

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, MAY 15, 2013  
COUNCIL COMMITTEE ROOM**

**Members Present:** Chairman Smunt, Bobowiec, Prestidge, Pretz

**Members Absent:** Weals, Withey, Norris

**Also Present:** Russell Colby, Planning Division Manager

---

**1. Call to order:**

Chairman Smunt called the meeting to order at 7:02pm.

**2. Roll call:**

Chairman Smunt called roll with four members present. There was a quorum.

**3. Approval of the agenda:**

There were no changes.

**4. Presentation of minutes from May 1, 2013 meeting:**

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

**5. Preliminary Review: 213 S. 3<sup>rd</sup> St.**

David Saelens, owner of the building at 213 S. 3<sup>rd</sup> St., was present. He stated that he is looking for feedback on whether the Commission would allow him to replace siding on his building with fiber cement siding, including horizontal clapboards and shake shingles, which have deteriorated. He noted the Lazarus House building at 15 S. 3<sup>rd</sup> St. had been resided in fiber cement siding and he thinks it looks good. He doesn't want to change any of the architecture or other details, just replace siding to match the existing siding. Window casings and windows would not be replaced.

Chairman Smunt described the situation at 15 S. 3<sup>rd</sup> St, where there were multiple types/sizes of clapboard siding on the building that had significantly deteriorated due to sandblasting. He said as a general policy, if wood siding is deteriorated and attempts to salvage the siding would fail, the Commission has supported use of fiber cement siding. He said the Commission needs compelling evidence that the siding is in fact deteriorated and he suggested a site visit prior to the next meeting.

Mr. Pretz commented that he wants to see all architectural details maintained if the siding is replaced. Mr. Saelens agreed this was his intent.

Mr. Bobowiec noted that cedar may be of similar price to fiber cement, so this should be considered as well. Mr. Saelens noted that cedar would require painting and future repainting. The Commission discussed that cedar can be stained and the finish would fade, not peel, and that fiber cement board, which is prefinished, will eventually fade and require repainting.

The Commission and Mr. Saelens agreed to schedule a site visit at the building on June 5 at 6:00 p.m. to view the condition of the siding. Chairman Smunt asked Mr. Saelens to obtain quotes for use of cedar vs. fiber cement prior to the meeting.

#### **6. Update on Mail Order Homes project**

Mr. Colby stated that the Commission has been provided with a list of all of the potential mail order houses in St. Charles based on the survey by Rebecca Hunter. The next step will be sending letters to the homeowners. The letters will include the matching catalogue page, a survey for additional information, and instructions on identifying evidence, including part numbers. He stated that the Commission previously discussed inviting the homeowners to the identification workshop.

The Commission discussed whether to hold the workshop in the summer or fall. Mr. Bobowiec suggested asking the homeowners in the letter if they are interested in attending, then it can be determined where and when the event would take place. He also suggested an online survey response form.

#### **7. Additional Business**

There was none.

#### **8. Announcements: Historic Preservation Commission meeting Wednesday, June 5, 2013 at 7:00pm in the Committee Room.**

#### **10. Adjournment:**

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

With no further business to discuss, the meeting adjourned at 7:30 pm.

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