

**MINUTES  
CITY OF ST CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY JULY 18, 2012  
COUNCIL COMMITTEE ROOM**

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

**Members Absent:** None

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

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**1. Call to order:**

Chairman Smunt called the meeting to order at 7:02pm and requested that all cell phones be turned off or placed in silent mode.

**2. Roll call:**

Chairman Smunt called roll with all 7-seven members present.

**3. Approval of the agenda:**

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

**4. Presentation of minutes from June 6, 2012 meeting:**

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

**5. COA: 213 West Main Street (awning):**

Mr. Colby addressed to the Commission that they are proposing to replace an awning sign for The Goldmine. The proposed awning material is Sunbrella. Mr. Mike Hoffer with Aubrey Sign Company was present and added that the old lighting and everything was being removed.

**A motion was made by Mr. Bobowiec and seconded by Mr. Norris, with a unanimous voice vote to approve the COA for the awning as present.**

**6. COA: 11 South 4<sup>th</sup> Street (windows):**

Mr. Colby advised that the proposal is the replacement of six windows and a sliding glass door on the side and rear elevations of the house at 11 South 4<sup>th</sup> Street. The front portion of the house is limestone and the remaining elevations are vinyl-sided. The six windows are located on the side and rear elevations. The existing windows are wood double-hung windows installed in the

1970s, with storm window units, which are primarily aluminum. The proposed replacement windows are double-hung wood windows, with vinyl exterior cladding. The windows are sized to fit the existing window openings. The storm windows will be removed and replaced with full screens. The existing sliding glass patio door on the south/side elevation will be replaced with a similar wood framed, vinyl-clad unit.

Ms. Barb Hallberg and Mr. Tim Hallberg were present. Chairman Smunt questioned why they were replacing the windows. Ms. Hallberg explained that the windows leaked and very drafty. Mr. Hallberg added that the windows were replaced in the 1970s and they are rotten and need to be replaced. Ms. Hallberg advised the Commission that they would be removing the storm windows and adding full size screens with triple pane windows.

The Hallbergs advised the description of the windows that was given was not correct, the proposed material for the windows would be all vinyl, not wood frame with cladding. The Commission members expressed that with the house currently being aluminum sided, the window material should be aluminum. The Hallbergs advised that the quote from the window company was for vinyl and were concerned because the brochure did not have any products of aluminum material. The Commission advised the Hallbergs to check with the window company or manufacturer to see if they have the product in aluminum. Ms. Hallberg advised that she wanted the windows to be as low maintenance as possible. The Commission advised her that vinyl would not last and with aluminum the windows could be painted so that future owners could change the color. Ms. Hallberg stated that she does not like the fact that she has to ask permission to do something to property that she owns.

Mr. Pretz suggested that in the motion, it be worded so that the applicant is to verify with her company on the window material and if aluminum can be used, she will not have to come back to the Commission. Once she had the documents, she can submit them to Mr. Colby to verify the material.

Ms. Hallberg questioned the replacement of the sliding glass door on the rear of their building. The Commission agreed that a complete vinyl door would be appropriate for the sliding door, as wood is not a good alternative material for this type of door, and the door is not visible from the street.

The Hallbergs questioned if they needed two permits for these projects. Ms. Graffagna advised that they need two permits, one for the doors and one for the windows. Mr. Colby added that one COA would cover both permits.

**A motion was made by Mr. Withey and seconded by Mr. Pretz, with a unanimous voice vote to approve the replacement of the vinyl sliding door in the rear and the replacement of the windows installed as proposed, contingent upon the windows being changed to aluminum-clad wood windows.**

**7. COA: 117 West Main Street (sign):**

Mr. Colby addressed to the Commission that the proposed is the installation of 2-two tenant marquee wall signs for the building at 117 West Main Street. The signs will be internally illuminated with 4-four tenant panels. One sign is proposed on the west elevation, facing the intersection of West Main and 2<sup>nd</sup> Streets. The other sign is proposed for the east elevation, facing the First Street Plaza.

Mr. Kevin Pirok was present and explained to the Commission that the sign would be marquee style, aluminum sprayed green to match and there would be 4-four panels with led lights. The square footage of the sign was questioned. Mr. Colby advised that the square footage is based on the front and side of the building and the overall number of signs per business on the building. Mr. Pirok advised that after conversations with owner of Szechwan Restaurant, they are removing the sign on the north side of the building on Main Street.

The Commission discussed the height of the sign placement on the wall. Both proposed signs are centered on the wall within the area between the windows sills and cornice.

Chairman Smunt advised that the Downtown Partnership has previously questioned the appropriateness of internally-lit signs versus use of exterior lighting. Mr. Pirok explained that with the stage of the construction and that with the electric boxes being present, the best solution is internally illuminated signs. If they were to install gooseneck lighting, electric conduit would need to run on the outside on the walls. The Commission discussed that they have previously approved internally illuminated signs in certain situations.

Mr. Colby provided on the screen and Mr. Pirok provided a drawing of the final details of the new façade for the building. The Commission questioned if they were concerned that when there was not a tenant, the panel being white and illuminated. Mr. Pirok advised the Commission that they could make any of the empty panels a solid green.

**A motion was made by Mr. Withey and seconded by Mr. Prestidge, with a unanimous voice vote to approve the COA for the sign as presented.**

#### **8. COA: 18 North 4<sup>th</sup> Street (fence)**

Mr. Colby explained that at the meeting on June 6, 2012, the Commission reviewed a COA for installation of a raised wood deck on the south side of the building at 18 N. 4th Street, for the Nuova Italia Restaurant. The item was tabled. Based on the direction from the Commission and further discussions with City staff, the owner decided to instead construct a grade-level brick paver patio. The owner removed the deteriorated shed structure over the air conditioning condensers and relocated the 3 condensing units to the far end of the patio area.

The paver patio was constructed. A permit is required for a fence, and therefore a COA is required. The two fences have already been installed:

- A solid 6 ft. screening fence, between the air condensers and the patio
- A decorative aluminum fence with a gate along the street sidewalk to enclose the patio area.

Mr. Colby also commented that the wood fence may be replaced at a later date.

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

**9. Additional Business.**

Chairman Smunt questioned the status of state grant assistance for the Mail Order Homes Survey. Mr. Colby advised that it appears the City will need to cover the complete costs of the survey.

**10. Announcements: Historic Preservation Commission meeting Wednesday August 1, 2012 at 7:00pm in the Committee Room.**

**11. Adjournment:**

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

With no further business to discuss, the meeting adjourned at 8:18pm.

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

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