

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 20, 2014
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Gibson, Malay, Norris

Members Absent: Pretz, Withey

Also Present: Russell Colby, Planning Division Manager

1. Call to order:

Chairman Smunt called the meeting to order at 7:01 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 August 6, 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. Bobowiec abstained.

5. COA: 303 W. Main St. (sign)

Mr. Colby stated the Commission previously provided preliminary review comments on the proposed the sign. The same sign has now been submitted for COA approval.

Ms. Malay asked if any of the additional signs discussed previously were planned. Scott Ladendorf, applicant, stated this was the only sign proposed at this time. He said the sign is comprised of back-lit channel letters.

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

6. COA: 117 W. Main St. (sign)

Tom Deppe, sign contractor, and the business owner of the Diamondaire were present.

Chairman Smunt asked about the material for the back panel, which was listed as plywood. He asked if alumilite could be used.

Mr. Deppe stated the material is actually MDO (medium density overlay), which is a sign grade plywood. He said this material is needed for this sign so that he can conceal the wiring for the lighting. He said the lighting would be covered LED strips attached to the back of the letters.

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

7. COA: 201 S. 2nd St. (canopy fascia)

Mr. Colby stated the proposal is to recover the fascia of Kevin's Auto Service with a new metal material that has some pattern or texture. He said he spoke with the contractor who was to bring the material to the meeting for the Commission to review. He said without this information, it would be appropriate to table the item.

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

Chairman Smunt referenced the picture and asked if the entire red canopy fascia would be replaced. Mr. Colby said that was his understanding. Chairman Smunt said the building is midcentury modern. Mr. Gibson said a textured material may not be appropriate for the building, depending on what the material looks like.

Ms. Malay asked if the Kevin's sign could receive a Historic Sign designation like was granted for St. Charles Bowl. Mr. Colby said Kevin did contact staff regarding this and it appears his sign may qualify, so he expects a request to be submitted soon. The Commission noted the sign is really part of the building.

8. COA: 117 E. Main St. (façade improvement project)

Michael Hayden of Berry's Barbershop presented a summary of proposed changes for the façade improvement project, including the use of a faux limestone material. He said at the past meeting, there was a misunderstanding about the limestone in the entryway on the east wall. He said this will not actually narrow the entrance width.

The Commission asked about what material was under the existing siding. Mr. Hayden showed a picture of a section of removed siding that showed beadboard. Under the beadboard was lathe. Chairman Smunt said the beadboard may not be original, and the presence of lathe suggests the original material was actually stucco. He said this would be appropriate to use also.

The Commission discussed how far the limestone should be used in the entryway. Chairman Smunt said he believed use of limestone above the door would be inappropriate and that wood or a stucco panel should be used.

Mr. Hayden passed around old photos of Main St. that showed a barber pole located along the street for the business, dating back to before the current building's construction. He asked if it would be possible to reinstall the pole. Mr. Colby noted that Main St. is owned by the Illinois Department of Transportation and they have final say. He noted in the past, IDOT had allowed encroachments into the right-of-way, but they were always attached to a structure. Ms. Malay recalled obtaining IDOT approval for the Diamondmart clock was difficult and one of the reasons IDOT ended up allowing it was that it was a clock, not just a sign. Mr. Colby noted Hotel Baker and Arcada had actually installed supports in the right of way, but these were attached to a structure connected to the building. He also noted the City's Zoning Ordinance may consider the barber pole to be a sign, which would then be an off-site sign located in City right-of-way. He said this is not allowed, and the City can't open up allowing this type of sign to only one business.

A motion was made by Mr. Norris and seconded by Ms. Malay with a unanimous voice vote to approve the COA for the façade improvement plan changes to allow faux limestone on the base under the storefront windows and the east elevation of the entry, but to use wood or a stucco panel above the doorway.

a. Landmark Research

The Commission discussed a goal of having the landmark narratives completed by October/November.

Mr. Gibson discussed his research of 502 S. 4th Ave., including evidence about the date of construction and census information he found on the early residents of the property. The Commission discussed the house is basically a National style, which has limited ornamentation, and is common from houses in St. Charles from this time period. The Commission discussed that the date of construction estimated at pre 1852 appears accurate based on the architecture. Chairman Smunt recalled the past owners exposed the stone, which was previously covered in stucco. He said the rubble stone was used because there was no intent for it to remain visible. Mr. Colby said he will contact the owner and offer for the owner to contact Mr. Gibson.

b. Jones Law Office

Ms. Malay reported that the Jones Law Office will be moved to Langum Park/Camp Kane on Weds. August 27. The rededication of Camp Kane and the opening of the Jones Law Office is

still planned for September 20, although the date or time could change, due to a conflict with other City events. Chairman Smunt mentioned he is unsure if the players of the fife and drum he recommended will be available for the event.

8. Announcements: Historic Preservation Commission meeting Wednesday, September 3, 2014 at 7:00 pm in the Committee Room.

9. Adjournment:

With no further business to discuss, the meeting adjourned at 7:45 pm.