

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JULY 2, 2014  
COUNCIL COMMITTEE ROOM**

**Members Present:** Bobowiec, Gibson, Malay, Norris

**Members Absent:** Chairman Smunt, Pretz, Withey

**Also Present:** Russell Colby, Planning Division Manager  
Ellen Johnson, Planner

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**1. Call to order:**

Vice Chair Norris called the meeting to order at 7:00 pm.

**2. Roll call:**

Mr. Colby called roll with four members present. There was a quorum.

**3. Approval of the agenda:**

The following items were suggested for discussion under additional business:

- 8a. Camp Kane
- 8b. Jones Law Office

**4. Presentation of minutes of the June 18, 2014 meeting.**

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

**5. COA: 307 Park Ave. (addition)**

A representative of the applicant presented the proposal for a 15 ft. rear addition to the house. He said the gable detail shown on the rear elevation will match the existing front and right side gables and the garage gable. The roofline will be extended and will result in a change of pitch on the right side of the gable from 12:12 to 3:12. The front elevation will remain the same and materials used for the addition will match existing, including asphalt roof and split-faced block foundation.

Commissioners expressed concern over the proportion of the three windows shown on the first story of the east elevation. Commissioners agreed the height and width of the windows should be altered to be in keeping with the more vertical proportion of the other windows. They pointed out

that by doing so, a fourth window could be added. The applicant seemed agreeable to making the change.

Vice Chair Norris said the railing on the back deck, shown on the plans to be 36 inches high, will need to be 42 inches to meet building code requirements. Ms. Malay asked if the new rails will match the detail of the existing. The applicant stated the rails will have a more simple design. The applicant also said they anticipate the deck to be cedar.

Ms. Malay inquired whether the new windows will be wood. The applicant stated that the new windows will match the existing, which are not wood.

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA, with conditions that 1) the string of three windows on the first floor east elevation be altered in height and width to match the rest of the windows on the house, 2) all materials used be similar to existing and 3) cedar be used for the deck.**

**6. Zoning Variation: 628 N. 2<sup>nd</sup> Ave.**

Mr. Colby stated an application for a variance to allow for enclosure of the breezeway between the house and garage will go before the Zoning Board of Appeals later this month. The Commission must make a recommendation due to the property's landmark status. He reminded the Commission that it had conducted a preliminary review with the potential purchaser to see if the Commission would be open to allowing enclosure of the breezeway. He explained that a variation from the setback requirements will be needed to allow the garage and house to be attached, since the garage does not currently meet setback requirements. He noted the applicant stated a preference for keeping the existing garage rather than constructing a new attached garage.

Ms. Miller, applicant, stated they want to keep the existing garage and would like the Commission's support for the project. Ms. Malay said the house is a well-preserved landmark and the proposal is an appropriate way to make the home work for the new owner while still preserving the integrity of the house.

Vice Chair Norris asked whether the existing breezeway roof will remain. Ms. Miller said the roof will remain and the brick will match the existing house and garage. She said the addition will contain a powder room and laundry room.

Commissioners confirmed a COA request for the addition will come before the Commission once the Zoning Board issues the variation.

Ms. Malay said this is a fantastic project to preserve the integrity of the home and existing garage. The Commission agreed that it would be detrimental to the landmark status of the

property if the garage were demolished, as they consider the garage to be part of the landmark. Commissioners expressed strong support for the project.

**A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to recommend approval for the variation.**

#### **7. COA: 303 W. Main St. (sign)**

Mr. Colby explained that this COA is for a wall sign along the east elevation. Applicant Scott Ladendorf of Accurate Repro, Inc. said the sign is for a potential lessee of the second floor office space. He stated there is not much room for the sign on the Main Street (north) elevation, although that side of the building would be preferable to the client. He asked whether an awning would be allowed on the north elevation. The Commission said an awning would be possible, over the single door.

Mr. Ladendorf said standard materials will be used for the proposed wall sign, power supplies will be hidden behind the wall, and channel lit letters with LED lights will be used. He inquired about other options the Commission would allow.

Commissioners said they do not have an issue with an awning sign. They also suggested a projecting sign for the Main Street frontage, although the company's entire name would likely not fit due to size limitations. Mr. Colby suggested using only the company's logo. Commissioners confirmed projecting signs can be illuminated.

The applicant seemed agreeable to the idea of a projecting sign. He stated he wanted only to consult with the Commission at this point, and will bring back plans for approval at a later date.

**A motion was made by Mr. Gibson and seconded by Mr. Bobowiec with a unanimous voice vote to table the COA request.**

#### **8. Additional Business**

Ms. Malay said she will combine the discussion of items 8a (Camp Kane) and 8b (Jones Law Office). She reported the St. Charles Library voted down placement of the law office at the library, so the location will be Langum Park. She announced a rededication of Camp Kane on September 20<sup>th</sup> that will include an unveiling of the Jones Law Office, if it is ready. Ms. Malay said the general location of the law office will be along the southern edge of the park, near an existing concrete pad. The Farnsworth Mansion will be located nearby.

Ms. Malay explained the master plan for Camp Kane is to reconstruct the Farnsworth Mansion and use it as a museum, have open space for reenactments, and call attention to the site's history. Commissioners asked whether there are any concerns over disturbing artifacts. Ms. Malay said

the site was once a landfill, so there are few concerns. She said September 18<sup>th</sup> of this year marks the 153<sup>rd</sup> anniversary of Camp Kane.

**9. Announcements: Historic Preservation Commission meeting Wednesday, July 16, 2014 at 7:00pm in the Committee Room.**

**10. Adjournment:**

With no further business to discuss, the meeting adjourned at 7:30 pm.