

**CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JUNE 5th, 2024 – 7:00 P.M.**

**Members Present:** Smunt, Kessler, Pretz, Morin, Malay

**Members Absent:** Rice, Dickerson

**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 5 members present. There was a quorum.

**3. Approval of Agenda**

Mr. Kessler added item 11a – garbage enclosure on Walnut Ave and Riverside Ave

Ms. Malay added item 11b – Camp Kane

Ms. Hitzemann added item 11c – 211-217 Cedar Ave.

**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 15<sup>th</sup>, 2024 meeting**

**A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the Minutes of May 15, 2024.**

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

**a. 1 W Illinois St.**

Mr. David Patzelt presented COA to replace existing second story windows, install new balcony and decks, and build new brick garages in the rear.

The Commission discussed and confirmed the windows would have divided lights on the top and plain glass on the bottom in a bronze color.

The Commission discussed the possibility of changing the parking garage. Commission requested drawing showing the garage doors to be used on the garage.

The Commission expressed concern on the color of the elevator shaft.

Mr. Calvin Ledhigh, representing Preservation Partners of Fox Valley, voiced their support of the project and asked questions on the garage and gardens on the Beith House property.

Ms. Malay asked what precautions would be taken to protect the Beith House during construction. Mr. Patzelt responded there would be a construction fence installed on their property.

**A motion was made by Mr. Kessler and seconded by Dr. Smunt to table until applicant can return with drawings, window samples, and cut sheets.**

**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. Façade Grant Discussion**

Ms. Hitzemann opened discussion on defining project eligibility percentages on façade grants. Commission discussed improvements on non-main building of property. Improvement must contribute to the original architecture on the historical structure that it is connected.

**10. Public Comment**

None.

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

**a. Garbage Enclosure**

Mr. Kessler expressed concerns that the garbage enclosure installed does not match the COA presented. Ms. Hitzemann will go out to take a look and report back at next meeting.

**b. Camp Kane**

Ms. Malay gave an update to the Commission on condition of Camp Kane Law Office.

**c. 211-217 Cedar Ave.**

Ms. Hitzemann let the Commission know an application was received for both addresses for demolition.

**12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, June 19<sup>th</sup>, 2024 at 7:00 P.M.**

**13. Adjournment**

With no further business to discuss the meeting adjourned at 8:21 P.M.