

**MINUTES
CITY OF ST CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY AUGUST 15, 2012
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Norris, Prestidge, Pretz, 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 7:03pm and requested that all cell phones be turned off or placed in silent mode.

2. Roll call:

Chairman Smunt called roll with the 6-six members present and 1-one member absent.

3. Approval of the agenda:

The agenda was amended by adding the following items:

7a) Potential Sears Home – Chairman Smunt

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

4. Presentation of minutes from August 1st, 2012 meeting:

A motion was made by Mr. Prestidge and seconded by Mr. Withey, with a voice vote of 5-five ayes to approve the minutes as presented. Mr. Bobowiec abstained.

5. COA: 117 West Main Street (new rear door):

Mr. Colby addressed to the Commission that this was part of the ongoing reconstruction project. The owner has proposed to add a new entry door on the east wall of building, facing the First Street Plaza. A new wall opening will be cut and a stone lintel will be installed, which will match the wall openings on the adjacent rear walls. The door will be anodized bronze aluminum, which will match the other doors and windows in the building.

The new entrance is for a new tenant and will allow access to the Plaza. Discussion took place on the door material, configuration of sidelights/transom window, and how the entry will match the other entry doors on the building.

A motion was made by Mr. Norris and seconded by Mr. Prestidge, with a unanimous voice vote to approve the COA for the new rear door with one side light as presented.

6. COA: 21 South 4th Street (replacement window):

Mr. Colby advised that the window was replaced in the building at 21 South 4th Street. According to the owner, a contractor accidentally damaged the upper sash of the existing window, and then proceeded to replace the entire window with a vinyl double hung window without the owner's authorization. The owner has expressed that he would prefer to leave the vinyl window. The owner has obtained an order for a wood double-hung replacement window and has indicated that the house has vinyl siding, some aluminum trim, and a mix of wood and aluminum windows. The Commission approved a COA to install the vinyl siding in 1997.

A motion was made by Mr. Prestidge and seconded by Mr. Withey, with a voice vote of 5-five aye votes, (Chairman Smunt, Bobowiec, Norris, Prestidge, and Withey) and 1-one nay vote (Pretz) to approve the replacement vinyl window as installed.

7. Additional Business:

7a) Chairman Smunt advised the Commission that he knows of a potential Sears house on Illinois, between 5th and 6th Streets. He has spoken with the owners, requesting that the Commission be able to tour the inside of the house. Presently the husband has is fine with this suggestion; however, his wife seemed to have some reservations. Chairman Smunt questioned the Commission if they felt he should try to pursue this matter. The Commission replied that he should attempt; however respect their wishes not to allow the tour.

7b) Mr. Colby advised that Marian Boveri, the real estate agent for the Dunham Hunt House, was present and wished to address the Commission. Ms. Boveri questioned the Commission on their recommendation on the windows. The Commission advised her to refurbish them. Ms. Boveri told the Commission that there have been several showings on the property. Some of the potential customers were for commercial use and some for residential use. She further advised the Commission that they were holding an event for the property on September 6, 2012 at 5:30 pm. There will be wine and cheese, a presentation on tax incentives, and a tour following at 7:00pm. They are in the process of creating the invitations and advised that they would need a RSVP for the wine and cheese. Ms. Boveri expressed gratitude to the City for a wonderful job on the clean-up of the property.

8. Announcements: Historic Preservation Commission meeting Wednesday September 5, 2012 at 7:00pm in the Committee Room.

9. Adjournment:

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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 7:29pm.

Respectfully submitted,

Dr. Steven Smunt, Chairman

St. Charles Historic Preservation Commission

/dlg