

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 19, 2014
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Gibson, Norris, Pretz, Withey (7:05)

Members Absent: Malay

Also Present: Russell Colby, Planning Division Manager

1. Call to order:

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

2. Roll call:

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

3. Approval of the agenda:

There we no changes.

4. Presentation of minutes from March 5, 2014 meeting.

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

5. COA & Façade Improvement Grant: 100 W. Main St. (Hotel Baker)

The applicant was not present.

Chairman Smunt said the application is for a grant to assist with reglazing and repainting the windows on the south and east elevations of the hotel. The Commission discussed that they are supportive of the project.

Chairman Smunt said it would be helpful to have information from the contractor about what they think is causing the glazing to fail. He noted the windows were probably done back in 1998 when the hotel was renovated. He said in his experience, moisture on the inside of the window collects under the glass and then freezes, causing the glazing to fail and crack, and he found using a clear caulk prevented this from reoccurring on his windows.

The Commission asked Mr. Colby to communicate to the applicant that they support the application but think it would be beneficial to discuss the cause of glazing failure, since the City would be assisting with the funding and they would like to ensure any issue is properly addressed.

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

6. COA & Façade Improvement Grant: 102 E. Main St. (Riverside Pizza)

Steve Nilles, applicant, presented the proposal to repair the damaged EIFS/dryvit on the storefront, install a new wall sign, reface an existing wall sign on Riverside Ave., and recover the existing awnings. He said water had gotten behind the EIFS, frozen and caused the surface to crack and pop off, which could potentially cause the EIFS to fall off the building.

Chairman Smunt noted that penetrations through the EIFS have the potential to allow more moisture behind the surface. He said the proposed sign lettering would require numerous holes be cut into the EIFS to mount each letter. He suggested that mounting the letters on a metal panel, such as alumilite, and attaching the panel to the EIFS would reduce the number of holes.

Mr. Norris asked Mr. Nilles to explain the scope of the EIFS repair, as he was supportive of a repair project but perhaps not a complete reconstruction with the same material. Mr. Nilles said it was primarily a repair project. He said the contractor would remove the damaged portions to the extent necessary to correct the problem. He said there was also some surface damage near the sidewalk level and cracking of the surface layer, which needed minor repair and repainting. Mr. Norris said the contractor should clarify in the proposal how they intend to correct the water infiltration issue. He recommended use of flashing to prevent this damage from reoccurring.

The Commission asked about the gooseneck lights. Mr. Nilles said these will be relocated up above the proposed sign. He said moving the lights is not part of the contractor's proposal that was submitted, as this will be done by his electrician during his other work at the building.

Mr. Nilles said he was not decided on the Riverside Ave. sign refacing. Chairman Smunt said the Commission can proceed with recommending Façade Grant support for the project and the applicant can return before the Commission to have an alternate design for the sign approved.

A motion was made by Mr. Norris and seconded by Mr. Pretz with a unanimous voice vote to recommend to the City Council approval of the Façade Improvement Grant, with conditions that 1) a synthetic material panel be used behind the Main St. wall sign and 2) flashing be installed above the EIFS.

A motion was made by Mr. Bobowiec and seconded by Mr. Withey with a unanimous voice vote to approve the COA with the same conditions as the Façade Grant recommendation.

7. Additional Business

a. Jones Law Office

Pat Pretz said Liz Safanda believes Baker Park is still the best location and Liz is planning to contract Park District board member Jim Cooke to see if he will support the project.

Mr. Colby stated he has additional information on the floodplain issue with the Riverside/Indiana/2nd Ave. site. There are two options to place the building there: Having the structure constructed on piers, with the building above the flood level, approximately 3 ft. above the current grade, or place the building at grade and flood proof the structure. Flood proofing would require replacing the lower 3 ft. of the building with flood proof materials like pressure treated lumber.

The Commission discussed that flood proofing would not make sense, but that placing the building on piers might be workable, although more expensive and complicated than using a floating slab foundation. The Commission discussed the need for stairs and potentially a ramp so that people could see into the window of the building. The Commission also discussed how the area underneath the building might be screened with landscaping. Mr. Colby stated he was only offering the information about the floodplain rules and that the City would still need to approve placing the structure here in any manner. Ms. Pretz plans to contact Peter Suhr for an update.

b. Mail Order Homes Project

There was no update.

8. Announcements: Historic Preservation Commission meeting Wednesday, April 2, 2014 at 7:00pm in the Committee Room.

9. Adjournment:

With no further business to discuss, the meeting adjourned at 7:50 pm.