

**MINUTES
CITY OF ST CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 1, 2012
COUNCIL COMMITTEE ROOM**

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

Members Absent: Bobowiec

Also Present: Russell Colby, Planning Division Manager
Caroline Wells, Recording Secretary

1. Call to order:

Chairman Smunt called the meeting to order at 7:00pm and requested that all cell phones be turned off or placed in silent mode.

2. Roll call:

Chairman Smunt called roll with 6-six members present, 1-one absent.

3. Approval of the agenda:

There were no changes or additions to the agenda.

4. Presentation of minutes from July 18, 2012 meeting:

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

5. COA: 210 S. 5th Street (stairs and accessibility ramp):

Mr. Colby addressed to the Commission that the proposal is for concrete stairs and accessibility ramp at the south elevation door of the Shelby Office Building, facing Indiana St. Currently the entrance walk is sloped concrete slab, with a step up from the parking lot. He referenced a picture displayed of the current entrance. Mr. Vasilion, a representative, explained the ramp is required by the Americans With Disability Act (ADA). There is a 19" drop from the front door to the parking lot. The proposal will have 3-three steps and the ramp would be on the right side facing the building.

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

6. COA: 11 North 3rd Street (awning and sign):

Mr. Colby displayed pictures of the existing front and side elevations of the building and drawings showing the wall sign on the 3rd Street side and an existing awning over the front door. Chairman Smunt asked what material will be used to make signs. Mr. Spring stated the wall sign will be made of all-weather plastic and the awning sign over the door will be made of canvas.

Mr. Colby explained the current awning is smaller than the awning Mr. Spring is proposing. Chairman Smunt opposes the proposed awning size because it covers up the decorative fascia architecture element that ties the entire building together. He suggested it be redesigned. Mr. Withey agreed. Mr. Norris stated the font and color of the awning is acceptable. Chairman Smunt said it can be approved provided the height is reduced to bring the awning below the fascia board.

A motion was made by Mr. Withey and seconded by Mr. Prestidge to approve revised COA with unanimous voice vote. The awning is to be smaller in height and mounted below the fascia board.

7. COA: 214 S. 3rd Street (awning and sign):

Mr. Colby stated additional information was to be submitted, but was never received. It would be appropriate to table.

A motion was made by Mr. Pretz and seconded by Mr. Withey to table with unanimous voice vote.

8. COA 318 S. 5th Street (windows, siding, garage addition):

Mr. Colby stated the project consists of new windows, siding, and a roof addition to garage. Mr. Colby asked Mr. Mastrangelo, contractor, to explain the renovation plan. He stated the plan is to remove old window sashes and replace with new windows in the old frames to preserve the existing interior trim. Cedar trim with arched crown headers will be installed. The siding will be 4" Hardie Board and Hardie half-round shakes in all gables. The rosettes in the corner of all the windows will be replaced with Cedar. The existing rosettes are badly cracked. The old window sashes will be removed; a new window frame will be installed into the old window frame; and a full panel screen installed. The plan is to restore the house to its original state. The Commission discussed that they were in agreement with the proposed work to the house.

Chairman Smunt stated he has concerns regarding the second story dormer on the garage. The proposed changes would detract from the neighborhood. The house is a Victorian Queen Anne and the windows are vertically oriented (narrow). The garage windows are wider than tall. The homes in the neighborhood are Victorian Queen Anne and Gothic Revival. He suggested reorienting the windows with smaller dormers and not using a Craftsman style. Mr. Norris asked if the roof was going to be torn off. Mr. Mastrangelo stated the whole roof will be torn off. A round table discussion took place regarding raising the walls, using smaller dormers and a carriage barn style garage. Chairman Smunt suggested approving the COA for the house, but tabling the garage.

Mr. Mastrangelo will discuss with the homeowner and provide a revised drawing for the garage.

A motion was made by Mr. Pretz and seconded by Mr. Prestidge to approve the COA for the house only with unanimous voice vote.

A motion was made by Mr. Pretz and second by Mr. Norris to table the garage with unanimous voice vote.

9. Additional Business

The Commission asked about the status of COAs for 11 S. 4th St, 21 S. 4th St, and 521 Indiana St.

Mr. Colby stated the owner at 11 S. 4th St. is moving forward with the sliding door but not the windows at this time, due to the increased cost of aluminum-clad windows over the proposed vinyl windows.

Mr. Colby stated the property at 21 S. 4th St. was cited for work without a permit, which included a window that was accidently damaged and interior work. No permit has been applied for yet for the window.

Mr. Colby stated the property at 521 Indiana St. was cited for work without a permit for replacing a rear deck handrail system. The property owner did apply for a permit back in June, but the City's permit system did not recognize the address as in the Historic District, and therefore the permit was issued in error. Mr. Colby stated that given the time that has gone by, a COA cannot be required. The Commission discussed reviewing the permit system to make sure all addresses are property listed to prevent this from happening in the future.

10. Announcements: Historic Preservation Commission meeting Wednesday August 15, 2012 at 7:00pm in the Committee Room.

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

With no further business to discuss, the meeting adjourned at 7:45 pm.

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