



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4h

Title:

Historic Preservation Commission recommendation to deny a Certificate of Appropriateness for the construction of a building at 207 Walnut Ave.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Background

Greg Derrico has proposed to construct a three and a half story, two-unit residential building on the vacant lot located at 207 Walnut Ave. The property is located within the CBD-2 Mixed Use Business District. The plans submitted by Mr. Derrico comply with the CBD-2 zoning requirements. The property is located within the Central Historic District, and the surrounding structures are identified as “Contributing” in the 1994 Architectural Historic Survey.

Certificate of Appropriateness

A Certificate of Appropriateness or “COA” is required for new buildings to be constructed in the Historic District. The Historic Preservation Commission has the authority to either approve a COA or recommend to the City Council that a COA be denied. The review of a COA is based on criteria in the Historic Preservation Ordinance (Chapter 17.32 of the City Code).

Historic Preservation Commission review

On 9/3/18, the Commission reviewed the plans and provided comments. The Commission requested: 1) a scaled streetscape drawings showing the building in the context of the other buildings on the block, and 2) a more detailed site plan showing the footprint of the building relative to the adjacent buildings. The COA was tabled.

Mr. Derrico requested the COA be added to the 10/3/18 Historic Commission agenda for final consideration. No additional information was submitted.

At the 10/3/18 meeting, the Commission recommended denial of a COA. To support a denial recommendation, the code requires that the Commission make findings and identify individual criteria that are not being met. The Commission passed the attached resolution with their findings by a vote of 4-2 (the Chairman does not vote). A representative of the Historic Preservation Commission will be present to represent their recommendation.

The Historic Commission resolution primarily cites the building’s height and scale relative to the neighboring structures as the basis for denial. Mr. Derrico contends that based on surrounding uses and the zoning designation of CBD-2, the block is intended for transitional development of the type he is proposing.

Attachments *(please list):*

Historic Preservation Commission Resolution 7-2018; Minutes from 9/3/18 and 10/3/18
 Aerial photo showing location, Photos showing the site and adjacent block
 COA Application (and attached plans)

Recommendation/Suggested Action *(briefly explain):*

Review the Historic Preservation Commission recommendation.

In accordance with Section 17.32.080 (E) of the Zoning Ordinance, the City Council may deny a Certificate of Appropriateness in accordance with the recommendations of the Historic Preservation Commission. Upon review of the Commission’s resolution, minutes and the application, if the City Council finds that the applicable criteria for granting a Certificate of Appropriateness will be met, it may disregard the Historic Preservation Commission’s recommendation and approve a Certificate of Appropriateness.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 7-2018

**A Resolution Recommending Denial of a Certificate of Appropriateness
for the construction of a three-story duplex at 207 Walnut Ave.**

WHEREAS, it is the responsibility of the Historic Preservation Commission to review applications for Certificates of Appropriateness in accordance with the requirements of the St. Charles Municipal Code, Title 17 “Zoning”, Chapter 17.32 “Historic Preservation”; and

WHEREAS, the Historic Preservation Commission reviewed a request to construct a three-story duplex at 207 Walnut Avenue on October 3rd 2018; and

WHEREAS, the Historic Preservation Commission finds the work proposed in the application for Certificate of Appropriateness does not meet the applicable criteria of Section 17.32.080(G) “Certificate of Appropriateness: Criteria” and will therefore adversely affect or destroy historically or architecturally significant features of a block within a designated historic district, based on the findings listed in Exhibit “A”.

NOW THEREFORE, be it resolved by the Historic Preservation Commission to recommend to the City Council denial of the Certificate of Appropriateness for 207 Walnut Avenue based on the findings listed in Exhibit “A”.

Roll Call Vote:

Ayes: Malay, Mann, Krahenbuhl, Smunt,
Nays: Kessler, Pretz
Abstain: None
Absent: None

PASSED, this 3rd day of October, 2018.

Chairman

Exhibit "A"

Findings for Denial of Certificate of Appropriateness

17.32.080.G. Certificate of Appropriateness: Criteria

In making a determination whether to approve or to recommend denial of an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided by the following criteria:

1. Significance of a Site, Structure or Building

- a. The Historic Preservation Commission shall apply the maximum flexibility allowed by this Chapter in its review of applications for new construction and for alteration, removal or demolition of structures that have little architectural or historic significance. However, if the new construction, alteration, removal or demolition would seriously impair or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, the Historic Preservation Commission shall give due consideration to protection of those historically and architecturally significant features.
 - b. The following properties are presumed to have architecturally or historically significant features:
 - i. Properties within a designated historic district that are classified as architecturally or historically significant by a survey conducted pursuant to Section 17.32.070.
 - ii. Properties designated as landmarks pursuant to Section 17.32.300.
 - iii. All properties listed on the National Register of Historic Places.
 - c. The following properties will sometimes have architecturally or historically significant features - properties within a designated historic district that are classified as architecturally or historically contributing by a survey conducted pursuant to Section 17.32.070.
 - d. The following properties will usually have little architectural or historic significance - properties within a designated historic district that are classified as architecturally or historically non-contributing by an architectural survey conducted pursuant to Section 17.32.070.
- The vacant lot is located in the Central Historic District, but has no historic rating.**

2. General Architectural and Aesthetic Guidelines

- a. Height
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures.
Based upon the drawings submitted, the proposed building height would dominate all adjacent structures on the block. A requested streetscape drawing showing the adjacent buildings on the block was not submitted for review.
- b. Proportions of the Front Facade
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures.
The combined height and width of the proposed structure are out of proportion to the surrounding structures. The front elevation of the building is comprised mostly of the two garages. The front elevation is not compatible with the front elevations of the surrounding structures
- c. Proportions of Windows and Doors
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.
N/A

- d. Relationship of Building Masses and Spaces
The relationship of a structure to the open space between it and adjoining structures should be compatible.
A requested setback drawing showing footprints of adjacent buildings was not submitted for review.
- e. Roof Shapes
The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures.
N/A
- f. Scale
The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures
Based upon the drawings submitted, the proposed building height would dominate all adjacent structures on the block. A requested streetscape drawing showing the adjacent buildings on the block was not submitted for review. The front elevation of the building is comprised mostly of the two garages. The front elevation is not compatible with the front elevations of the surrounding structures
- g. Directional Expression
Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character.
The neighboring structures have smaller vertical expressions than those proposed for this project. The façade of this new building will not reflect or blend in with those already located in the neighborhood.
- h. Architectural Details
Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures.
N/A
- i. New Structures
New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures.
N/A

3. Secretary of the Interior's Standards for Rehabilitation

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose.
N/A
- b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.
N/A

- c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance, shall be avoided.
N/A
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
N/A
- e. Distinctive stylistic features, finishes and construction techniques or examples of skilled craftsmanship, which characterizes a building, structure or site, shall be preserved.
N/A
- f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures.
N/A
- g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will damage the historic building materials shall not be used.
N/A
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
N/A
- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment.
Based on the drawings submitted, the mass and scale of the proposed new construction is not compatible with the size, mass and scale of the environment (surrounding structures in the neighborhood). A requested streetscape drawing showing elevations of adjacent buildings on the block was not submitted for review.
- j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
N/A

4. Code Conflicts

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief.

N/A

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, SEPTEMBER 5, 2018
COMMITTEE ROOM

Members Present: Smunt, Malay, Norris, Mann, Pretz
Krahenbuhl arrived at 7:03 p.m.

Members Absent: Kessler

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

1. Call to order

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

2. Roll call

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

3. Approval of Agenda

Mr. Pretz requested Item #9 to read:

- a. S.S. Jones Questers
- b. Catalog Homes

4. Presentation of minutes of the August 15, 2018 meeting

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the minutes of the August 15, 2018 meeting. Mr. Pretz abstained.

5. Landmark Applications

- a. 516 N. 3rd Avenue**
 - i. Public Hearing**

The Commission previously reviewed this request from property owners Will and Judith Loof. The owners stated that the current windows that have been replaced are aluminum clad wood to match the style of what was there before and the windows in the basement and garage are the original windows.

~~A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to close the 516 N. 3rd Avenue Public Hearing.~~

ii. Landmark Recommendation

~~A motion was made by Dr. Smunt and seconded by Ms. Malay to recommend 516 N. 3rd Avenue as a Landmark siting all criteria as appropriate. The name of the home will be The Franklin-Curtis House.~~

b. 515 Walnut Street - Discussion

~~Mr. Colby said this is a landmark nomination that was filed by homeowners Brian and Karen Graf and is being presented to the Commission for review. Positive comments were received from Commission members. Dr. Smunt requested an addendum that includes a summary about Bonnie Mitchell, a former owner of this home, added to the application backup materials. The homeowners said after going through documentation and directories as well as speaking with the County, that 1853 is the correct construction date for their home. Dr. Smunt asked the Township Assessor's Office survey date be corrected from 1875 to 1853.~~

~~The Commission is satisfied with this application and a Public Hearing will be scheduled.~~

c. 203 N. 3rd Avenue - Discussion

~~John and Donna Stockman are the homeowners. Dr. Smunt said the circa date for this home will be 1855. Dr. Smunt said this home is a remodel, not a restoration, and as a result does not display architectural significance. The sixth criteria listed beneath 3E on the Landmark Nomination form will be omitted. Commissioners stated the home was tastefully renovated exhibiting a simpler, less detailed Italianate architecture. After discussion, it was agreed that this home could be called The Burchell House. Mr. Colby will schedule a Public Hearing to recommend landmark status.~~

6. Certificate of Appropriateness (COA) Applications

a. 308 State Avenue (Doors)

~~Homeowner Leslie Carroll was present at the meeting to discuss the replacement of her front door, as well as the garage side exterior door. The front door replacement would not include side lights. Both doors face the front of the home, therefore the same style door would be used in both applications.~~

~~A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA.~~

b. 103 S. 4th Street (Stairs)

Homeowner Mr. Shuki Moran was present at the meeting. He is proposing changing the front exterior stairway to treated wood, replacing stone stairs that are in need of repair. A new wood railing would also be installed to replace an unstable metal railing. In addition, a wood railing would be added to side exterior stairs where no railing exists. Mr. Moran included a photograph of what he would like the wood stairs and railings to look like from a home located at Illinois and 4th Streets in St. Charles. The improvements made at that home were approved by the Historic Preservation Commission. Ms. Malay added that she would like approval contingent upon the design that they approved for that home.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the COA contingent upon use of the design that was implemented at the home located at Illinois and 4th Streets.

c. 107–109 E. Main Street (Exterior Renovation)

Mr. Chris Adesso, Assistant Public Works Director, stated that the City purchased this building in 2012 with budgeted repairs to be conducted in phases to prepare for future tenancy or adapted reuse of the interior space. Fred Schramm, Schramm Construction and Paul Lankenau, Schramm Construction consulting architect, were also in attendance at this meeting.

Mr. Lankenau said that the wood double hung windows are in terrible shape. The intention is to replace all the windows in the building with thermal-paned, aluminum clad windows with an aluminum storefront. A door will be added on the south side of the building as well as an internal exit stairway. A retaining wall will be added to provide a level sidewalk exit at the south side of the building. The existing courtyard in this area could be built up to meet the new floor/sidewalk level. The upper bay windows in the front of the building will be restored to their original look. At this time, there is minor tuck pointing that needs to be done to the brickwork and upon removal of the ivy, additional brickwork may be needed. On the first floor, the entire storefront will be replaced and it will have the same look as it does today. Above the windows, there is a paneled space for signage that will be restored. The outside front stoop will be replaced with a ramp and there will only be one entrance into the main lobby of the building. There will be structural changes to the roof to accommodate rooftop mechanical units which will not be visible from the street. They will determine if the entire roof needs to be replaced.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA.

d. 207 Walnut Avenue (Duplex)

Mr. Colby said this is a proposal to construct a duplex on a vacant lot. Mr. Greg Derrico, of Derrico Custom Homes, was present at the meeting. Mr. Derrico said the sloping of Walnut Avenue provides the opportunity to offset the roof line. The structure will consist of deep and narrow dimensions along with roof-top use.

Commissioners stated that the style of garage doors displayed in the drawings does not offer consistency with the rest of the architecture. Dr. Smunt said this structure will have a Craftsman architectural style and that there are garage doors offering a more craftsman style look. Mr. Derrico added that the garage doors, as they are drawn, are not wide enough to be functional. The doors meet the single and multi-family City requirements of 50% maximum on the front of a building and they are set back 5 feet from the front of the building. A variance from City code may be needed for an additional 2 feet that would enable vehicles to get in & out of the garage more easily. Mr. Derrico will look more closely at the window sizes that are proposed throughout this structure.

Overall, Commission members are in favor of the design. However, they are not comfortable with granting COA approval at this point. Ms. Malay explained that they ensure that any new construction does not negatively impact the Historic District. The concerns that they have are with the size of the outside staircase and the look of the front elevation as a whole. Before a COA will be recommended, the Commission requested a streetscape elevation of other structures adjacent to this one be provided to better understand the setbacks and also to ensure this structure is not overpowering neighbors on both sides.

Dr. Smunt made a motion and seconded by Ms. Malay to table this until a streetscape rendering displaying the elevations of all buildings on entire square block is provided as well as a plat showing neighborhood setbacks.

e. 619 W. Main Street (Garage Door)

Mr. Eric Larson, property owner, is proposing the installment of two sets of carriage doors be installed to cover the existing garage doors. The current garage doors will remain intact and hidden behind the carriage doors. The new doors will swing open and the current garage doors will lift open to gain access into the garage.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the COA.

f. 521 Indiana Street (Pergola)

David Prentiss, property owner, would like to construct a freestanding pergola to cover the existing deck located at the rear of his home. The pergola is intended to be six inches from the house wall. No vines will be grown on it. Two ceiling fans will be in place. The posts beneath the deck are large however, Mr. Prentiss will work with Building & Code Enforcement to ensure proper reinforcement of the deck floor.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the COA.

7. Grant Applications

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

a. 619 W. Main Street (Side Porch and Side Entry)

Mr. Eric Larson, property owner, would like feedback on potential work on a side porch. He would like to have an open porch and would remove the windows and existing door and add columns similar to what the front porch has. The Commission suggested looking into what the original porch looked like and Mr. Larson said the materials on the inside of the side porch appear to be just like the materials that are found on the front porch. Dr. Smunt said he would support going back to an open porch with columns and hand rails.

- 9. Additional Business and Observations from Commissioners or Staff**

a. S.S. Jones Questers

Mr. Pretz said that four times during the summer, they open up for a few hours to do tours. A \$10 donation was made to the campaign foundation. Tours are available on the third Sunday of each month.

b. Catalog Homes

Mr. Pretz presented literature about Catalog Homes for members to read at their leisure as well as retain for their files.

- 10. Meeting Announcements: Historic Preservation Commission meeting Wednesday, September 19, 2018 at 7:00pm in the Committee Room.**

- 11. Public Comment**

- 12. Adjournment**

A motion was made by Ms. Malay and seconded by Ms. Mann with a unanimous voice vote to adjourn the meeting at 9:20 p.m.

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, October 3, 2018
COMMITTEE ROOM

Members Present: Norris, Smunt, Malay, Norris, Kessler, Mann, Pretz, Krahenbuhl

Members Absent: None

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

7. Certificate of Appropriateness (COA) applications

d. 207 Walnut Ave (duplex)

This COA Application was presented at the 9/3/18 meeting by Mr. Greg Derrico. The application was tabled and the Commission requested the applicant provide a streetscape of the whole block displaying elevations of all buildings, as well as a plat showing setbacks of all other homes on the block. No new information has been submitted. Mr. Derrico requested that this item be placed back on the agenda for review.

Mr. Derrico stated that he felt the information requested by the Commission was not needed, as it would support their conclusions that the proposed structure would tower over the rest of the buildings on the block. However, he noted that across the street the parking structure also placed a large presence over the buildings, and that further down the street the back of the Arcada has a large tower like brick building. He stated that the proposed drawings fit in with the height and general streetscape feeling of other buildings further down the street. He further stated that the proposed building has a similar front setback to those other buildings on the street. Mr. Derrico expressed that his design fits into the standards and concepts laid out in the Zoning Ordinance for the CBD-2 District, in which this property is located. He noted that the Zoning Ordinance and the Historic Preservation Ordinance were in conflict with each other. He reiterated that his proposed building is what the future of this block looks like with the zoning allowed.

After clarifying that no new information was presented to the Commission, Chairman Norris referenced the Review Criteria Guidelines found in the Historic Preservation Ordinance. The guidelines are there to guide the Commission to determine whether or not to approve or recommend to the City Council denial of a COA.

Ms. Malay stated that the Zoning Ordinance was amended in 2006, but the Historic Preservation Ordinance was amended after that date and did take into account the current Zoning Ordinance when they revised the historic review criteria.

Chairman Norris explained that the Commission will go through all of the COA review criteria and allow for Commission members to make comments based on the project information provided by the applicant.

The first review guideline is “Significance of a site, structure or building”. Mr. Colby stated that since there is no building on the site, it does not have a rating.

Chairman Norris moved to the second item, 2a “height”. Ms. Malay commented that proposed project appears to tower over all of the neighboring structures and that is why the Commission requested streetviews with elevations of the block. She stated that she could not approve the COA because of the sheer height of the building in relation to its neighbors. Vice Chairman Smunt agreed with Ms. Malay, stating that the height dominates adjacent structures. Mr. Krahenbuhl added that the Commission cannot make decisions based on what the block could look like in the future, but rather base decisions on what is there now.

The Commission moved to item 2b “Proportions of the Front Façade”. Ms. Malay reiterated that the height is much larger than everything around the proposed building, but did not take issue with the width. Vice Chairman Smunt agreed with Ms. Malay, that the height combined with the width of the building is out of proportion of anything else on the block.

Mr. Derrico commented that item 2b does not correspond to the City Zoning Ordinance in any way. He stated that this property is located in the transitional zone between downtown and residential districts, and the Historic Preservation Ordinance does not allow for a transition structure to be placed.

Chairman Norris moved to item 2c “Proportions of Windows and Doors”. Ms. Malay stated that the two garage doors take up more than half of the front façade of the building. She said the garage doors are the front elevation of the building and a garage dominant façade isn’t the ideal appearance in a Historic District. Mr. Krahenbuhl said that the garage doors added to the height of the structure. He noted that if those were taken out, the relationship between the height and the front elevation appearance would be more appropriate with the surrounding structures.

The Commission moved to Item 2d “Relationship of Building Masses and Spaces”. Ms. Malay stated that it was hard to tell how the proposed building relates to masses and spaces on the block, because they did not receive the additional information they requested. Mr. Kessler noted that from what the Commission received, he did not see any information showing that the proposed structure was incompatible.

Mr. Derrico commented that the parking structure across the street from his lot has a larger mass and size than his proposed building. He also stated that the view the parking structure causes should outweigh the view of his proposed front façade garages.

The Commissioners had no issue concerning item 2e “Roof Shapes”, as they were supportive of the roof.

For item 2f “Scale”, the Commission deferred back to their previous comments regarding height and mass. Mr. Derrico commented that there was no compatibility in terms of masses of structures on the block. He stated that the proposed building fits in line with the Zoning Ordinance. Therefore, his building would be in harmony with the masses of future structures as the neighborhood changes to reflect the standards of the Ordinance.

Vice Chairman Smunt commented on item 2g “Directional Expression” that the new construction would be the dominate vertical and horizontal expression, overpowering the other building expressions of the block. He noted that the vertical expression of the new structure is excessive and that it was hard to determine how large the horizontal expression is compared to other structures on the block, because they were not provided with the additional information they requested.

The Commission had no issues with item 2h “Architectural Details”, stating that they were in favor of the details. Ms. Malay noted that no list of materials was given. Mr. Derrico stated that the materials would be the same as some of the other homes he has built around the City.

The Commission felt the structure was compatible to the neighborhood in terms of architectural style and therefore has no issues with item 2i “New Structure”.

Under review criteria 3 “Secretary of the Interior’s Standards for Rehabilitation”, the Commission felt that all of the standards, except for 3i, did not apply since the proposed project is new construction. The Commission noted that the size, mass and scale of the new construction were not compatible with the surrounding environment (the other structures on the block).

The Commission noted that no Code Conflicts existed between the City Code and the proposed design.

Mr. Derrico introduced a neighbor of the subject property. Thomas Sieck, owner of the home at 211 Walnut Ave. Mr. Sieck stated that he was in favor of the proposed building. He said that the building would dwarf his house, but he doesn’t believe his house will be there in the future. He believes that when he leaves his home in the next five-six years, another house like the one being proposed will go up. He said that before long, the whole neighborhood will be redeveloped with similar structures to the one being proposed. Mr. Sieck expressed that the height of the structure would not be as towering as the Commission envisions, because the block is located on a hill. The Commission voiced that they were unable to determine the impact the hill would have on the height of the structure, because Mr. Derrico did not provide them with the elevation drawings they requested. Vice Chairman Smunt asked Mr. Sieck if he felt the proposed building met the Historic Preservation Commission Review Guidelines. Mr. Sieck said he believed the project did not.

Chairman Norris asked Mr. Derrico if he would provide the additional information the Commission was requesting regarding streetscape elevations and site plans of the block; or if he would be willing to revise his design. Mr. Derrico stated that he would not provide additional information and that he would not revise his drawings unless the Commission provided him with

a height they would feel comfortable approving. The Commission members expressed that because they were not given the additional elevation information they requested, they would not feel comfortable giving an exact height.

Mr. Derrico said that he was providing a plan that displayed a height the City was allowing with the Zoning Ordinance.

Mr. Kessler asked if there was a height outside of the Historic Ordinance for the property. Mr. Colby clarified that there are two Ordinances that provide building guidelines for this property. The first is the Zoning Ordinance that Mr. Derrico is conforming to with his proposed plans. The second is the Historic Preservation Ordinance, where the conflict with the design occurs.

Mr. Pretz commented that conflict isn't the right word. He said that the design is compliant with one guideline, but there are two guidelines that affect that property.

A motion was made by Vice Chairman Smunt and seconded by seconded by Ms. Malay to recommend a COA denial to City Council based on review criteria 2a, 2b, 2f, 2g, and 3i. There was a voice vote of 4-2 for approval to recommend denial, with Mr. Pretz and Mr. Kessler voting against the motion.



Aerial Location of 207 Walnut Ave.



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: October 5, 2018 10:20 AM



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APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: 8/31/18 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 207 WALNUT AVE

Use of Property: Commercial, business name: _____

Residential Other: _____

Project Type:

- Exterior Alteration/Repair
 - Windows
 - Doors
 - Siding - Type: _____
 - Masonry Repair
 - Other _____
 - Awnings/Signs
- New Construction
 - Primary Structure
 - Additions
 - Deck/Porch
 - Garage/Outbuilding
 - Other _____
- Demolition
 - Primary Structure
 - Garage/Outbuilding
 - Other _____
- Relocation of Building

Description:

APPLICANT RESIDENTIAL NEW CONSTRUCTION

Applicant Information:

Name (print): DEPERRILO CUSTOM HOMES

Address: 311 WALNUT AVE

Phone: 630 377 8100

Email: HOMES@DEPERRILOCUSTOMHOMES.COM

Applicant is (check all that apply):

- Property Owner
- Business Tenant
- Project contractor
- Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): MADELEINE HOWE TRUST

Address: 41 W 011 AILLONFIELD DR.

Signature: ELSBURN, ILLINOIS 60119

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Handwritten Signature] Date: 8/30/18















