

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 5, 2015
COUNCIL COMMITTEE ROOM**

Members Present: Vice Chair Norris, Bobowiec, Withey, Gibson, Pretz

Members Absent: Smunt, Malay

Also Present: Russell Colby, Planning Division Manager
Ellen Johnson, Planner
Meagan Moreira, Recording Secretary

1. Call to order

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

2. Roll call

Mr. Colby called roll with five members present. There was a quorum.

3. Approval of the agenda

No changes to the Agenda.

4. Presentation of minutes of the July 15, 2015 meeting

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

5. COA: 309 S. 6th Ave. (remodel of Raymond Judd House)

Bob Rasmussen, developer, was present. He said the plans are in for permit with most of the work being to the interior. He then explained the scope of the project:

East/front elevation:

- Removal of the rounded portion of the porch
- Removal of the porte cochere for more separation to make the building look free-standing
- Maintain windows, but replace operating sashes with new Marvin integrity sashes.
- Dark bronze with matching painted trim.
- Double hung windows will be full replacement with half circle molding put back on.

- Front elevation, second floor middle window will be one large picture window with double hung windows on each side

North elevation:

- North side windows in good shape but replacing casements on 2nd floor.
- Triangular casement will leave as is and refinish in bronze color.
- Left of the chimney transoms will remain as is but just replace sashes so they operate.
- Upper double hung windows will be full sash replacement

South elevation:

- Windows are rotted but going to try to keep the transoms on the triangle windows and replace the sashes and sills.
- 3rd floor replacing the entire unit which is about \$6,500 window but will be done in a full Marvin exterior aluminum to match the existing design.

West/rear elevation:

- Back of the building there will be some windows eliminated and some added.
- Double casement window shown as new on the back will instead be a large single double hung.

Mr. Pretz asked about the back stairwell. Mr. Rasmussen said the stairwell is all inside now and there is an existing back door for the basement unit and also a secondary door for people to get out of the basement. Mr. Norris asked about what type of brick will be used. Mr. Rasmussen said they are cutting some out and moving it around but will do their best to match it and they will have plenty of stone.

Mr. Rasmussen walked through other elements of the project:

- Keeping the front entry door frame but replace the glass panels and get a custom door.
- Foyer has a new compact staircase going up to the 2nd floor units, so the foyer internally is now smaller
- Inside the 1st floor units is a staircase going down to the basement.
- Both 1st floor units have fireplaces and utilize the basement as living space (2-story units).
- 2nd floor units each have a bedroom on the 3rd floor, which is how they were able to make all 2 bedroom units.
- Each unit has family rooms and kitchens adjacent to the fireplaces.

Mr. Rasmussen said they own a lot of rental properties in town but these will be the best four apartments by far and they would start working on this as soon as they have the permit and it would take about 6 weeks to get the Marvin products to start on the exterior work.

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

6. COA: 606 Cedar St. (exterior alterations)

Mr. Tim Hancz, owner, explained the scope of the project.

- Replace windows on the old portion with like replicas-all wood, adding one lower on the north elevation.

Mr. Norris clarified that Mr. Hancz was looking for a COA and that he would be going for permit with the submitted drawings. Mr. Hancz said yes. Mr. Norris said he didn't see anywhere in the project scope that it said he would be replacing the windows. Mr. Bobowiec said he lined Mr. Hancz up with a carpenter (Ron Rudnick) who is going to make these windows by hand and he spoke to Steve Smunt and he thought it would be better to have all 6 of them made by hand. Mr. Norris asked for details. Mr. Bobowiec said they would be true divided light with insulated pieces of glass, 2 over 2, and all the jams will be rebuilt with the spring loaded pins to be as authentic as they can.

- New all wood front door to match-which was already approved for a COA.
- Windows on the addition will not be handmade; they will be Andersen wood with an exterior painted baked on finish.
- No changes with the fascia or soffits.
- Siding will stay the same except for the far left octagon window on the front elevation.
- East elevation-left lower corner has a basement window that they want to in-fill with stone because they are dropping the floors inside to get higher ceilings.
- Skylights on the west elevation and new shingles on 2 sides that match the weathered wood shingle color.
- Existing copper gutters will stay.
- The addition will have a dark bronze aluminum color to match.
- Downspouts will be round.

Mr. Bobowiec asked if any of this could qualify for a Façade Improvement Grant. Mr. Colby said no, not for residential. Mr. Pretz noted that he could get a state tax freeze based on the dollar amount being put into the house for restoration.

- Underground electric has been approved so the overhead wires will be gone.

- A lot of the walls are crooked so they are skinning the interior walls.
- To lower the floors about 18”, they are making the basement short and the crawl space will drop to dirt level a couple feet, in the addition section.

Mr. Hancz said he would like to put a light out front. Mr. Norris said he could look at the Design Guidelines for examples. Mr. Hancz said because it slopes he wanted to put flower beds adjacent to the front door. Mr. Norris said the Commission review landscaping.

Mr. Hancz said that when they demolished the floors on the first floor, it dropped the stoop down to sidewalk level; so there is only one step into the door and they will probably continue the flagstone right up to the door.

Mr. Pretz asked Mr. Rudnick if he uses hand tools for the windows. Mr. Rudnick said pretty much except for a table saw and he stated that he would be using clear pine. Mr. Norris said that pine is soft and asked for other recommendations. Mr. Rudnick said that Mr. Hancz was looking for a stain grade so he suggested the pine; he said they could go with a hard wood like poplar, but the stain quality is not as good. Mr. Pretz said he worries about the pine in 2 years getting weathered. Mr. Rudnick said if it is protected and painted it can last 100 years. He said the current window jams are pine.

Mr. Hancz said he would be working on the fence in the future and that he also wanted to discuss the scope for the garage:

- 36 x 28 ft.
- 6:12 roof pitch
- Shingles to match the house
- Windows same as the one on the addition
- Garage door insulated steel
- Wood siding, cedar 6”

Mr. Pretz said he is not sure the style of the garage door will go with the house and he thinks a different design would make Mr. Hancz happier in the long run.

Mr. Norris asked why the roof pitch for the garage is higher than the house. Mr. Hancz said for storage purposes, because the house is so small and the short basement leaves no storage. Mr. Bobowiec said the yard slopes so much that the grade of the garage will be so much lower than the house that he doesn't think it's going to make a big difference.

Mr. Bobowiec asked if he puts this big garage in the back and eventually wants to put the addition somewhere where the existing 2 story is down the road, would that be a problem with yard space. Mr. Colby said he could calculate it and determine if it is an issue.

Mr. Withey said he was impressed.

Mr. Gibson asked about the sliding back door. Mr. Hancz said he planned to use an Andersen sliding door to match the windows and there are stairs coming down because the deck sits off the grade about 3.5 ft. Mr. Gibson said the street side is going to be showing an awful lot of roof with the grade and suggested some sort of gable to put a break in it. Mr. Norris suggested raising the exterior walls to change the pitch and still get the same amount of storage space; just a suggestion to make the roof lines blend between the buildings.

Mr. Bobowiec said he is ok with it and has been giving Mr. Hancz advice.

Mr. Pretz said he is concerned with the pine windows, the style of the garage and service door and suggested trying to tighten it up a bit to match the period of the house somehow. Mr. Bobowiec said after all the details put into this he would hate to see him choose an inappropriate garage doors. Mr. Hancz said he is open to ideas and could bring back samples. Mr. Pretz said he trusts him to do the best he can do.

Mr. Bobowiec made a motion to approve but with some conditions: Stone portion of the house, replace windows with 2 over 2 true divided light, hand-made to match existing material, similar profile; new windows-Anderson wood windows with fibrex material; no changes to trim work, siding, soffits, fascia-except for repair/replacement with existing materials; new roof shingles on west facing roofs with skylights; downspouts/gutters-dark bronze half round aluminum with rounded downspouts; and garage per plans-consider change to pitch-5/12 or 4/12. Seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented.

Mr. Hancz said he would be back to present his plan for the fence but that he is thinking of stone pillars.

7. Landmark Nomination for 521 S. Main St., Haines House

Mr. Pretz met with the McDowells. He said they are ready to go. Mr. Pretz told them they need to review the material for corrections. He said they need to determine the name of the property. Mr. Pretz noted it as Haines House, however, he is unsure if this is appropriate. Mr. McDowell requested an update be made on the paperwork to include fiber cement under number 2 on page 3. Mr. Pretz said the house is said to be built in 1866 and the owners have the handwritten transfer as it relates to that house hanging inside their building. He said they are ready to move towards being nominated.

Mr. Norris stated the next steps would be to have a public hearing.

Mr. Gibson asked for clarification regarding the date of the home. Mr. Pretz said the information regarding the circa date was obtained from the county records. However, he said the history that was drawn down in the documentation may not necessarily be correct. Mr. Pretz said he informed the McDowell's the 1866 date may be challenged, and they may have to indicate it as "circa".

Motion was made by Mr. Bobowiec and seconded by Mr. Gibson with a unanimous voice vote to schedule a public hearing for the landmark nomination.

8. Discussion Item: 304 State Ave.

Mr. Malcolm Kanute and his son Taylor were present. They are interested in purchasing this home. They are seeking direction as to what can and cannot be done to the exterior of this home. The home is currently being used as a two-flat. Mr. Kanute would like to convert it back into a single family home to be used as their main residence.

Mr. Norris asked if they are planning on making any modifications to the outside. Mr. Kanute said he was looking to make this his principal residence and they were looking to make significant changes to the original structure:

- Windows and doors would need to be replaced with true or simulated divided light windows.
- Doors needs to be replaced with something that fits better with the period of the house.
- Stone on the front of the garage needs to be replaced.
- 3rd car garage to the east removed.

Mr. Pretz noted that he had a conversation with the owner of the property who indicated the front doors and windows had all been replaced in the in the last 6 months; but that he is happy that Mr. Kanute would like to go with better quality and more period design.

Mr. Kanute said to the north there is an addition which is a disaster and nothing matches and he would like to put walk out doors on the second floor to go to the north section of the house. He said the porch that is there now is close to being structurally unfit; the square columns are completely rotted. He said also to the north there is a door/window they would like to close in for a fireplace with the chimney chase up the back. He said they would also like to reframe the roof and raise the pitch of it a bit to get more ceiling height and to match the pitch on the main house. Mr. Gibson suggested bringing the wall up with comparable brick.

Mr. Kanute said the east elevation has another addition of a bump out of the kitchen that was never finished properly and he would like to take that off and put some sort of conservatory or solarium. He showed a picture of a similar design.

Mr. Kanute said the doors/windows that are bolted shut on the front seemed like they walked out to something at some point and he would like to do some sort of a wrap-around shallow pitched roof. Mr. Norris suggested checking the museum for photographs of how it used to look.

Mr. Norris said the most efficient next step would be to get a drawing that they could sign off on for the COA so Mr. Kanute could then apply for permit.

The Commission was supportive of the changes proposed by Mr. Kanute.

9. Additional Business

a. Mobile Tour App Project-No further information.

Mr. Gibson mentioned a new website he found called “Detour.com” which is a public service project done by actors that walk around towns; it’s only been done in 2 or 3 cities but they plan to do this all over the place and he thinks Google is involved.

b. Landmarks research-No further information.

Mr. Pretz thanked Preservation Partners and Pat Pretz in reference to Jones Law Office fundraising.

10. Announcements: Historic Preservation Commission meeting Wednesday, August 19, 2015 at 7:00 P.M. in the Committee Room.

11. Adjournment

With no further business to discuss, the meeting adjourned at 8:21 pm.