

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 18, 2014
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Malay, Pretz, Withey,

Members Absent: Gibson, Norris

Also Present: Russell Colby, Planning Division Manager

1. Call to order:

Chairman Smunt called the meeting to order at 7:04 pm.

2. Roll call:

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

3. Approval of the agenda:

The following items were suggested for discussion under additional business:

Fiberglass replacement windows

Chairman Smunt stated that items on the agenda would be heard based on what representatives were present.

4. Presentation of minutes from May 21, 2014 meeting.

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

7. Preliminary Review: 628 N. 2nd Ave.

Rod Miller, contract purchaser of the house, was present. Mr. Miller stated he is interested in purchasing the house but would like feedback and direction from the Commission regarding potential changes.

Mr. Miller stated he is interested in replacing the existing windows, which are wood divided light windows with aluminum storm windows. He said the existing windows leak air, particularly through the weight pockets, and they are difficult to operate. The sills are also soft in a number of locations. He would like to utilize an aluminum clad wood replacement window with simulated divided light on the inside and outside of the glass.

Chairman Smunt said the Commission's decisions are guided by the Secretary of the Interior Standards and are based on the level of significance of the structure. He said as a landmark, this house is considered to have the greatest degree of integrity. For approval of replacement windows, the applicant would need to demonstrate that all of the windows are deteriorated beyond repair, and he thinks this would not be possible to prove. He said all old windows can be retrofitted with appropriate storm windows and issues of air infiltration can be addressed through weatherstripping. He said the Commission wants to preserve the presentation of the original house, which is currently intact. He noted the Commission has considered some limited replacements on non-street facing facades or if there were already replacements.

Ms. Malay stated that there is proof that existing windows can be brought to current standards for energy efficiency and therefore there are other options than replacement.

Mr. Miller stated his concern is with air infiltration and questioned how this can be addressed. Chairman Smunt explained how he restored the windows in his house and was able to eliminate air infiltration from the weight pockets. He discussed custom wood storm windows with interchangeable screen/storm panels. He offered to show Mr. Miller the windows he repaired at his house. He added that the true divided lite windows are a high quality feature of the house.

The Commission was in agreement with Chairman Smunt's comments. Mr. Pretz added that in the long run he believes the new owner will be happier with the existing windows.

Mr. Miller asked whether the Commission would support an addition to enclose an existing breezeway between the house and detached garage. He stated this addition would be used to provide a more functional bathroom and a laundry room and provide a connection into the garage from the house. He said the exterior would be designed to match the existing house, including use of a matching brick. The Commission said they supported the proposal to enclose the breezeway.

Mr. Miller asked about landscaping. Mr. Colby stated the Commission only reviews exterior work on the property that requires a building permit, and a permit is not required for installation of landscaping.

Mr. Miller asked about whether the Commission would be concerned about a pool in the rear yard. The Commission said they would not have concerns with a pool in the rear of the yard.

Chairman Smunt provided the contact information for Frank Rojas, a window restoration contractor in Aurora.

5. COA: 117 E. Main St.

Mr. Colby stated the proposal is to utilize a different design for the wall sign as a part of the Façade Improvement Project for Berry's Barbershop. He referenced a drawing provided by Michael Hayden showing a new logo with backlit channel lighting. He said the sign would be the same size and in the same location as the previously approved wall sign.

The Commission discussed that they preferred this new design, which was more appropriate for the storefront.

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

6. COA: 2 E. Main St. (Municipal Campus parking lot)

Mr. Colby stated the COA is for approval of the construction documents for the Municipal Campus parking lot reconstruction project. He mentioned the Commission had previously seen the conceptual design layout that was approved by City Council.

Chairman Smunt noted that two different bollard light fixtures were being used, including one with the Municipal Center tower design and another that is a modern fixture. Mr. Colby stated the tower design bollards are different from the existing lighting along the Municipal Center plaza. The tower design bollards are part of a decorative seat wall located around a small plaza around a sculpture. The other modern bollard would replace existing lighting along the riverwalk.

The Commission questioned why there were four lights proposed on one side of the plaza but only two on the other side. Mr. Colby pointed out that the fixtures are located at the entry points to the plaza. It was noted that the design with two entry points on the east side better fits the layout of the surrounding walkways.

Mr. Pretz questioned the type and color of the paver bricks. Mr. Colby referenced a color drawing show the brick type, which is to match the brick used in the existing downtown streetscaping.

Mr. Colby mentioned that the existing monuments along the riverwalk will be relocated to a designated monument walkway at the north side of the new greenspace.

The Commission asked about the construction schedule. Mr. Colby stated the work is scheduled to occur between July 4 and Scarecrow Festival.

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

8. Additional Business

Mr. Pretz asked the Commission about their thoughts on 100% fiberglass windows, which are a relatively new product that the Commission doesn't have experience with.

Chairman Smunt said he thinks the Commission would need to review the product information on the replacement window, in addition to reviewing what is proposed to be replaced, to be able to consider whether it is appropriate or not. He said he is familiar with fiberglass doors, which simulate the appearance of wood. The Commission discussed that you can usually tell a fiberglass wood grain door vs. a real wood door.

The Commission discussed they would like more information on durability, customization, and performance of a fiberglass window before making any recommendations about the material type.

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

10. Adjournment:

With no further business to discuss, the meeting adjourned at 8:12 pm.