

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JUNE 5, 2013  
COUNCIL COMMITTEE ROOM**

**Members Present:** Chairman Smunt, Withey, Norris

**Members Absent:** Weals, Bobowiec, Prestidge, Pretz

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

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**1. Call to order:**

Chairman Smunt called the meeting to order at 7:04pm.

**2. Roll call:**

Chairman Smunt called roll with three members present. There was a not a quorum. Chairman Smunt noted that no action could be taken on any agenda items.

**3. Approval of the agenda:**

There were no changes.

**4. Presentation of minutes from May 15, 2013 meeting:**

No action was taken on this item.

**6. COA: 14 N. Riverside Ave. (windows)**

Frank Collingbourne, applicant, was present. Mr. Colby said a window was replaced in the building without a permit. The Commission previously approved a COA requiring the window to be removed and replaced with the same type of window that was previously installed. Subsequently, the applicant revised the COA request to instead propose replacing an additional window to visually balance the appearance of the building. In response, the Commission asked staff to contact the applicant to discuss the possibility of a façade grant to redesign the entire upper window system. Mr. Collingbourne and the other owner decided they did not want to invest the money in the project at this time, and therefore the Commission is now considering the proposal to replace the second window.

Mr. Collingbourne noted that the original façade of the building was removed and replaced with a structural lannon stone that is not easy to modify. He liked the idea of replacing all of the windows, but he said that this was not possible at this time, due to the large investment recently

made to replace the roof. He said he understood that if the window did not match the style of the building, they would agree to replace the window to match the original.

The Commission discussed that lannon stone could be stained if there was an interest in changing the color.

Chairman Smunt said that as a future project, the Commission discussed obtaining the services of an architect to redesign the front elevation using pairs of double hung windows. He said based on past discussion with the Commission, there was not support for allowing the replacement window, as the Commission felt the window design and material choice was not appropriate for the building.

#### **5. COA: 213 S. 3<sup>rd</sup> St.**

Prior to the meeting, Chairman Smunt, Mr. Norris and Mr. Colby attended a site visit at 213 S. 3<sup>rd</sup> St. with Dave Saelens, building owner, to review the condition of the siding proposed for replacement.

Chairman Smunt noted that the condition of the siding and wood shingles varies by elevation. The worst condition is on the south elevation, where due to shingle splits, over 50% is deteriorated, in which case the entire elevation of shingle would need to be replaced. On the north elevation, there was less deterioration, with maybe 30% requiring replacement. He noted that once you begin the work of replacing individual shingles, more shingle will be damaged and require replacement, and at some point, the mix of new and old shingle will look bad.

Mr. Norris stated that in his opinion, the major issue is ventilation through the siding. A lot of the visible damage could be corrected with a proper priming and painting and taking measures to ensure the humidity is venting out of the walls and attic.

Chairman Smunt stated Mr. Saelens had obtained quotes for fiber cement and cedar that were very high. Based on the site visit, he suggested obtaining quotes for a repair and partial replacement with like materials, along with a proper painting. Mr. Withey suggested contacting Mr. Prestidge for a recommendation for an independent carpenter who can perform the work.

The Commission discussed that the property may be eligible for a Façade Improvement Grant, but the property is outside of SSA 1-B and therefore is second priority for funding. Mr. Colby said he would check the status of the current grant applications and see what is available. There was no specific COA request for the Commission to consider. Mr. Saelens will obtain additional quotes and follow up.

**7. Additional Business**

There was none.

**8. Announcements: Historic Preservation Commission meeting Wednesday, June 19, 2013 at 7:00pm in the Committee Room.**

**9. Adjournment:**

With no further business to discuss, the meeting adjourned at 7:35 pm.

Respectfully submitted,

Dr. Steven Smunt, Chairman

St. Charles Historic Preservation Commission