

CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MAY 15th, 2024 – 7:00 P.M.

Members Present: Rice, Smunt, Kessler, Pretz, Dickerson, Morin, Malay

Members Absent: None

Also Present: Rachel Hitzemann, Planner

1. Call to Order

Ms. Malay called the meeting to order at 7:00 P.M.

2. Roll Call

Ms. Hitzemann called roll with 7 members present. There was a quorum.

3. Approval of Agenda

Ms. Malay added 10a. Camp Kane to the agenda.

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

4. Presentation of minutes of the May 1st, 2024 meeting

Mr. Kessler commented item 6a. 521 W Main stated Mr. Kessler abstained from discussion due to business concern with Standard Group was incorrect. Mr. Kessler abstained from discussion due to business concern with the petitioner.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the revised Minutes of April 3rd, 2024. Dr. Dickerson abstained.

5. Election of Officers

Mr. Kessler made a motion to nominate Kim Malay for Chairperson and Dr. Smunt as Vice Chairperson with a unanimous voice vote to approve.

6. Certificate of Appropriateness (COA) applications

a. 406 S 3rd Ave.

Mr. Thierry Lagueur, Homeowner, presented COA to replace current aluminum clad windows with Pella vinyl windows.

Commission discussed the window construction, quality, and location of replacement windows with homeowner.

Ms. Hitzemann asked about a façade grant for the replacement windows. Ms. Malay stated because the windows are on a 1990 addition at this point I don't feel it would be appropriate.

Dr. Smunt added the windows on the addition were not appropriate for an historical building and replacement with vinyl is not a restoration type activity, it is an efficiency

upgrade to a new addition and does not have any relation to the historical portion of the building. Generally, grant money for residential improvements will be considered when the scope of work is for a restoration.

A motion was made by Dr. Smunt to approve as proposed, existing wood clad windows have failed in their performance, wood has absorbed water over the years and has warped and weathered unevenly and is not repairable. Consideration for vinyl is for improved performance upgrade and only on newer portion of building and not on original historical residence. Commission would consider wood as a restoration product on the main house at a future date. Seconded by Ms. Morin with a unanimous voice to approve as presented.

b. 303 N 3rd Ave

Mr. Matt Sweeney, Homeowner, presented COA on front porch and railings, change in breezeway tile and balustrade design, and garage door.

Mr. Pretz abstained from discussion as his home is located next door to 303 N 3rd Ave.

Ms. Rice disclosed her home is located within 250 feet of 303 N 3rd Ave.

Commission discussed the installation of the front handrail proposed.

Commission discussed the garage door style by covering the existing metal door with ½” PVC overlay panel.

Commission discussed the change of the flooring in the breezeway to a stained concrete flooring to match color of cobblestone outside the breezeway.

Commission discussed the change of the rail design over the breezeway.

A motion was made by Mr. Kessler and seconded by Dr. Smunt with a unanimous voice vote to approve the stair railing, the garage door system, stained concrete flooring in the breezeway and the balcony rail over the breezeway as presented. If garage door system does not work, applicant will be required to come back to present correction to the Historic Commission. Mr. Pretz abstained.

c. 218 Indiana St.

Ms. Hitzemann presented COA to demolish home at 218 Indiana Street.

Mr. Kessler disclosed he lives very near the 250 feet of the property at 218 Indiana Street.

A motion was made by Ms. Rice and seconded by Dr. Dickerson with a unanimous voice vote to approve COA for demolition of home as a special circumstance due to safety.

7. Grant Applications

a. 619 W Main St.

Joy Larson, on behalf of Millington Square, presented façade grant application to replace siding on the barn with vertical board and batten siding.

The Commission discussed the design of the siding to be used on the building and the level of reimbursement to be recommended.

A recommendation to City Council was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote for approval of request for funding at 25% level.

b. 201 E Main St.

Michael Carney, business owner of The Office, presented grant application to replace rotting wood, painting, and replace the signs at 201 E Main Street.

The Commission discussed the work to be done on the building and the level of reimbursement to be recommended.

A recommendation to City Council was made by Dr. Smunt and seconded by Ms. Rice with unanimous voice vote for approval of request for funding at 50% level for like and kind materials.

c. 405 W Main St.

Paul Jasper, Owner, presented grant application to paint the exterior and railings of home at 405 W. Main Street.

The Commission discussed the work to be done on the building.

A recommendation to City Council was made by Mr. Kessler and seconded by Mr. Pretz for approval of request for grant under the residential guidelines.

8. Landmark Applications

None.

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

None.

10. Other Commission Business

a. Camp Kane

Ms. Malay discussed the sign which was put in an incorrect location, the foundation is need of repair, the door jamb was broken during the move of the building. The finished project overall turned out nice but the damage on the building has left it in worse shape than it was before.

Camp Kane was the recipient of the first approved casting of the Gettysburg shot marker. That marker is nowhere on the site. This is a concern.

11. Public Comment

Al Watts, Fox Valley Preservation, advised Bieth House gutters are being installed.

There is concern with the Dam Taskforce that the history of the dam is not accurate. Public Works history of the dam stated originates to 1918, the St. Charles History Museum shows as 1836. Strong evidence original timbers still exist but were concreted over. History from the Historic Museum has been sent to the Army Corps of Engineers.

12. Additional Business and Observations from Commissioners or Staff

None

13. Meeting Announcements: Historic Preservation Commission meeting Wednesday, June 5th, 2024 at 7:00 P.M.

14. Adjournment

With no further business to discuss the meeting adjourned at 9:05 P.M.