

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, AUGUST 19, 2015  
COUNCIL COMMITTEE ROOM**

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

**Members Absent:** Norris, Withey

**Also Present:** Russell Colby, Planning Division Manager  
Ellen Johnson, Planner  
Chris Sanchez, Recording Secretary

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**1. Call to order**

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

**2. Roll call**

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

**3. Approval of the agenda**

Ms. Malay added an update regarding the Jones Law Office. Item was added under Additional Business (Item C).

**4. Presentation of minutes of the August 5, 2015 meeting**

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

**MEETING**

**5. COA: 214 ½ W. Main Street (door replacement)**

Mark Detoni, petitioner, was present.

Mr. Colby displayed pictures of the property. Mr. Detoni said the glass on the door was broken during an incident at night and he had to make a quick repair. The door he used as a replacement only has primer on it. He plans on painting it. Mr. Detoni said he chose a replacement door with less glass on it as a precautionary measure.

Mr. Pretz asked if the door leads up to the second floor, and whether or not the style of the new door matches the building. Chairman Smunt noted it is a Craftsman style door, but the building is Romanesque. Mr. Pretz said he understood wanting security, but thought it might be better to use a single pane of glass. Chairman Smunt noted they used a residential door on a commercial building, and felt it was not the right fit. He said a better commercial option would be to match the new door to the doors on the adjacent two businesses. Chairman Smunt also suggested using a two-thirds window with one-third bottom option. He felt anything less would take away from the commercial storefront.

Mr. Pretz said if they only paint the door, the eye would be drawn to the door leading to the upstairs offices. People would not go to the business doors. Ms. Malay also pointed out that with the glass being up high on the door, people exiting the building would not be able to see what they are walking out into.

Chairman Smunt confirmed Mr. Detoni's intention was to replace the door with something similar to the original door. Mr. Bobowiec said they would be okay if that was his plan.

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve replacement with a door that is like-kind style to the door that was removed.**

**6. COA: 305 W. Main Street (door removal)**

Oleg Shulzhenko, building owner, and David Reyes, tenant/restaurant owner, were present.

Mr. Shulzhenko said he would like to continue adding terra cotta along the base, but it is hard to find the same material, so he may use marble. However, he will match the color to what is already in place. Chairman Smunt clarified the sizing on the bottom blocks. He said the current ones are more horizontal than the new ones being proposed. Mr. Shulzhenko confirmed they will be the same size unless he cannot obtain the same material. He said he may then go with a completely different approach. Chairman Smunt suggested looking into using pigmented concrete to match the terra cotta. He asked if they had consulted a mason. Mr. Reyes said they did and were informed it would be very difficult to find a terra cotta match. Chairman Smunt would like to see them keep the terra cotta due to its uniqueness.

Mr. Shulzhenko said another option would be to use different material. Chairman Smunt suggested they try Salvage One, a restoration house in Chicago, to see if they have any terra cotta.

Ms. Malay indicated she would be okay if they continued using terra cotta, but if they go with any other material, she said they would need to come back for approval.

Chairman Smunt asked for clarification on the sign panel. Mr. Reyes said it would be metal and roughly the same size as the sign on the side of the building. Mr. Gibson asked if it will be illuminated. Mr. Reyes confirmed it would; using fixtures already in place.

Mr. Shulzhenko asked about continuing the awning across the window area above the bricked over area. Mr. Pretz felt it would look more balanced and finished if the awning continued over the window. Chairman Smunt agreed. He said it looks less obvious that the doorway was removed.

The Commissioners discussed the awning options for the separate doorway on the left side of building. Mr. Pretz felt having a separate awning over this area would help create a separation between the two entryways. Chairman Smunt suggested keeping it simple so as not to detract from the main business. He thought a box awning over the single door would make the most sense, but requested they present drawings with their ideas before giving final approval.

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve continuing the base in terra cotta only; installation of a sign panel over the bricked doorway; extension of the existing box awning to the east up to the vertical brick column; and a stipulation that any change in materials be brought back before the Commission for further review.**

#### **7. COA: 303 W. Main Street (door replacement)**

Mr. Shulzhenko described the door's condition. He said it had been repaired numerous times. Towards the end, it fell apart and the glass fell out. He found a commercial grade door in the basement and put it in its place. He added a bar in the middle of the glass as a preventive measure against vandalism. Mr. Shulzhenko said they no longer make the same size door as he had so he used the closest he could find.

Mr. Gibson clarified with Mr. Shulzhenko he understands the process when making these kind of changes. He suggested the Commission find an interim solution for emergency situations for petitioners.

Mr. Bobowiec felt the door selection looked fine. Chairman Smunt agreed Mr. Shulzhenko made a good choice.

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

**8. Additional Business**

**a. Mobile Tour App Project**

No updates on the mobile tour app.

Commissioners discussed the status of the Historic tour that is being planned for City Council members. Ms. Malay suggested they put together a synopsis of their plan and bring it before the Mayor and Mark Koenen. Further discussion centered on the day and time of year to hold the tour. The Commissioners expressed concern regarding conflicts with Council members work schedules. Mr. Pretz noted if the tour was to be held this fall on a week night, they would need to keep in mind it would be getting dark earlier. Chairman Smunt suggested doing the tour in the spring. He thought a Saturday in April might work. He felt the trees would not have too many leaves yet, and would allow better viewing of the structures.

**b. Landmarks Research**

A public hearing has been set regarding the Haines House, 521 W. Main St.

**c. Jones Law Office**

Ms. Malay provided an update. She said they have signed the agreement with the City and the Camp Kane Heritage Foundation in connection with Preservation Partners. The proposed work includes the floor, door repair, and installation of the stove. It is expected to be completed by the end of September.

Chairman Smunt visited the office to examine the windows to determine if they could hold a window workshop. He said all the windows need major repairs and every piece of glass needs to be removed. Chairman Smunt continued to explain the work that needed to be done. He felt there was too much work involved to hold the workshop. He said the proposal submitted by Dan Otto represented a good deal.

Mr. Bobowiec felt the restoration project should be documented and kept with the office.

**9. Announcements: Historic Preservation Commission meeting Wednesday, September 2, 2015 at 7:00 pm in the Council Committee Room.**

**10. Adjournment**

With no further business to discuss, the meeting adjourned at 8:10 pm.