

 <p>ST. CHARLES SINCE 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 309 S. 6 <sup>th</sup> Ave. (remodel Judd House)		
	<b>Proposal:</b>	Renovate the building		
	<b>Petitioner:</b>	JDR Development		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 8/5/15</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Architectural elevations & floor plan				
Photos of Judd House				
Approved Heritage Green PUD site plan				
Minutes from 1/7/15				
<b>EXECUTIVE SUMMARY:</b>				
<p>Proposed is renovation of the Raymond Judd House to accommodate dividing the structure into four residential units. The following changes to the exterior are proposed:</p> <ul style="list-style-type: none"> <li>• Remove the porte cochere on the north elevation and the curved porch on the south elevation.</li> <li>• Replace all gutters and downspouts.</li> <li>• Replace front door.</li> <li>• New roof on rear; eaves to match existing.</li> <li>• Replace multiple windows in the existing openings.</li> <li>• South elevation: <ul style="list-style-type: none"> <li>○ Remove and brick over 1 window</li> <li>○ Shift 2 windows to the east</li> <li>○ Add 2 windows along foundation</li> </ul> </li> <li>• West (rear) elevation: <ul style="list-style-type: none"> <li>○ Remove door</li> <li>○ Remove 3 sets of windows</li> <li>○ Add 2 windows</li> </ul> </li> </ul> <p>The structure is being renovated as part of the Heritage Green PUD (formerly Foxwood Square). On 1/7/15, the Historic Commission unanimously recommended to Plan Commission approval of the plans for Heritage Green, which includes construction of three, three-unit townhome buildings around the perimeter of the site. Plans were approved by City Council in February 2015.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations on approval of the COA.				



JULY 31, 2015 - ELEVATION DESIGN - HISTORIC



PROPOSED ALTERATIONS FOR:  
**HERITAGE GREEN APARTMENTS**  
 ST. CHARLES, ILLINOIS 60114  
 JRD, INC. - BOB RASHUSSEN 630-443-9313

PLOTTED: 7/29/2015

Revisions:

Commission: 2431  
 Issue Date:  
 Drawn By: CDZ  
 DESIGN PLANS

Sheet:  
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LEFT ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"

JULY 31, 2015 - ELEVATION DESIGN - HISTORIC



PROPOSED ALTERATIONS FOR:  
**HERITAGE GREEN APARTMENTS**  
 ST. CHARLES, ILLINOIS 40TH  
 JRD, INC. - BOB RASHUSSEN 430-143-9343

PLOTTED: 7/29/2015

Revisions:

Commission: 2451  
 Issue Date:  
 Drawn By: CDZ  
 DESIGN PLANS

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PROPOSED ALTERATIONS FOR:  
**HERITAGE GREEN APARTMENTS**  
 ST. CHARLES, ILLINOIS 4074  
 JRD, INC. - BOB RASHUSSEN 430-443-9393

Revisions:

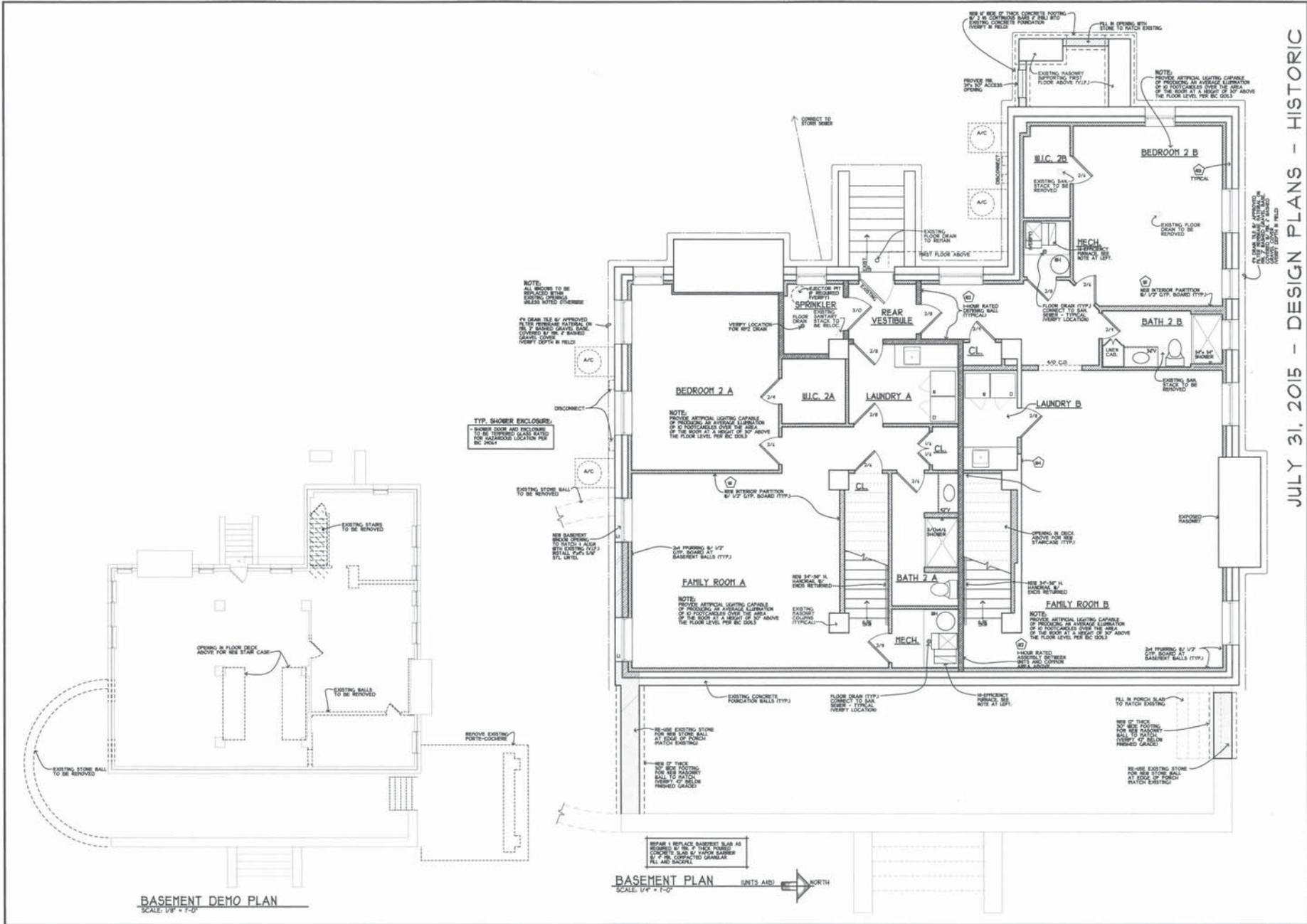

Commission: 2491  
 Issue Date:  
 Drawn By: CDZ  
 DESIGN PLANS

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JULY 31, 2015 - ELEVATION DESIGN - HISTORIC  
 PLOTTED: 7/31/2015



**REAR ELEVATION (WEST)**  
 SCALE: 1/4" = 1'-0"



JULY 31, 2015 - DESIGN PLANS - HISTORIC



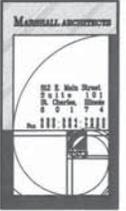
PROPOSED ALTERATIONS FOR:  
**HERITAGE GREEN APARTMENTS**  
ST. CHARLES, ILLINOIS 4014  
JRD, INC. - BOB RABHUSSEN 430-443-3343

PLOTTED: 1/28/2015

Revisions:

SHEET: **1**  
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PROPOSED ALTERATIONS FOR:  
**HERITAGE GREEN APARTMENTS**  
 ST. CHARLES, ILLINOIS 4014  
 JRD, INC. - BOB RASHUSSEN 430-443-9393

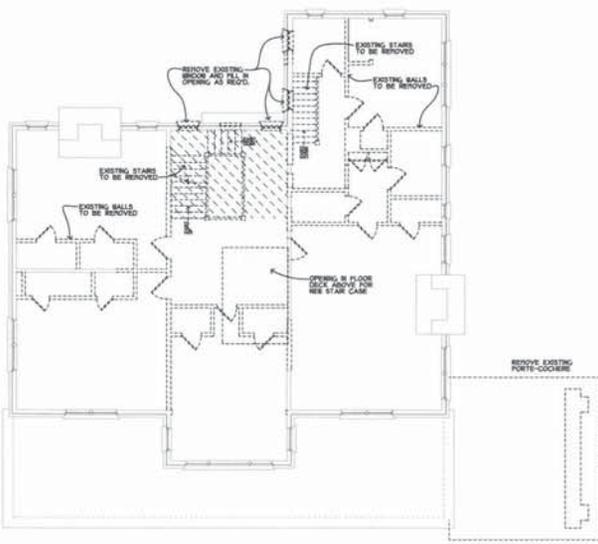
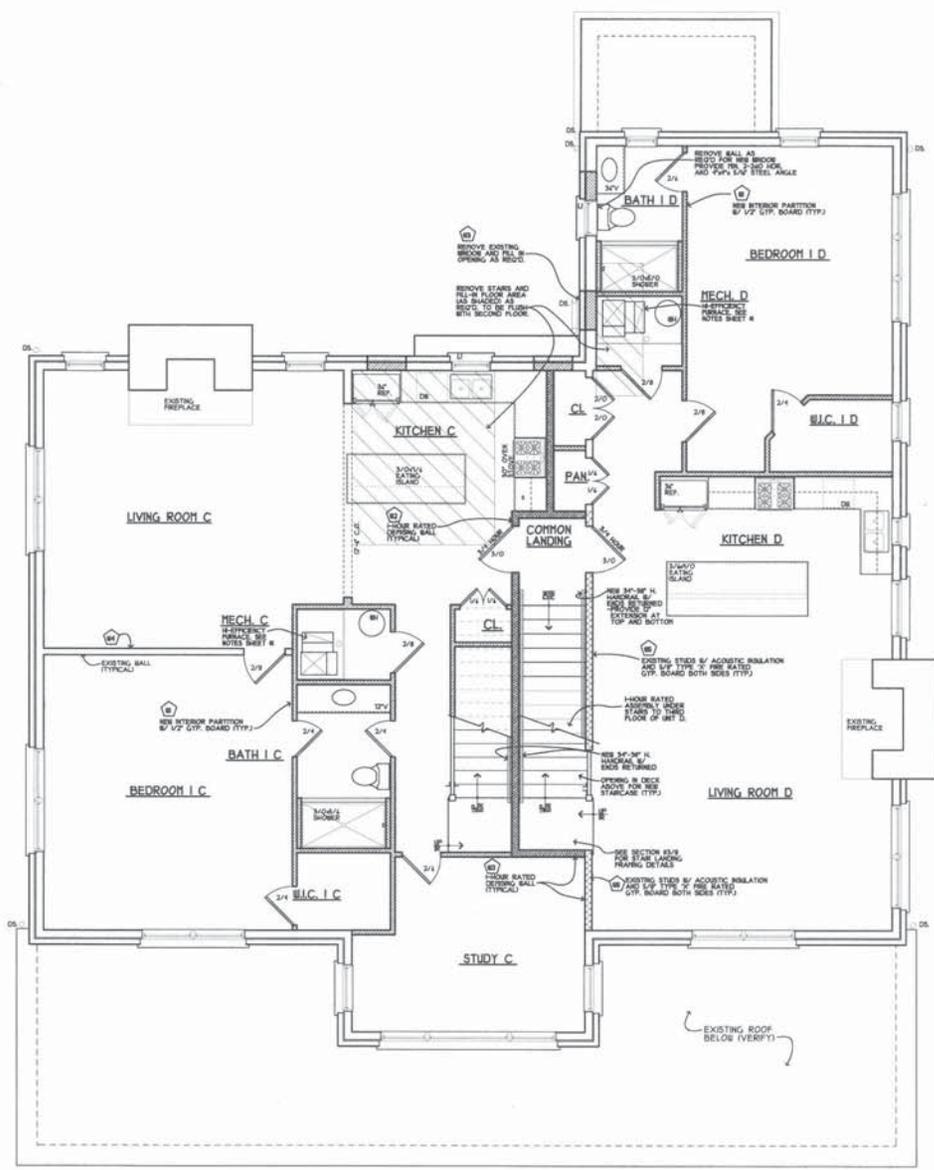
Revisions:


Commission: 2491  
 Issue Date:  
 Drawn By: CDZ  
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JULY 31, 2015 - DESIGN PLANS - HISTORIC

PLOTTED: 1/28/2018



SECOND FLOOR DEMO PLAN  
 SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0" UNITS: C=12 NORTH



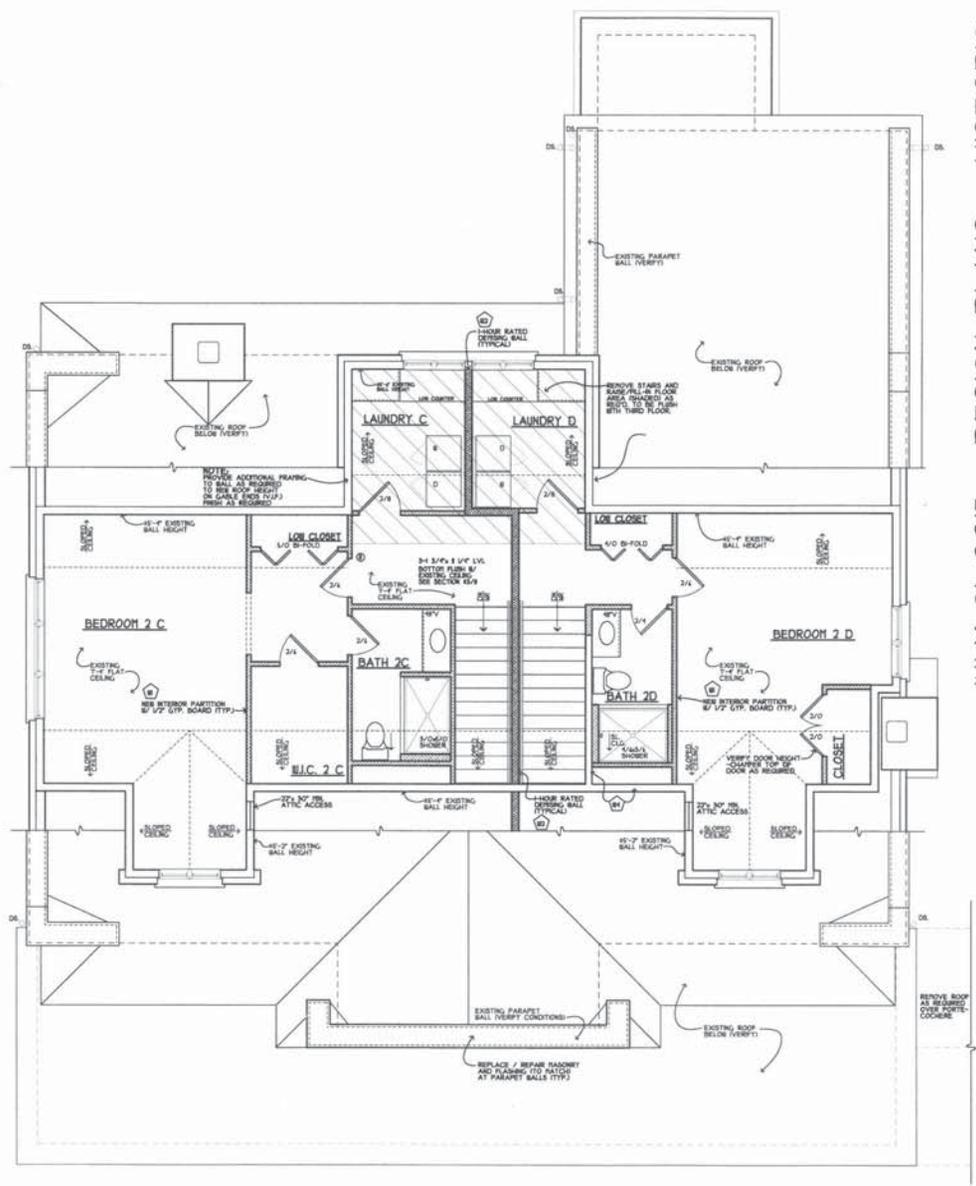
PROPOSED ALTERATIONS FOR:  
**HERITAGE GREEN APARTMENTS**  
 ST. CHARLES, ILLINOIS 60114  
 JRD, INC. - BOB RASMUSSEN 630-443-9343

Revisions:

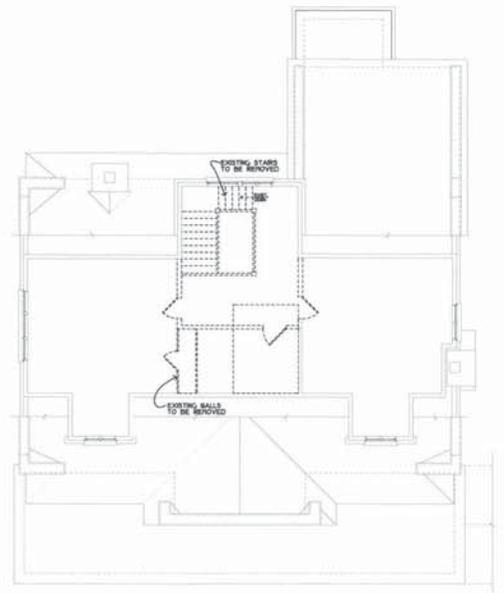

Commission: 2491  
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JULY 31, 2015 - DESIGN PLANS - HISTORIC



THIRD FLOOR PLAN  
 SCALE: 1/4" = 1'-0" (ENTS. CHD) NORTH



THIRD FLOOR DEMO PLAN  
 SCALE: 1/8" = 1'-0"



PROPOSED ALTERATIONS FOR:  
**HERITAGE GREEN APARTMENTS**  
 ST. CHARLES, ILLINOIS 60174  
 JRD, INC. - BOB RASMUSSEN 430-443-1313

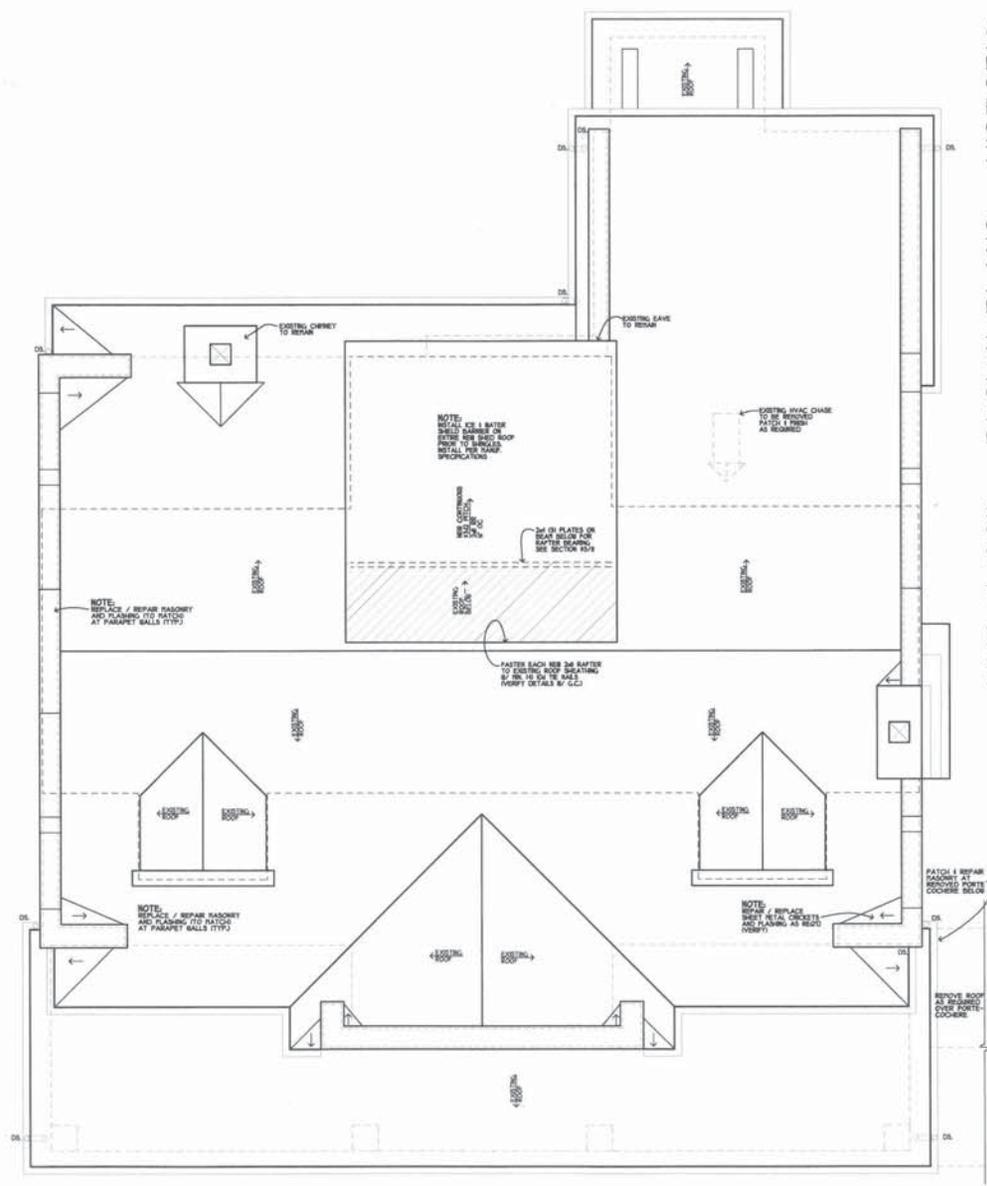
PLOTTED: 7/29/2015

Revisions:

Commission: 2431  
 Issue Date:  
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JULY 31, 2015 - DESIGN PLANS - HISTORIC



ROOF PLAN  
 SCALE: 1/4" = 1'-0"  
 NORTH

Photos of Judd House (2012)





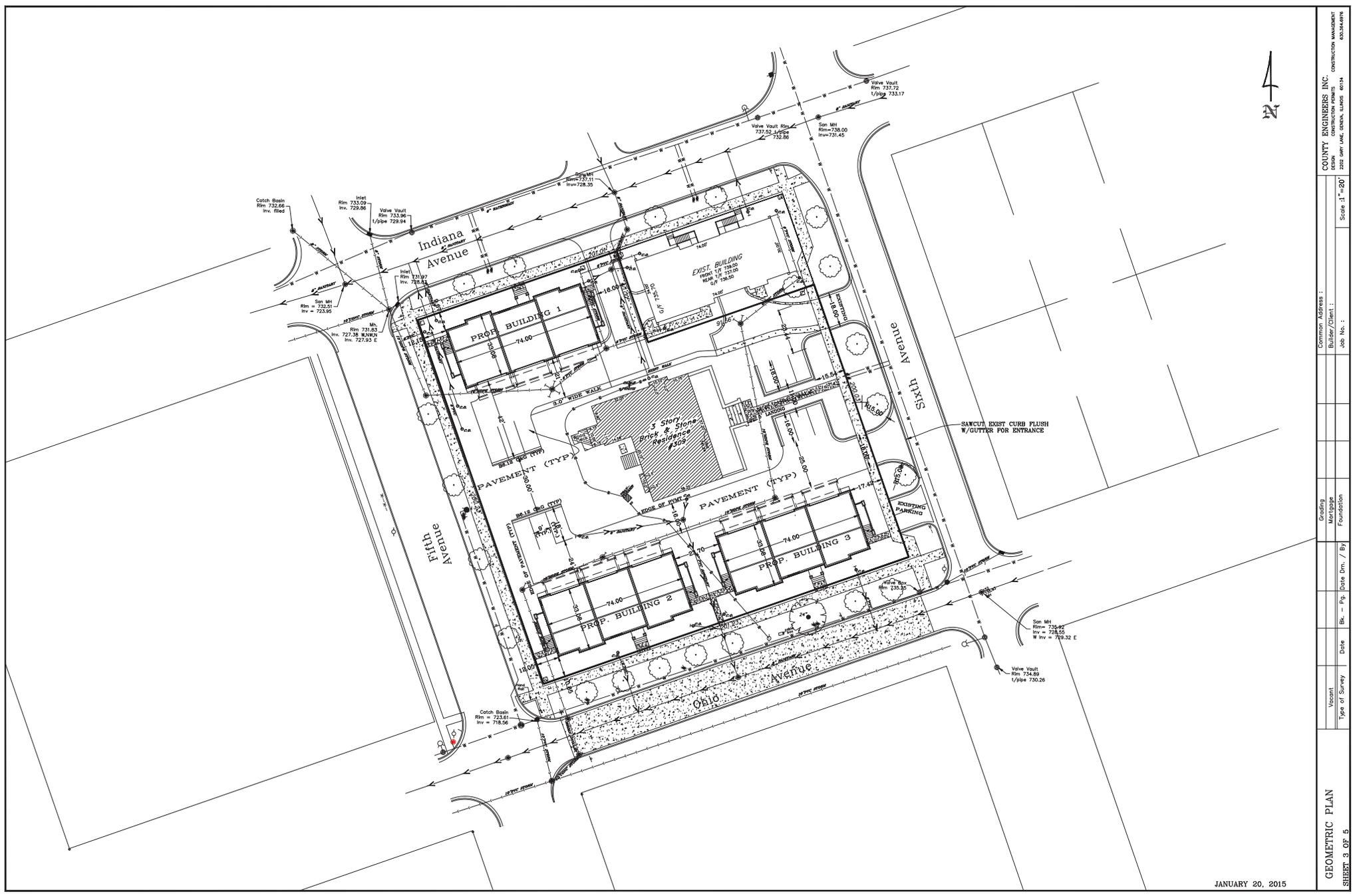












<b>GEOMETRIC PLAN</b> SHEET 3 OF 5		Common Address : Builder/Client : Job No. :	Grading Mortgage Foundation	Bl. - Pg. Date Dwn. / By	Date Date	Vacant Type of Survey	COUNTY ENGINEERS INC. 202 NEW LANE, CANON, MISSISSIPPI 39015 CONSTRUCTION MANAGEMENT SCALE: 1" = 20' DATE: JANUARY 20, 2015
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JANUARY 20, 2015

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JANUARY 7, 2015  
COUNCIL COMMITTEE ROOM**

**Members Present:** Bobowiec, Malay, Norris, Gibson, Pretz, Withey

**Members Absent:** Chairman Smunt

**Also Present:** Russell Colby, Planning Division Manager

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**1. Call to order**

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

**2. Roll call**

Vice Chair Norris called roll with six members present. There was a quorum.

**3. Approval of the agenda**

Vice Chair Norris stated an item would be added for 606 Cedar St. under Additional Business. There were no objections.

**4. Presentation of minutes of the December 17, 2014 meeting**

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

**5. Zoning Map Amendment, Special Use for PUD Amendment and PUD Preliminary Plan Application for Heritage Green (Foxwood Square PUD/ Raymond Judd House, 309 S. 6th Ave.)**

Bob Rasmussen, developer and applicant, and Dan Marshall, architect, were present.

Mr. Rasmussen noted he presented the concept to the Commission previously. The mansion will not change, other than removal of the rounded section of the porch and possibly the porte cochere. He said he is looking for input on whether to remove the porte cochere, since it is not needed, but the building may look better without it.

Mr. Pretz said removing the porte cochere was suggested to create a separation. Mr. Rasmussen agreed and said it doesn't serve a function. Mr. Marshall said the porte cochere makes the site appear crowded.

Ms. Malay said she supports preserving more of the structure and the history of the building, if it is not interfering with the project. Mr. Gibson said the building would appear more balanced without the porte cochere; he supports keeping in from a historical aspect, but suggested removing it would be more aesthetically appropriate. Mr. Bobowiec said he supports removing it to give the mansion a more balanced appearance.

Mr. Rasmussen said he will talk to the neighbors and get their input on whether to keep it. Vice Chair Norris concluded it sounds like either option would be acceptable. Mr. Colby clarified on the approved 2007 plans, the porte cochere was to stay but the rounded porch section was to be removed.

Mr. Rasmussen walked through the site plan and the proposed townhome buildings. The building behind the mansion has been eliminated and the remaining three buildings would each have three units but a similar footprint size to the approved plan. Ms. Malay recalled the Council in 2007 had asked for the townhome buildings to be set back from 6<sup>th</sup> Ave. as much as possible. Mr. Rasmussen noted there is still a 17 ft. setback.

Mr. Rasmussen said more parking is planned on site, but some of the spaces located southwest of the mansion building will be removed to increase greenspace. He said in front of the mansion, the plan will be revised to have a central walkway up to the front door, with parking on both sides. He said the mansion will be turned into 4 rental units and the only exterior change is replacement of the window sashes. He said the wood around the windows will stay and therefore the mansion's appearance will not change. He said some potential minor changes to the rear elevation are being considered but have not been finalized.

Mr. Rasmussen showed the proposed townhome elevations. The lower level would use a reddish brick to coordinate with the mansion, but the buildings are designed to look separate from the mansion building, similar to Heritage Square. He noted there are two front porch options (gable front or wider shed porch). The Commission recommended using a combination of the two options, which Mr. Marshall had prepared as an alternative. Mr. Rasmussen said all three townhome buildings will have the same structure, but will have different materials and finishing. The units will all be 2,000 square feet with three bedrooms, and prices will start at \$350,000.

Ms. Malay asked if there will be a usable common area. Mr. Rasmussen said the area behind the mansion will serve this purpose and will be landscaped.

Liz Safanda, Preservation Partners of the Fox Valley, stated it is exciting to see a plan that finds a use for the mansion. She asked if anything has been decided regarding the interiors. Mr. Rasmussen said he hasn't drawn a plan for the interiors. He clarified the units will be rentals because they lack garages and they are adjacent to other rental units he owns at Heritage Square.

Mr. Pretz asked about the use of the third floor space. Mr. Rasmussen said this might be a bonus room for the building, but the stair access in the rear shed dormer has limited head height, so he has not determined yet what to do with the space.

The Commission expressed support for the project.

Mr. Colby summarized the applications and said the recommendation is to the Plan Commission.

**A motion was made by Ms. Malay and seconded by Mr. Withey with a unanimous voice vote to recommend to the Plan Commission approval of the Zoning Map Amendment, Special Use for PUD Amendment and PUD Preliminary Plan Application for Heritage Green (Foxwood Square PUD/ Raymond Judd House, 309 S. 6th Ave.).**

## **6. Additional Business**

### **a. 606 Cedar Street**

Tom Cowan, a potential purchaser of the property, was present to seek feedback from the Commission on potential changes. He said he is interested in possibly purchasing the property and keeping the original stone structure, which is very well built and in excellent condition, but he would like to remove the entire addition, both the frame and foundation, which is in poor condition.

Ms. Malay said she could not support removal of the foundation of the addition, because of the possible sleeping berths in the basement that were thought to be part of the Underground Railroad. Mr. Cowan said he has concerns with controlling moisture in the addition's foundation. He also said there has been some excavation that appears to have further damaged the foundation. Ms. Malay and Mr. Bobowiec said that they were agreeable to allowing the additional to be removed as long as the foundation area is not demolished.

The Commission also provided comments on a rough design of a potential addition to the rear of the building and extending off to the east, with a driveway and garage access from 6<sup>th</sup> St. into the rear of the building. Mr. Pretz said he would support the addition as long as it is an appropriate design and it is clear the addition is separate from the old structure. The other Commissioners agreed, but recommended Mr. Cowan provide a site plan and elevation drawing