

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MAY 1, 2013
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Prestidge, Pretz, Weals, Withey (7:03 pm),
Norris (7:05 pm)

Members Absent: None

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 all members present.

3. Approval of the agenda:

There were no changes.

4. Presentation of minutes from April 17, 2013 meeting:

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

5. COA: 218 N. 4th Ave. (siding/trim replacement)

The applicant, Thomas Rockafellow, was present. He explained his plan was to replace pine trim on the house with new cedar matching the existing design. No changes will be made to the second floor dormers. The existing pine trim surface is deteriorated, and he would prefer not to paint it again. He also indicated that he planned to replace the rear porch ceiling with bead board.

The Commission asked about the age of the house and its construction. Mr. Rockafellow stated the house dated from the 1950s and is constructed of concrete block.

A motion was made by Mr. Pretz and seconded by Ms. Welas with a unanimous voice vote to approve the COA.

6. COA: 207 S. 4th St. (detached garage demolition)

A representative of the applicant, Batavia Enterprises, stated the detached garage is deteriorated and there was recently a fire which damaged one corner.

Chairman Smunt noted the structure is not visually prominent from the street. He asked if the garage would be replaced with a new structure.

The representative stated that given the zoning setback requirements and the location of the garage directly adjacent to a retaining wall, it is difficult to replace the structure in this location and instead a parking pad will be provided.

A motion was made by Mr. Pretz and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA.

7. 109 W. Main St. (sign)

A representative of McNally's Irish Pub was present. He stated they are interesting in installing a projecting sign similar to ZaZa's to the east for the purpose of attracting east-west traffic on Main Street. Customers frequently follow GPS directions to their former location and don't see the existing front wall sign, which is not easily visible to passing traffic. The sign will be a canvas material.

Chairman Smunt asked about the placement of the projecting sign on the east or west end of the façade. The Commission suggested and the applicant agreed that placement of the sign above the entry door adjacent to the second floor windows was the most logical location.

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

8. COA: 2 E. Main St. (brick wall replacement)

Mr. Colby said the project and the Commission recommendation were presented to the Government Services Committee of the City Council on April 22. The Committee recommended that the project be approved and requested that the Municipal Center brick wall be totally demolished and replaced. The Commission had approved a COA for all other aspects of the project, however, based on the Committee direction, the City is now proposing for the east brick wall to be entirely replaced. The Commission can choose to defer to the City Council and approve the COA for this aspect of the project, or the Commission can maintain their recommendation and pass a denial resolution to be considered by the City Council. The resolution will be presented to the City Council along with the contract for the project on May 6.

The Commission indicated they wished to maintain their recommendation and recommend denial. Mr. Colby read a draft resolution with responses to the ordinance criteria under Secretary of Interior Standards item b), that demolition of the brick wall will result in the removal of historic materials, and item f), that conclusive evidence has not been presented to support that the brick wall has deteriorated to the point that total demolition and replacement is necessary. The Commission agreed that the resolution reflected their reasoning for recommending denial.

A motion was made by Mr. Norris and seconded by Mr. Prestidge to forward to the City Council a resolution recommending denial of the COA for replacement of the east brick wall of the Municipal Center, 2 E. Main St. Mr. Bobowiec, Ms. Weals, Mr. Prestidge, Mr. Pretz and Mr. Norris voted yes to recommend denial of the COA. Mr. Withey voted no.

9. Additional Business.

None.

10. Announcements: Historic Preservation Commission meeting Wednesday, May 15, 2013 at 7:00pm in the Committee Room.

11. Adjournment:

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

With no further business to discuss, the meeting adjourned at 7:17 pm.

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

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