

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, FEBURARY 16, 2022**

**Members Present:** Norris, Dickerson, Pretz, Malay, Kessler, Smunt, Rice

**Members Absent:**

**Also Present:** Rachel Hitzemann, Planner  
Cindy Kaleta, Administrative Assistant

**1. Call to Order**

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

**2. Roll Call**

Ms. Hitzmann called roll with seven members present. There was a quorum.

**3. Approval of Agenda**

Mr. Kessler added item 9.a. Lamp Factory

**A motion was made by Mr. Pretz and seconded by Dr. Smunt with a unanimous voice vote to approve the agenda.**

**4. Presentation of minutes of the February 2<sup>nd</sup>, 2022 Meeting**

**A motion was made by Mr. Pretz and seconded by Dr. Smunt with a voice vote to approve the Minutes of the February 2<sup>nd</sup>, 2022 Meeting. Mr. Norris abstained.**

**5. Certificate of Appropriateness (COA) applications**

**a. 308 State Ave.**

Ms. Leslie Carroll, Property Owner, presented proposal to install Trex Deck to home. Ms. Carroll also presented Trex brochure showing style selections. Mr. Norris advised a railing may not be required on the deck due to only being 21" high. Mr. Kessler questioned if the posts are to be treated painted wood or covered with Trex material. Ms. Carroll advised the posts will be Trex material as well as the top and bottom of rail system.

Ms. Carroll also requested to cover landing and stairs in front of home due to cracking.

Ms. Malay asked if the Building Dept has reviewed anything yet. Ms. Hitzmann advised the Building Dept has reviewed the deck but the front porch and walkway was not part of the permit request.

Ms. Malay voiced concern that structure may need additional support, she would not be comfortable making a decision on the front porch and walkway without the Building Department having had the opportunity to inspect. Dr. Smundt added Ms. Carroll could schedule a concept review meeting with the Commission at a future meeting, where the Commission could discuss design options for the porch and walkway.

**A motion was made by Mr. Kessler and seconded by Dr. Smundt with a unanimous voice vote to approve the COA with condition approved based on the COA provided using Trex system shown, using 2 x 2 square metal spindle and Trex Material newel post with matching cap and floor as shown.**

**b. 56 Indiana St.**

Mr. Clifford Blanck, Business Owner, presented proposal to install vinyl cover over existing front cloth awning.

Dr. Smunt expressed concern the cover looks like plastic.

Dr. Dickerson asked if the cover was designed to cover over an existing awning. She expressed concern wind could get under. Mr. Blanck advised it will be held down with multiple zip ties.

Mr. Kessler also expressed concern that the awning cover is not a permanent addition.

Mr. Pretz suggested the Commission approve for a one-year period to be reviewed again. Mr. Blanck advised he would agree to revisit in one year.

**A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA with a condition that revisit with applicant in one year.**

**c. 1 E Main St.**

Mr. Conrad Hurst, Building Owner, presented proposal to install white weather screens on the lower balcony.

The Commission discussed the color of the screens and the purpose of the screens. Mr. Hurst advised intent is to have the screens up as often as possible but would like them down during inclement weather such as cold and rain. He also pointed out the white color of the screens mimicked the second floor white on the building.

Mr. Hurst also advised the business owner will be adding bug screens to the area for the summer months. The plan will be brought to the Commission for approval prior to installation.

**A motion was made by Dr. Dickerson and seconded by Mr. Kessler to approve the COA as presented for 1 E Main Street and approved by Dickerson, Malay, Kessler, Smunt, Rice. Mr. Norris did not approve due to changing of architecture. Mr. Pretz did not approve due to lack of a time period being included. Motion carried.**

**d. 7 E Main St.**

Mr. Conrad Hurst, Building Owner, presented proposal to renovate front and rear elevations of building. First floor elevation will match the neighboring building at 11 E Main Street using Hardie material.

Commission discussed changes.

**A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented for 7 E Main Street.**

**6. Grant Applications**

None

**7. Landmark Applications**

None

**8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback

None

**9. Other Commission Business**

**a. Lamp Factory**

Mr. Kessler shared information he received when he spoke with the architect of the Lamp Factory/Crystal Lofts, Mr. Jeff Funk. Mr. Kessler also spoke with Landmarks Illinois. They would like to speak with the city about the building.

Ms. Malay advised there would be a meeting at the city on Tuesday, March 3 concerning the Lamp Factory.

**10. Public Comment**

None

**11. Additional Business and Observations from Commissioners or Staff**

None

**12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, March 2<sup>nd</sup>, 2022 at 7:00 P.M.**

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:07 p.m.