



ST. CHARLES  
SINCE 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Resolution Approving a Certificate of Appropriateness (2 E. Main St. – Municipal Center).
Presenter:	Rita Tungare

*Please check appropriate box:*

<input type="checkbox"/> Government Operations	<input type="checkbox"/> Government Services
<input type="checkbox"/> Planning & Development	<input checked="" type="checkbox"/> City Council (5/6/13)
Estimated Cost: N/A	Budgeted: YES <input type="checkbox"/> NO <input type="checkbox"/>

If NO, please explain how item will be funded:

**Executive Summary:**

The City of St. Charles has proposed an exterior renovation project for the Municipal Center building that includes demolition and replacement of the east brick wall. The building is located within the Historic District and is a designated landmark; therefore a Certificate of Appropriateness (COA) approval is required prior to issuance of a building permit for any exterior alterations to the building.

The Historic Preservation Commission approved a COA for the Municipal Center project on 4/3/13 and 4/17/13, with a condition that the east brick wall be repaired rather than completely replaced.

The Government Services Committee reviewed the project on 4/22/13 and recommended the project be approved and that the east brick wall be replaced.

On 5/1/13, the Historic Preservation Commission adopted a resolution recommending denial of the COA for replacement of the brick wall, based upon the criteria in Section 17.32.080(G) of the Zoning Ordinance. The resolution is attached.

In accordance with Section 17.32.080 (E) of the Zoning Ordinance, the City Council may deny a Certificate of Appropriateness in accordance with the recommendations of the Historic Preservation Commission, or, upon review of the Commission's resolution, its minutes and the application, if the City Council finds that the applicable criteria for granting a Certificate of Appropriateness will be met, it may disregard the Historic Preservation Commission Commission's recommendation and approve a Certificate of Appropriateness.

**Attachments:** *(please list)*

Resolution; Historic Commission recommendation and meeting minutes

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve a Resolution Approving a Certificate of Appropriateness (2 E. Main St. – Municipal Center).

*For office use only*

*Agenda Item Number:*

**City of St. Charles, Illinois**  
**Resolution No. \_\_\_\_\_**

**A Resolution Approving a Certificate of Appropriateness  
(2 E. Main St.- Municipal Center)**

**Presented & Passed by the  
City Council on May 6, 2013**

WHEREAS, the City of St. Charles has requested a Certificate of Appropriateness for demolition and replacement of the east brick wall of the Municipal Center, 2 E. Main St., as described in the application attached hereto as Exhibit "A"; and

WHEREAS, the Historic Preservation Commission reviewed the request in accordance with the St. Charles Municipal Code, Title 17 "Zoning", Chapter 17.32 "Historic Preservation", Section 17.32.080 "Certificates of Appropriateness", and recommended to the City Council denial of the Certificate of Appropriateness on May 1, 2013; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Historic Preservation Commission, Historic Preservation Commission meeting minutes of April 3, 2013 and April 17, 2013, and the Application for Certificate of Appropriateness as required under Section 17.32.080(E) of the Zoning Ordinance and has considered the same; and

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings:

**1. Significance of a Site, Structure or Building**

- a. The Historic Preservation Commission shall apply the maximum flexibility allowed by this Chapter in its review of applications for new construction and for alteration, removal or demolition of structures that have little architectural or historic significance. However, if the new construction, alteration, removal or demolition would seriously impair or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, the Historic Preservation Commission shall give due consideration to protection of those historically and architecturally significant features.
- b. The following properties are presumed to have architecturally or historically significant features:
  - i. Properties within a designated historic district that are classified as architecturally or historically significant by a survey conducted pursuant to Section 17.32.070.
  - ii. Properties designated as landmarks pursuant to Section 17.32.300.
  - iii. All properties listed on the National Register of Historic Places.
- c. The following properties will sometimes have architecturally or historically significant features - properties within a designated historic district that are classified as architecturally or historically contributing by a survey conducted pursuant to Section 17.32.070.
- d. The following properties will usually have little architectural or historic significance - properties within a designated historic district that are classified as architecturally or historically non-contributing by an architectural survey conducted pursuant to Section 17.32.070.

*The St. Charles Municipal Center is rated as "Significant" in the 1994 Architectural Survey of the Historic District, is a locally designated Landmark, and is listed on the National Register of Historic Places.*

## 2. General Architectural and Aesthetic Guidelines

- a. Height  
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures. **Not applicable.**
- b. Proportions of the Front Facade  
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures. **Not applicable.**
- c. Proportions of Windows and Doors  
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building. **Not applicable.**
- d. Relationship of Building Masses and Spaces  
The relationship of a structure to the open space between it and adjoining structures should be compatible. **Not applicable.**
- e. Roof Shapes  
The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures. **Not applicable.**
- f. Scale  
The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures **Not applicable.**
- g. Directional Expression  
Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character. **Not applicable.**
- h. Architectural Details  
Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures. **Not applicable.**
- i. New Structures  
New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures. **Not applicable.**

## 3. Secretary of the Interior's Standards for Rehabilitation

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose. **Not applicable.**
- b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.  
*The brick wall is deteriorated and warrants total replacement.*
- c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance, shall be avoided. **Not applicable.**
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **Not applicable.**

- e. Distinctive stylistic features, finishes and construction techniques or examples of skilled craftsmanship, which characterizes a building, structure or site, shall be preserved. **Not applicable.**
- f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures.  
*The deterioration of the brick wall requires complete demolition and replacement to prevent further future deterioration or failure of the wall. Replacement brick will match the existing brick in terms of color, design, and texture.*
- g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will damage the historic building materials shall not be used. **Not applicable.**
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Not applicable.**
- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment. **Not applicable.**
- j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. **Not applicable.**

#### 5. Code Conflicts

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief. **Not applicable.**

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois to approve the Certificate of Appropriateness for demolition and replacement of the east brick wall of the Municipal Center, 2 E. Main St., attached hereto at Exhibit "A".

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of May, 2013.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of May, 2013.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 6th day of May, 2013.

\_\_\_\_\_  
Donald P. DeWitte, Mayor

Attest:

\_\_\_\_\_  
City Clerk/Recording Secretary

Voice Vote:

Ayes:

Nays:

Absent:

Abstain:

**EXHIBIT A**

**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS (COA)**



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**APPLICATION INFORMATION**

Permit #: 13-16590

Date Submitted: 5/3/13

COA # 13-12

Address of Property: 2 E. Main Street, St. Charles Municipal Center

Applicant: City of St. Charles

Use of Property:  Commercial, business name: \_\_\_\_\_

Residential  Other: Government building

Type of Work (Check All That Apply):

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input type="checkbox"/> Demolition             |
| <input type="checkbox"/> Windows                               | <input type="checkbox"/> Primary Structure  | <input type="checkbox"/> Primary Structure      |
| <input type="checkbox"/> Doors                                 | <input type="checkbox"/> Additions          | <input type="checkbox"/> Garage/Outbuilding     |
| <input type="checkbox"/> Siding - Type: _____                  | <input type="checkbox"/> Deck/Porch         | <input type="checkbox"/> Other _____            |
| <input checked="" type="checkbox"/> Masonry Repair             | <input type="checkbox"/> Garage/Outbuilding |   |
| <input type="checkbox"/> Other _____                           |   | <input type="checkbox"/> Relocation of Building |
| <input type="checkbox"/> Awnings/Signs                         | <input type="checkbox"/> Other _____        |   |

**DESCRIPTION OF WORK PROPOSED**

Demolish east brick wall of the Municipal Center building, replace with a closely matched brick and reconstruct the wall in the same design as the existing wall.

**COA APPROVAL**

The City Council hereby issues a Certificate of Appropriateness (COA) authorizing the issuance of a building permit for the proposed work described herein.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**APPLICANT SIGNATURE**

I/we agree that all work will be in accordance with the plans, specifications and conditions which accompany this application, except for such changes as may be required by the Building Official.

\_\_\_\_\_  
Owner/Authorized Agent Signature

\_\_\_\_\_  
Date

**City of St. Charles, Illinois**

**Historic Preservation Commission Resolution No. 3-2013**

**A Resolution Recommending Denial of a Certificate of Appropriateness  
(2 E. Main St.- Municipal Center)**

WHEREAS, it is the responsibility of the Historic Preservation Commission to review applications for Certificates of Appropriateness in accordance with the requirements of the St. Charles Municipal Code, Title 17 "Zoning", Chapter 17.32 "Historic Preservation"; and

WHEREAS, the Historic Preservation Commission reviewed a request to demolish and replace the east brick wall of the Municipal Center, 2 E. Main St., on May 1, 2013, as a component of a larger renovation project that was approved by the Commission on April 3, 2013 and April 17, 2013; and

WHEREAS, the Historic Preservation Commission finds the proposed replacement of the east brick wall proposed in the application for Certificate of Appropriateness does not meet the applicable criteria of Section 17.32.080(G) "Certificate of Appropriateness: Criteria" and will therefore adversely affect or destroy historically or architecturally significant features of a building within a designated historic district, based on the findings listed in Exhibit "A".

NOW THEREFORE, be it resolved by the Historic Preservation Commission to recommend to the City Council denial of the Certificate of Appropriateness for demolition and replacement of the east brick wall on the Municipal Center, 2 E. Main St., based on the findings listed in Exhibit "A".

Roll Call Vote:

Ayes: Norris, Pretz, Prestidge, Weals, Bobowiec

Nays: Withey

Absent:

**PASSED**, this 1<sup>st</sup> day of May, 2013.

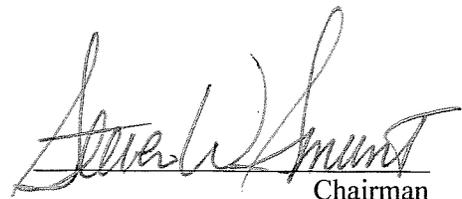
  
Chairman

Exhibit "A"

**Findings for Denial of Certificate of Appropriateness**

17.32.080.G. Certificate of Appropriateness: Criteria

In making a determination whether to approve or to recommend denial of an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided by the following criteria:

**1. Significance of a Site, Structure or Building**

- a. The Historic Preservation Commission shall apply the maximum flexibility allowed by this Chapter in its review of applications for new construction and for alteration, removal or demolition of structures that have little architectural or historic significance. However, if the new construction, alteration, removal or demolition would seriously impair or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, the Historic Preservation Commission shall give due consideration to protection of those historically and architecturally significant features.
- b. The following properties are presumed to have architecturally or historically significant features:
  - i. Properties within a designated historic district that are classified as architecturally or historically significant by a survey conducted pursuant to Section 17.32.070.
  - ii. Properties designated as landmarks pursuant to Section 17.32.300.
  - iii. All properties listed on the National Register of Historic Places.
- c. The following properties will sometimes have architecturally or historically significant features - properties within a designated historic district that are classified as architecturally or historically contributing by a survey conducted pursuant to Section 17.32.070.
- d. The following properties will usually have little architectural or historic significance - properties within a designated historic district that are classified as architecturally or historically non-contributing by an architectural survey conducted pursuant to Section 17.32.070.

***The St. Charles Municipal Center is rated as "Significant" in the 1994 Architectural Survey of the Historic District, is a locally designated Landmark, and is listed on the National Register of Historic Places.***

**2. General Architectural and Aesthetic Guidelines**

- a. Height  
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures. N/A
- b. Proportions of the Front Facade  
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures. N/A
- c. Proportions of Windows and Doors  
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building. N/A
- d. Relationship of Building Masses and Spaces  
The relationship of a structure to the open space between it and adjoining structures should be compatible. N/A
- e. Roof Shapes

The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures. **N/A**

f. Scale

The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures **N/A**

g. Directional Expression

Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character. **N/A**

h. Architectural Details

Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures. **N/A**

i. New Structures

New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures. **N/A**

### 3. Secretary of the Interior's Standards for Rehabilitation

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose.

**N/A**

- b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.

***Demolition of the brick wall will result in the removal of historic materials.***

- c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance, shall be avoided.

**N/A**

- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**N/A**

- e. Distinctive stylistic features, finishes and construction techniques or examples of skilled craftsmanship, which characterizes a building, structure or site, shall be preserved.

**N/A**

- f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures.

***Conclusive evidence has not been presented to support that the brick wall has deteriorated to the point that total demolition and replacement is necessary.***

- g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will damage the historic building materials shall not be used.

N/A

- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

N/A

- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment.

N/A

- j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

N/A

#### **5. Code Conflicts**

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief.

N/A

~~Mr. Hunecke asked about the Commission's COA review process and how many meetings were necessary. Chairman Smunt indicated that with most projects, if the information is complete, only one review is necessary, and this is completed concurrently with the building permit review process.~~

**8. COA: 2 E. Main St., Municipal Center (façade repair, windows, re-roofing)**

Peter Suhr, Public Services Manager for the City, was present, along with Steve Vasilion and Rob Ezerins, architects from the Prairie Forge Group. Mr. Suhr stated the project has been brought back to the Historic Commission for formal approval after a preliminary discussion in February. He stated the intent is to present the project to the Government Services Committee of the City Council on April 22; therefore, he was looking for the Commission to make a recommendation on the COA this evening.

The Commission first reviewed the elevations of Old City Hall and the Annex building, which includes window and door replacement, adding new stone base, salvaging brick, and tuck-pointing. Mr. Pretz commented on the stone base on the Annex building elevation, which appeared flat, and he suggested perhaps the window could extend further down. Chairman Smunt noted the rendering makes it appear as a monoplane without any relief at the base. Mr. Ezerins clarified that there is relief; it just does not appear on the rendering. He referred to the cross section in the plans. He also noted there is limited depth to work with in the window recesses because of the limited depth of the brick. The 4" of relief proposed was acceptable to the Commission.

Mr. Vasilion described the proposed changes to the Old City Hall building, including replacing the lower 39" of brick with limestone. He indicated the limestone would be more random cut/rough and not as it appears in the rendering. The belt course along the window sills will be larger rectangular sections of limestone. Wood windows with bronze cladding are proposed, and the project bid has an alternate of painting the second floor windows to match if they are not replaced. The Commission had no further comments on the proposal for Old City Hall.

The Commission moved to discussion of the Municipal Center building. Chairman Smunt stated that since the preliminary review meeting, he had done a visual assessment of the east brick wall proposed for replacement. He stated while he is not an architect or engineer, his first reaction was that the wall doesn't appear deteriorated enough to the point that it requires demolition. He has consulted with two other architects who agree with him, although they have not been up the roof to view the wall in detail. He recalled there was a comprehensive analysis of the masonry of the building at some point and he questioned if there was an independent analysis of the wall ever completed.

Mr. Ezerins responded that it is not only an issue of structural integrity. There are two lintels deflecting and pushing bricks up vertically. In order to control cracking, expansion joints are needed, which is a good solution more so for a new wall. But given the lintel repair, cracked bricks, and the need to rebuild sections of the parapet wall, there may be more value in replacing the entire wall. The new wall would have a membrane behind it to be water tight. Repair would leave multiple patches in the wall. He stated the brick replacement is more of a value proposition than because of structural failure.

Chairman Smunt noted that repair rather than replacement is required per the Secretary of Interior Standards and noted this is being done on the Annex and Old City Hall buildings. He stated the Historic Preservation Ordinance recommends retaining original materials to retain the historic fabric and character of the building.

Mr. Suhr noted that the end result would be a “swiss cheese” effect of numerous patches and repairs, and in the end, the total cost approach the cost of full replacement.

Mr. Norris suggested that replacing the brick wall and using a membrane changes the way the building works and breathes and questioned if interior moisture will be able to escape with the new system. Mr. Ezerins responded that this is more of an HVAC issue.

The Commission moved on to discuss the proposed metal coping. Mr. Vasilion described that on the brick section, the caps will be lifted to replace the roof and no coping is proposed. The coping has been proposed on the marble sections of the upper roof. He stated that the smaller, lower roofs do not have an issue with water penetration and these can be replaced without use of coping. Mr. Ezerins stated that the coping is proposed on the upper roof because of issues caused by the height of the roof surface intersecting the top of the parapet on one side of the roof. This condition makes it difficult to slope the water away from the parapet wall. He discussed potential alternatives, including the use of a reglet, where a channel in the mortar joint is created and caulked, or the use of “through-wall flashing” passing under the caps, which directs water to the wall.

The Commission discussed that they were opposed to the installation of metal coping and the resulting visual impact. The Commission thought either alternative presented was acceptable. Mr. Ezerins noted that it was not known what the exact conditions will be once the roof surface is removed, so one or both methods could; however, through-wall flashing is generally preferred with a reglet as a second alternative.

Chairman Smunt read a suggested motion to approve the COA subject to:

- The east brick wall of the Municipal Center- repair only, no full demolition, replace/repair with salvaged brick and like-in-kind material.
- Along the marble walls of the Municipal Center- No coping, use through-wall flashing under the marble caps, or use of a reglet where not feasible.

He further suggested coming back before the Commission if new information is available, and the Commission is open to considering this information.

**A motion was made by Mr. Prestidge and seconded by Mr. Pretz with a voice vote to approve the COA with the suggested conditions. Mr. Withey voted no.**

Mr. Ezerins added that the lower level canopy flashing, which is currently white, will be a green color to match the existing canopy, but only if a matching green color can be found. The Commission supported this change.

**A motion was made by Mr. Norris and seconded by Mr. Withey with a unanimous voice vote to amend the COA to include the use of matching green flashing on the lower canopy.**

**10. COA: 403 S. 6<sup>th</sup> St. (re-roofing project).**

Chairman Smunt recused himself as the applicant. Vice Chairman Norris acted as chair.

Dr. Smunt described his proposal to re-roof his house with Certaineed Carriage House Shingles, with metal valleys and a cone shaped cap on the veranda peak. Soffit crown molding that is deteriorated beyond repair and gable crown molding that is damaged will be replaced with 4” PVC crown molding that will appear as wood and closely match the original molding profile. Hanging half round gutters will replace the existing hanging box gutters.

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

**11. Additional Business**

There was none.

**12. Announcements: Historic Preservation Commission meeting Wednesday, April 17, 2013 at 7:00pm in the Committee Room.**

**13. Adjournment:**

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

With no further business to discuss, the meeting adjourned at 8:46 pm.

**6. COA: 2 E. Main St.**

Mr. Colby stated the Commission recommended approval of this project at the April 3 meeting, but with two conditions: 1) repair instead of total replacement of the Municipal Center east brick wall and 2) No use of metal coping as proposed on the upper roof of the marble portion of the Municipal Center. The applicants have returned to provide additional information on these two items. Based on the new information presented, the Commission can either amend the previously approved COA, or leave the conditional approval in place as approved on April 3.

Peter Suhr, Public Services Manager for the City, stated that the project is scheduled to be presented the Government Services Committee of the City Council on April 22. Since the last meeting with the Commission, the City has received bids on the project, which included more analysis of the two issues by bidders. He noted that the overall cost of the project came in under budget, and therefore all of the alternatives for including second story window replacement on Old City Hall and the Annex Building will be included in the project. He noted if the brick wall replacement was included, this would add an additional \$20,000 to the overall budget and would not affect including the alternatives. He introduced the consultants, Rob Ezerins and Steve Vasilion from Prairie Forge Group.

Mr. Ezerins presented a drawing of the east brick wall of the Municipal Center showing the potential amount of brick that may need to be replaced. He noted this includes both damaged brick (20%) and interstitial brick (20%) that will need to be replaced in connection with the repair work. Masons who have bid on the project and inspected the wall estimated up to 40 to 45% would require replacement.

Mr. Norris stated he would prefer to table the item and talk directly to the mason. He questioned the purpose of the sawcutting if the brick is already failing. Mr. Vasilion stated only a very small portion of the brick replacement is due to the sawcutting. He noted the mason has found that many of the bricks are soft, and that at least 20% have the potential for spalling. Mr. Norris stated he did not see any spalling on the wall. Mr. Vasilion said the masonry is soft behind the face. Mr. Ezerins stated it is common practice to add joints in new brick and it would be negligent to not follow common practice with the brick replacement. Mr. Vasilion noted that the original report by a masonry consultant and the project bidder both recommended replacement of the brick wall.

Mr. Withey questioned if it is the Commission's responsibility to challenge the engineering recommendations of the City. Chairman Smunt noted that the expansion joints themselves are an aesthetic issue.

Ms. Weals asked if replacement of the roof membrane will help stop the deterioration of the brick and if it was possible to determine what percentage of the deterioration is due to roof failure vs. water through the wall. Mr. Ezerins said that is difficult to determine, but the roof is contributing to the issues with the parapet wall.

Mr. Bobowiec questioned why the masonry contractor was not present to respond the questions as requested by the Commission. He said he didn't feel the applicants were adequately responding to the Commission's requests for information. Mr. Suhr responded that a study was completed a year ago that said the wall was failing, and the architect and project contractor are both saying the same thing. He said Prairie Forge is the firm hired by the City to explain the findings and that he and the consultants are qualified architects.

The Commission moved on to discuss the metal coping. Mr. Ezerins stated they are concerned with the potential of cracking the marble caps, which weigh around 800 lbs. He presented two possible metal caps, including one that extended down the entire face of the marble cap. He showed pictures of a segment of the metal cap on the building. He explained that the pieces can be fitted so that the vertical joints on the cap match the vertical joints in the marble.

Chairman Smunt stated the metal cap is more predictable for long-term maintenance. He stated the question for the Commission to consider is whether the flashing that matches the profile of the caps has a minimal or major impact on the architecture of the building. He noted there is some negative impact in that it is not original.

Mr. Pretz said that based on the pictures, it is not really visible, and will provide a greater benefit down the road in terms of preserving the wall. Ms. Weals noted there is also the risk of the caps cracking. Mr. Norris questioned why the mason couldn't lift the caps without cracking them, but he noted that with the metal cap, all we are doing is adding a stripe on the top of the building that is similar to the gutters that already exist on some lower roofs.

Chairman Smunt asked about the joints between the sections of metal cap. Mr. Vasilion said the sections attach into another metal piece that covers the joint.

The Commission agreed with the proposal to add the metal cap on the marble portion of the building and use of the cap that matched the profile of the marble caps and lined up with the existing joints in the marble. The Commission asked that the cap be painted to match the marble.

Chairman Smunt asked the Commission if they would like to make a motion. Regarding the brick wall, he noted the applicants have presented that up to 40% of the brick may require replacement, but it may be more or less.

Mr. Norris reiterated his concern with the control joints and questioned if they need to be in the locations shown. Mr. Suhr suggested waiting for the mason to determine the final locations. Mr. Vasilion said the plans show approximate locations for control joints, but the locations can be modified to minimize the negative visual impact, and this can be determined in the field.

Mr. Pretz said he supports repair, not replacement, of the brick wall and he supports suggesting modifications be made to place the expansion joints in optimal locations.

Ms. Weals said she supports total replacement of the brick wall, instead of piece by piece replacing lintels and sills.

Mr. Prestidge said 40% is enough to warrant total replacement of the brick as the repaired wall will not look great when the repair is complete. He supports total replacement if it will look exactly the same as the existing wall.

Mr. Withey said he supports total replacement of the brick wall.

Mr. Bobowiec said if in fact 40% requires replacement, he would support total replacement of the brick; however he would not support replacement if it was actually 20%. He said he wants to see reports and data from the contractors. He noted the masonry contractor is not present. He said there is too much up in the air for the Commission to make a decision. His opinion rests with Mr. Norris' opinion as the architect on the Commission.

Chairman Smunt noted that there are three in support of total replacement of the wall and three opposed, so it does not appear that there are enough votes to change the approved COA with respect to the brick wall replacement. He suggested making a motion addressing the metal coping and placement of the control joints.

Mr. Colby read a draft motion for the Commission to consider:

- Authorize use of metal capstone coping and fascia, wrap the capstones per the diagram provided, paint the surface to match the marble.
- Allow the mason to choose the optimum location for necessary control joints to minimize impact on architecture.

**A motion was made by Mr. Pretz and seconded by Mr. Norris to amend the COA per the draft motion. Mr. Bobowiec, Mr. Prestidge, Mr. Pretz and Mr. Withey voted yes. Mr. Norris and Ms. Weals voted no. Motion carried.**

~~The Commission decided to move to Item #8 before Item #7.~~