

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, DECEMBER 17, 2014
COUNCIL COMMITTEE ROOM**

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

Members Absent: Gibson

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

1. Call to order

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

2. Roll call

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

3. Approval of the agenda

There were no changes to the agenda.

4. Presentation of minutes of the December 3, 2014 meeting

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

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

Michael Hayden, applicant, was present. He explained his revised proposal. Beadboard was found beneath the siding in the entry alcove, so he is proposing beadboard to replace the siding. The kick panel windows will be replaced with tempered glass, with a hinged wrought iron cover. A projecting sign is proposed on the brick above the wall sign, with a wrought iron bracket. The front and side doors will be replaced.

Chairman Smunt showed Mr. Hayden a copy of the Downtown Design Guidelines.

Mr. Norris and Mr. Withey expressed support for the proposal.

Commissioners expressed support for uncovering and replacing the kick panel windows. Mr. Hayden said there was once a shoe repair shop in the basement.

Chairman Smunt said it is not appropriate to use beadboard in place of a storefront cornice, where the sign panel should be located. The sign panel should be a solid panel across the front. He said beadboard also should not be used above the basement door. He explained that beadboard would not have been used on the front facing storefront elevation.

Mr. Hayden said there was once a window above the basement door. He would like to install a stained glass window there at some point. Chairman Smunt suggested using a solid panel, framed with trim, above the basement door until he is ready to install a window.

The applicant agreed that beadboard will be used only in the entryway and over the front door. Exterior grade plywood will be used for the sign panel and above the basement door.

Chairman Smunt said this proposal is much better than the original proposal and Commissioners agreed.

Mr. Hayden asked if there is anything else that can be done to the columns besides painting. Chairman Smunt suggested keeping the paint color dark to complement the brick above.

A motion was made by Mr. Withey and seconded by Ms. Malay with a unanimous voice vote to approve the COA, subject to use of a solid panel for the storefront façade and above the basement door and use of beadboard only on the entry sidewall and above the front door.

6. COA: 312 W. Main St. (exterior renovation)

Bob Bleck, architect, was present. He said the proposal is very similar to the plans presented for preliminary review on 12/3/14. He stated that the wood canopy will now project 3 ft. rather than 4 ft. to allow room for a projecting vertical sign. He showed a sample of the thermally modified wood that will be used for the canopy and explained how it will be hung. He said that aluminum window frames will be installed, as will a limestone planter near the door and polished granite to the left of the window ribbon. The projecting sign will be white channel letters.

Commissioners expressed support for the project.

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

7. Additional Business

a. Mobile Tour App Project

A motion was made by Mr. Norris and seconded by Mr. Withey with a unanimous voice vote to table the item.

b. Landmarks Research

Commissioners gave updates on their progress and discussed inviting the homeowners to attend an upcoming Commission meeting to discuss the possibility of landmarking their homes.

c. Steve Smunt's Resources & References

Chairman Smunt shared materials he found at his home pertaining to the Moody-Millington Historic District and other miscellaneous resources.

8. Announcements: Historic Preservation Commission meeting Wednesday, January 7, 2015 at 7:00 pm in the Committee Room.

9. Adjournment

With no further business to discuss, the meeting adjourned at 7:54 p.m.