

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, AUGUST 6, 2014  
COUNCIL COMMITTEE ROOM**

**Members Present:** Chairman Smunt, Gibson, Malay, Norris, Pretz

**Members Absent:** Bobowiec, Withey

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

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**1. Call to order:**

Chairman Smunt called the meeting to order at 7:02 pm.

**2. Roll call:**

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

**3. Approval of the agenda:**

There were no changes to the agenda.

**4. Presentation of minutes of the July 16, 2014 meeting.**

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

**5. COA: 311 Park Ave. (door)**

Dave Kaknes, homeowner, was present. He said the existing door, which he believes is original to the house, leaks badly. He had a replacement door custom made. Commissioners expressed some concern over the fact that the proposed door is in the Craftsman style, while the house is a Queen Anne.

Mr. Gibson asked about the color of the proposed door and Mr. Kaknes said it is cherry.

Commissioners wanted to ensure that the existing exterior casing will remain and the door opening will not be altered. Mr. Kaknes confirmed that is the intention.

Chairman Smunt told Mr. Kaknes that there are companies that make wood screen doors that would match well, if he is interested in a screen door in the future.

**A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the COA, with conditions that the exterior trim work remain and that the screen door can be removed and replaced with a suitable replacement.**

**6. COA: 407 Park Ave. (exterior renovation, detached garage, fence)**

Marilyn Connelly, applicant, was present. She is the new owner of the property and is rehabbing the home. She explained the proposed alterations to the front of the house. The central porch column will be removed. Two examples of porch columns were presented to the Commission.

Chairman Smunt said the style of the home will dictate the appropriate design elements. The architectural survey indicates it is a Prairie style home, though most of the features related to the style have been removed. Chairman Smunt explained Craftsman homes typically had multi-light over single double-hung windows and square or pyramidal porch columns. The proposed shutters would not have been used on Craftsman homes; they are a colonial feature. Ms. Malay said window casings of 4-5 inches stand out so shutters are not needed.

Commissioners agreed the porch columns and rails shown on the Craftsman porch example is appropriate. Ms. Connelly said she intends to use double-hung windows, except for some windows in the rear that will be casement.

Ms. Connelly moved on to the east side elevation and noted the house will be resided and the windows will be framed. She plans to eliminate a window under the peak. Chairman Smunt pointed out that the existing four over one windows are in keeping with the original style of the house and they may be original. Commissioners suggested the vinyl replacement windows also be four over one to follow the style of the house. Commissioners recommended against using white for the vinyl windows, although they do not regulate color.

Commissioners discussed the possibility of the original wood siding being underneath the aluminum siding, and that original details may also be revealed. Ms. Connelly said she will look into it.

Chairman Smunt told Ms. Connelly about the Property Tax Assessment Freeze program administered by the Illinois Historic Preservation Agency.

Chairman Smunt said the Commission will require corner trim at least 4 inches wide, frieze boards 6-8 inches wide, skirt boards 6-8 inches wide with drip caps, window casings of 4 inches wide with drip caps, and siding with a width of 4-6 inches. These elements can be done in vinyl or fiber cement. Commissioners also recommended other Craftsman design elements like different color dormers, exposed rafter tails, and beadboard soffit.

Ms. Connelly showed an example of the proposed front door. The Commission agreed the style is not appropriate for a Craftsman home. They suggested looking for a door in the appropriate style, in either wood or fiberglass.

For the rear (south) of the house, Ms. Connelly said the center door on the second floor will be reopened to open up to a new deck. A dormer would be necessary above the door for height. The back casement windows on the sunroom will be replaced with picture windows, as will the sunroom windows on the west elevation. The Commission stated they need to see a scaled drawing of the rear elevation showing the proposed changes so they can get a better idea of what will be done.

Mr. Norris noted that the guardrail around the upstairs deck will need to be 42 inches high, which the applicant should consider in terms of the aesthetic impact from the master bedroom. Commissioners explained that an exception can be made for the height of the front porch rail for historic architectural reasons. That rail height would be a minimum of 32 inches. Mr. Colby said if the 42 inch rail height is required based on the height of the porch, the Commission will recommend a lower height.

The Commission expressed support for the proposed garage. Ms. Malay recommended matching the casing dimensions and color to the house and choosing Craftsman-style garage door.

The Commission felt the proposed wood, dog eared fence was appropriate. Ms. Malay said the arched, spindle top, or square lattice styles would also look nice with the design of the house.

The Commission decided to separate the request into two COAs: all of the proposed elements except the south elevation, and the south elevation.

**A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the COA for all proposed elements other than the south elevation, contingent upon the recommendations that were discussed.**

**A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to table the COA for the south elevation. Mr. Norris abstained.**

## **7. Additional Business**

### **a. Jones Law Office**

Ms. Malay reported that the location of the Jones Law Office at Langum Park has been staked out. The structure will be moved the week of August 25. The rededication of Camp Kane and the

opening of the Jones Law Office will be September 20. Ms. Malay spoke with Chairman Smunt about getting a fife and drum for the event.

**b. Façade Improvement Grant: 117 E. Main St. (Berry's Barber Shop)**

Michael Hayden presented some changes to the sign and façade for which he had received a Façade Improvement Grant. The Commission supported the sign as presented, which they had already approved, although the revised sign is halo lit while the previous version was cabinet lit, which will be a higher cost. Mr. Colby said the original grant was for \$10,000 and that is the maximum grant amount. He explained that Mr. Hayden can shift around what he spends the money on, although design changes must be approved by the Commission.

Mr. Hayden showed the Commission an email from the designer explaining the proposed changes to the façade. Limestone pavers are proposed to cover the stairs and below the window, as well as on the wall going into the entrance that separates the building units. Columns will frame the façade.

Commissioners were not supportive of limestone covering the wall, since limestone is a structural material, not a wall covering. Also, it would narrow the entryway. Mr. Hayden said he believes there is brick under the existing wood paneling and Commissioners suggested exposing the brick. Chairman Smunt suggested a framed recessed wood panel for the area above the door.

Mr. Hayden stated he will move forward with the suggestions and will come back for the next meeting.

**8. Announcements: Historic Preservation Commission meeting Wednesday, August 20, 2014 at 7:00 pm in the Committee Room.**

**9. Adjournment:**

With no further business to discuss, the meeting adjourned at 8:33 pm.