

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 7, 2013
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Norris, Prestidge, Pretz, Withey

Members Absent: Weals

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 six members present. There was a quorum.

3. Approval of the agenda:

Chairman Smunt added an item under Additional Business regarding his roofing project.

A motion was made by Mr. Bobowiec and seconded by Mr. Prestidge with a unanimous voice vote to revise the agenda to add the item under Additional Business.

4. Presentation of minutes from June 5, 2013, July 17, 2013, & July 22, 2013 meetings:

A motion was made by Mr. Prestidge and seconded by Mr. Bobowiec with a unanimous voice vote to approve the July 17, 2013 minutes as presented.

A motion was made by Mr. Bobowiec and seconded by Mr. Prestidge with a unanimous voice vote to approve the July 22, 2013 minutes as presented.

Mr. Colby noted at the June 5, 2013 meeting, there was no quorum and no action taken. Chairman Smunt recommended that the minutes be kept on file but they do not need to be formally approved. The Commission agreed.

5. COA: 214 W. Main St. (awning and sign)

Mr. Colby stated the COA is for recovering of an existing awning and installing a projecting sign. Both signs are Sunbrella material. A representative of Acquavina Winery was present.

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

6. COA: 120 N. 4th St. (windows)

Clinton Anderson, building owner, was present. Chairman Smunt asked for an explanation as to why the windows were replaced without a permit. Mr. Anderson stated he expected the contractor to take care of the permit. He stated that vinyl double hung windows were installed as shown in the pictures provided.

Chairman Smunt asked if the Art Glass windows were salvaged. Mr. Anderson said they were discarded. Chairman Smunt suggested they could have been reused as a decorative feature.

Mr. Colby clarified that the vinyl windows replaced wood windows that were previously covered with aluminum storm windows, based on an older photo. Mr. Anderson confirmed the building was vinyl sided and he had no intent of removing the siding.

Mr. Anderson asked why the house is designated as historic if it has no historic elements left on the building. Chairman Smunt stated that the Historic District includes all properties that made up the original town of the St. Charles, and although his building has few historic elements, it is a part of the district. Mr. Anderson noted he owned the building for six years and also owned the building directly to the south at 114 N. 4th St., which also has few historic features.

Chairman Smunt asked why the decision was made to completely replace the windows. Mr. Anderson said that there was a complaint to the Kane County Health Department and EPA regarding lead paint in the rental unit. He said an inspection was conducted and he was fined for violations. He said replacement of the windows would reduce the fines he was charged.

The Commission questioned Mr. Anderson on what exactly the Health Department required. Mr. Anderson said they requested either replacement of the windows or removal of the lead paint, which he felt was not possible based on the condition of the windows. He said he was also required to repaint radiators and door jambs inside the building. Mr. Prestidge stated that as a home inspector, he is unaware of a requirement to completely remove a window with lead paint. Mr. Anderson said it is not an issue if the homeowner is living in the unit and a tenant has to sign a number of forms acknowledging they are aware of lead paint being present in the unit when they sign a lease.

The Commission expressed some skepticism as to whether the Health Department actually required replacement of windows and discussed either seeing a copy of the paperwork Mr. Anderson was provided or contacting the Health Department directly to discuss their process.

Chairman Smunt said it sounds like the Health Department is making recommendations that contradict the City's ordinances, and he suggested it is something the Commission should look into.

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

Mr. Pretz stated the contractor should have known better to check if a permit is required before starting the work.

Chairman Smunt clarified for purpose of the minutes that the Commission is approving the COA because the house is vinyl sided with few historic details remaining, and the vinyl windows match the siding material. The windows are the correct type and size and the appearance of the building is essentially the same as before. He said if the Commission was consulted before the work was done, they would have requested the art glass windows to be preserved. He said preserving elements like the art glass windows would leave some of the original features for a future owner who may wish to restore the house to its original appearance.

7. Façade Improvement Grant: 221 W. Main St. and 5 S. 2nd Ave./119 E. Main St.

There was no new information on this item.

A motion was made by Mr. Norris and seconded by Mr. Withey with a unanimous voice vote to table the Façade Improvement Grant.

8. Additional Business: Re-roofing project at 403 S. 6th St.

Chairman Smunt presented pictures of the reroofing project at his house, including historic pictures of the house and a picture from when he purchased the home in 1980. He described the installation of soffit and ridge ventilation, fypon moulding, Certainteed Carriage House shingles, and half round gutters. The Commission complimented the project.

9. Announcements: Historic Preservation Commission meeting Wednesday, August 21, 2013 at 7:00pm in the Committee Room.

10. Adjournment:

With no further business to discuss, the meeting adjourned at 7:42 pm.

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