

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, SEPTEMBER 18, 2013  
COUNCIL COMMITTEE ROOM**

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

**Members Absent:** Weals, Prestidge, Withey

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

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**1. Call to order:**

Chairman Smunt called the meeting to order at 7:14pm.

**2. Roll call:**

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

**3. Approval of the agenda:**

No changes or additions.

**4. Presentation of minutes from September 4, 2013 meeting.**

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

**5. COA: 301-305 W. Main St.**

Oleg Shulzhenko, applicant, was present. He stated the tower would be roofed with architectural grade asphalt shingles in a color that would match the brick on the building. He stated that he would like to install a cap with a pole at the top of the tower and asked the Commission if they would prefer the pole with or without an ornament. He presented a drawing showing a fox ornament.

The Commission discussed that the fox ornament would be difficult to see from the ground and it may look odd. Mr. Shulzenko agreed to use the cap and pole without the ornament on the pole.

Mr. Shulzenko discussed other ideas for the building that were not related to the COA request. He asked about whether painting the windows would require a Commission review. Chairman Smunt stated that any work like painting is considered maintenance and does not require a building permit; therefore no COA review is required. He stated that the Commission would be

happy to consult on any aspect of the project. Mr. Shulzenko noted the trim on the building is blue, but he thought a lighter cream color would be more appropriate. The Commission agreed.

Mr. Shulzenko asked about painting the brick arches above the windows on the west elevation, facing the gas station. The Commission suggested instead using a brick stain.

Mr. Shulzenko discussed that based on his concept for the use of the interior of the building, he would like to block the double hung windows on the west elevation from the inside. He asked the Commission if they would be open to a single fixed pane window in the openings. He would like to install some type of display within the window. Chairman Smunt said the double hung window with a divided light upper sash is a design characteristic of the building found on each façade, therefore the Commission would want the windows to keep the current appearance. The Commission suggested using spandrel glass, painting the windows from the inside, or creating a box behind the existing window.

The Commission discussed instead using the storefront windows on the west elevation for the display, since the other windows would be difficult to see from Main Street. Mr. Shulzenko said he wanted to use an LCD display, but the size for the storefront windows is too expensive. Chairman Smunt noted that if the LCD displays a sign, this is regulated by the Zoning Ordinance and it would need to comply with the standards. Mr. Colby noted there are regulations for window signs.

Mr. Bobowiec suggested providing a concept elevation for the Commission to respond to.

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

#### **6. COA: 108 S. 2nd St. (window)**

Mr. Colby stated this was listed on the agenda as a placeholder in case the applicant was present.

**A motion was made by Mr. Norris and seconded by Mr. Withey with a unanimous voice vote to table the COA.**

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

Chairman Smunt noted that Ms. Weals has been asked to resign but she has not yet submitted her resignation. He noted Kim Malay, who was present, has expressed an interest in being on the Commission. Wendy Mosier was also present to observe the Commission meeting and consider if she wanted to become a member. Chairman Smunt stated he also reached out to John Hunecke,

who is rehabbing his house on N. 5<sup>th</sup> Ave. Mr. Hunecke responded he may be interested in a few months.

**8. Announcements: Historic Preservation Commission meeting Wednesday, October 2, 2013 at 7:00pm in the Committee Room.**

**9. Adjournment:**

With no further business to discuss, the meeting adjourned at 7:48 pm.

Respectfully submitted,

Dr. Steven Smunt, Chairman

St. Charles Historic Preservation Commission