

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 20, 2013
COUNCIL COMMITTEE ROOM**

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

Members Absent: Pretz

Also Present: Russell Colby, Planning Division Manager

1. Call to order:

Chairman Smunt called the meeting to order at 7:00pm.

2. Roll call:

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

3. Approval of the agenda:

There were no changes to the agenda.

4. Presentation of minutes from February 6, 2013 meeting:

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

5. COA: 314 Illinois St. (detached garage)

Raymond Klaus, property owner and applicant, presented information on the proposal to replace an existing detached garage that was damaged by fire. The structure was constructed in 1984 and sided with vinyl. Mr. Klaus circulated pictures showing the garage before the fire. The proposal is to reconstruct the garage on the existing foundation, but use a 10:12 pitch to create storage space on the second floor. An entry door and hopper style window would be installed on each side. A double hung window would be installed in the second floor centered in each gable.

Mr. Bobowiec clarified the proposal was for horizontal vinyl siding. Mr. Klaus said yes. Mr. Bobowiec made a motion to approve as presented, but there was no second.

Chairman Smunt noted two comments with the proposed plans. First, he recommends use of a corner trim, perhaps 4" size, be installed with the vinyl siding. He noted this type of corner is available for use with this type of vinyl siding. The corner trim could be used as casing around

all doors and windows as well. Second, he commented that the proposed window style was not compatible with the residence, which has vertical double hung windows. He would prefer a larger window be installed.

Mr. Klaus stated that he prefers the hopper window because it will reduce the potential for a break in and he has the windows already. The Commission asked about the size of the second floor window. Mr. Klaus indicated a size of 48” wide by 71” tall.

Chairman Smunt stated that the Commission is supportive of the proposal but would need to see scaled elevation drawings of the garage to understand the appearance with the roof pitch, windows, and corner boards. He recommended the Commission table the item if Mr. Klaus was willing to return with elevation drawings.

A motion was made by Mr. Prestidge and seconded by Ms. Weals with a unanimous voice vote to table the COA.

6. 14 N. Riverside Ave. (window)

Frank Collingbourne, building owner and applicant, was present. He explained that one of the windows had cracked and needed to be replaced. The window was installed without a permit. The installers were stopped by the City and were allowed to secure the window. He noted the replacement window opens which provides ventilation.

Chairman Smunt noted the window stands out quite a bit as it is inconsistent with the other windows on the façade in terms of architecture. The second floor windows are a unified element that now appears to have one part that doesn’t match. He said he understands the need for ventilation and was not opposed to allowing for some type of window that opens, however, he stated the window chosen was a poor choice. The commission members agreed.

Mr. Collingbourne apologized for the window being installed without a permit. He said the plan was to paint it to match the trim and better blend in. Chairman Smunt noted that it is difficult to get paint to adhere to vinyl material. Mr. Collingbourne suggested that they may need to replace additional windows that are cracked.

Mr. Bobowiec suggested a façade grant to replace all of the windows. Chairman Smunt suggested using a commercial grade window.

Chairman Smunt suggested the Commission make a motion to approve replacement of the window with a like-in-kind replacement only, with no moving parts and no vinyl.

A motion was made by Mr. Bobowiec and seconded by Ms. Weals with a unanimous voice vote to approve the COA for like-in-kind replacement only, with no moving parts or vinyl.

Mr. Colby stated the applicant could replace the window as approved or return with an alternate proposal.

7. Façade Improvement Plan Review: 314 W. Main St.

Mr. Colby summarized the application, as the applicant was unable to attend. Based on comments from the Commission, the applicant has submitted three revised elevation options labeled as A (flat roof), B (hipped roof), and C (gable roof). He noted that the applicant clarified their intention to use rounded, cast concrete columns to match the existing columns on the façade, and would use a “closed stringer” design of the stairs, where the sidewall would run up past the treads. Photos were used to illustrate this closed stringer design.

Mr. Norris recommended Option A, which was preferred by the applicant. The Commission agreed. Chairman Smunt noted that the materials indicated the Commission wanted “Colonial” style, but he believes the building is actually Beaux Arts style.

A motion was made by Mr. Prestidge and seconded by Mr. Bobowiec with a unanimous voice vote to recommend to the City Council approval of the Façade Improvement Grant for 314 W. Main St.

8. Additional Business

a. Kane County Landmark Nomination for Seven Oaks Farm, 36W780 Red Gate Rd.

Mr. Colby noted that Kane County had provided a copy of a landmark nomination for Seven Oaks Farm and asked the City for any comments. The Commission supported the application, and recommended that it be approved by Kane County.

b. Mail Order Homes Survey

Mr. Colby stated that Rebecca Hunter would be beginning her visual survey of Mail Order Homes in upcoming days. Once this is completed, Ms. Hunter will be working with the Commission on the process to document the homes and contact owners for additional information.

c. IHPA CLG Evaluation

Mr. Colby stated that he had met with a representative with the Illinois State Historic Preservation Agency for an evaluation of the City for the Certified Local Government Program. He said IHPA attempts to conduct these meetings every three years. The City is complying with the program standards. Chairman Smunt did not recall the City

previously being evaluated. Mr. Colby said IHPA focuses more effort on evaluating smaller communities which have less active commissions.

Chairman Smunt noted the election of officers would be coming up in May. He intends to continue as Chair. Mr. Norris intends to continue as Vice Chair.

9. Announcements: Historic Preservation Commission meeting Wednesday, April 3, 2013 at 7:00pm in the Committee Room.

10. 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 8:08 pm.

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

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