

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

With no further business to discuss, the meeting adjourned at 7:48pm.

Respectfully submitted,
Dr. Steven Smunt, Chairman
St. Charles Historic Preservation Commission

/dlg