



**HISTORIC PRESERVATION COMMISSION  
AGENDA ITEM EXECUTIVE SUMMARY**

**Agenda Item  
Title/Address:**

COA: 514 Indiana St.

**Proposal:**

New house

**Petitioner:**

Zach Derrico

ST. CHARLES  
SINCE 1834

**Please check appropriate box (x)**

**PUBLIC HEARING**

**MEETING  
2/15/17**

**X**

**AGENDA ITEM CATEGORY:**

X

Certificate of Appropriateness (COA)

Façade Improvement Plan

Preliminary Review

Landmark/District Designation

Discussion Item

Commission Business

**ATTACHMENTS:**

Revised elevation drawings  
Approved elevation drawings

**EXECUTIVE SUMMARY:**

A COA for a new single-family home was approved at the 1/18/17 meeting.

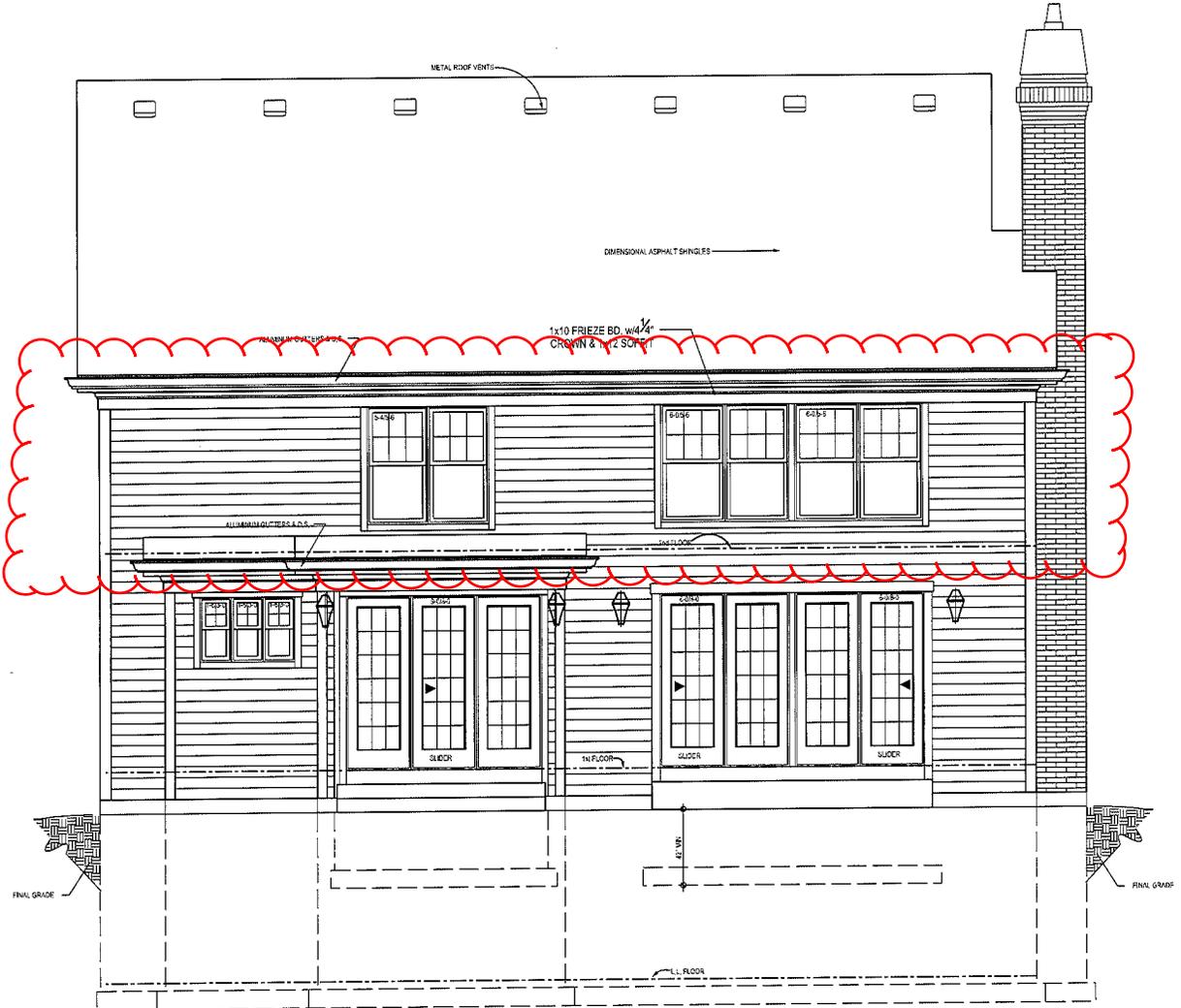
Since then, the rear elevations have been revised to no longer include a wide second story dormer on the rear elevation. No other changes are proposed.

The rear dormer had been added to address a zoning issue regarding the definition of a 1.5 story house. The zoning issue has been resolved so that the dormer is not necessary, so the applicant wishes to remove the dormer and revert back to the original design for the rear second story.

**RECOMMENDATION / SUGGESTED ACTION:**

Provide feedback and recommendation on approval of the COA.

**PROPOSED Rear elevation (no dormer)**



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

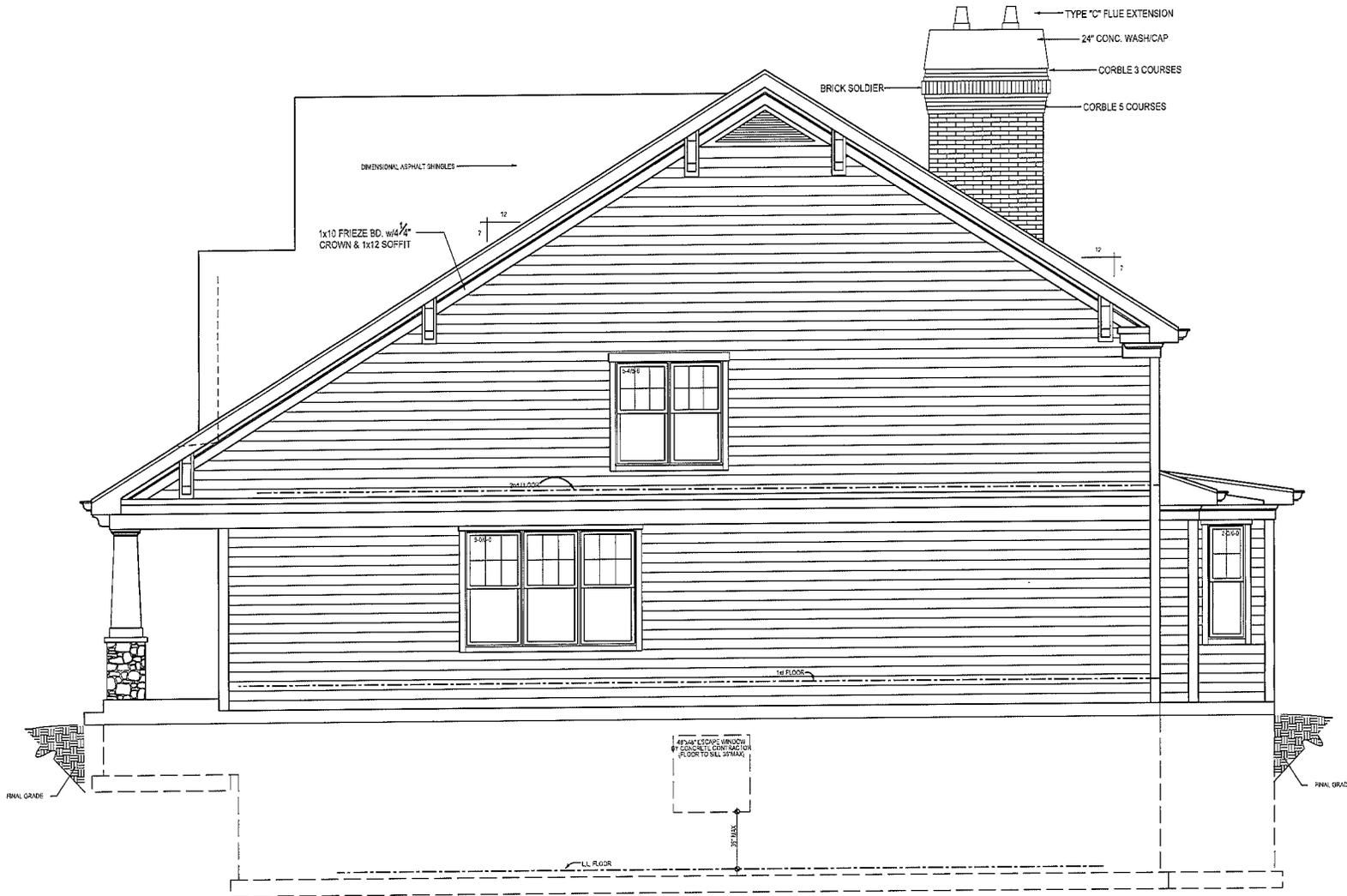
**PROPOSED side elevation**



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

**PROPOSED side elevation**



**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

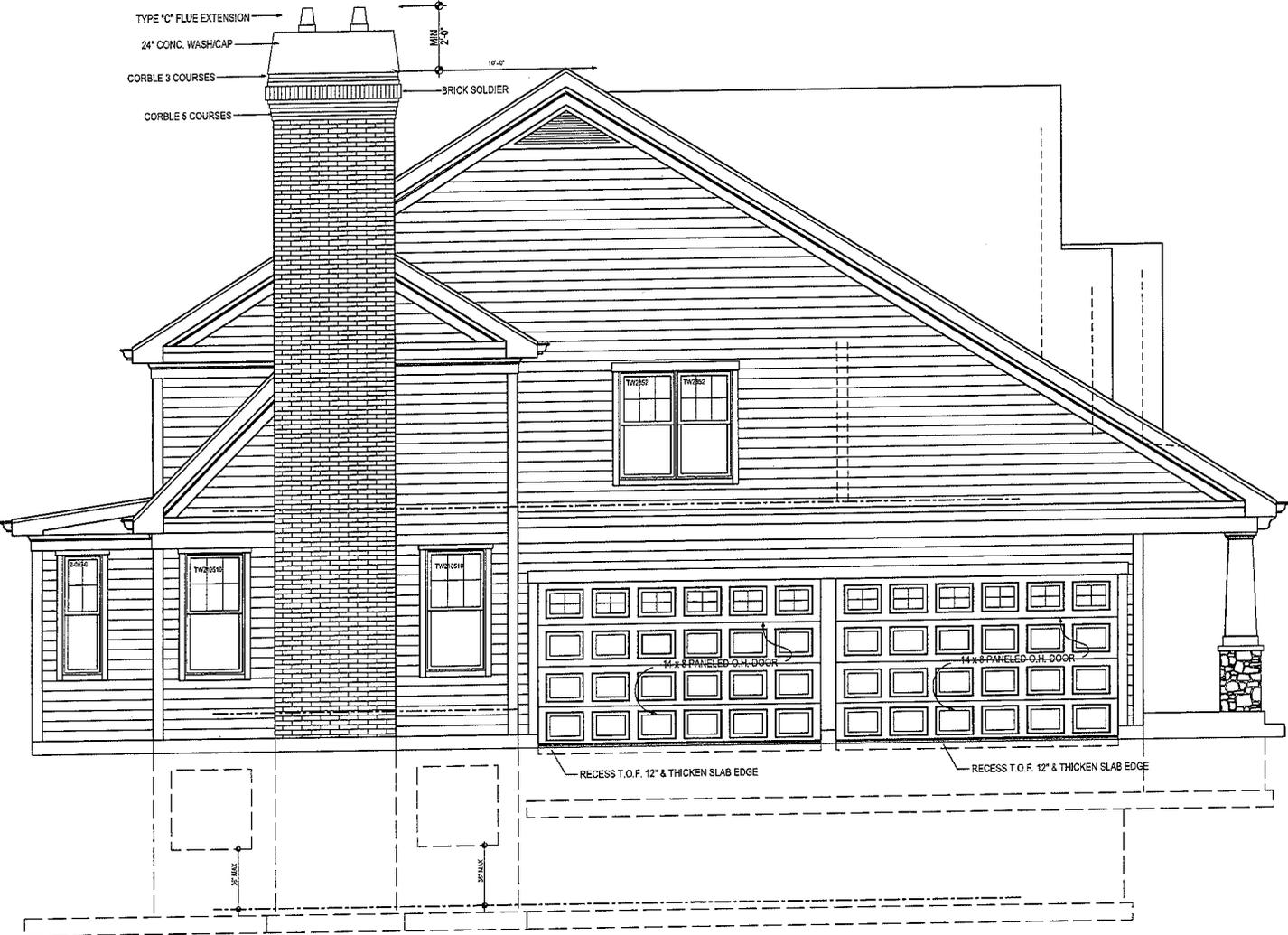
**APPROVED rear elevation (dormer)**



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

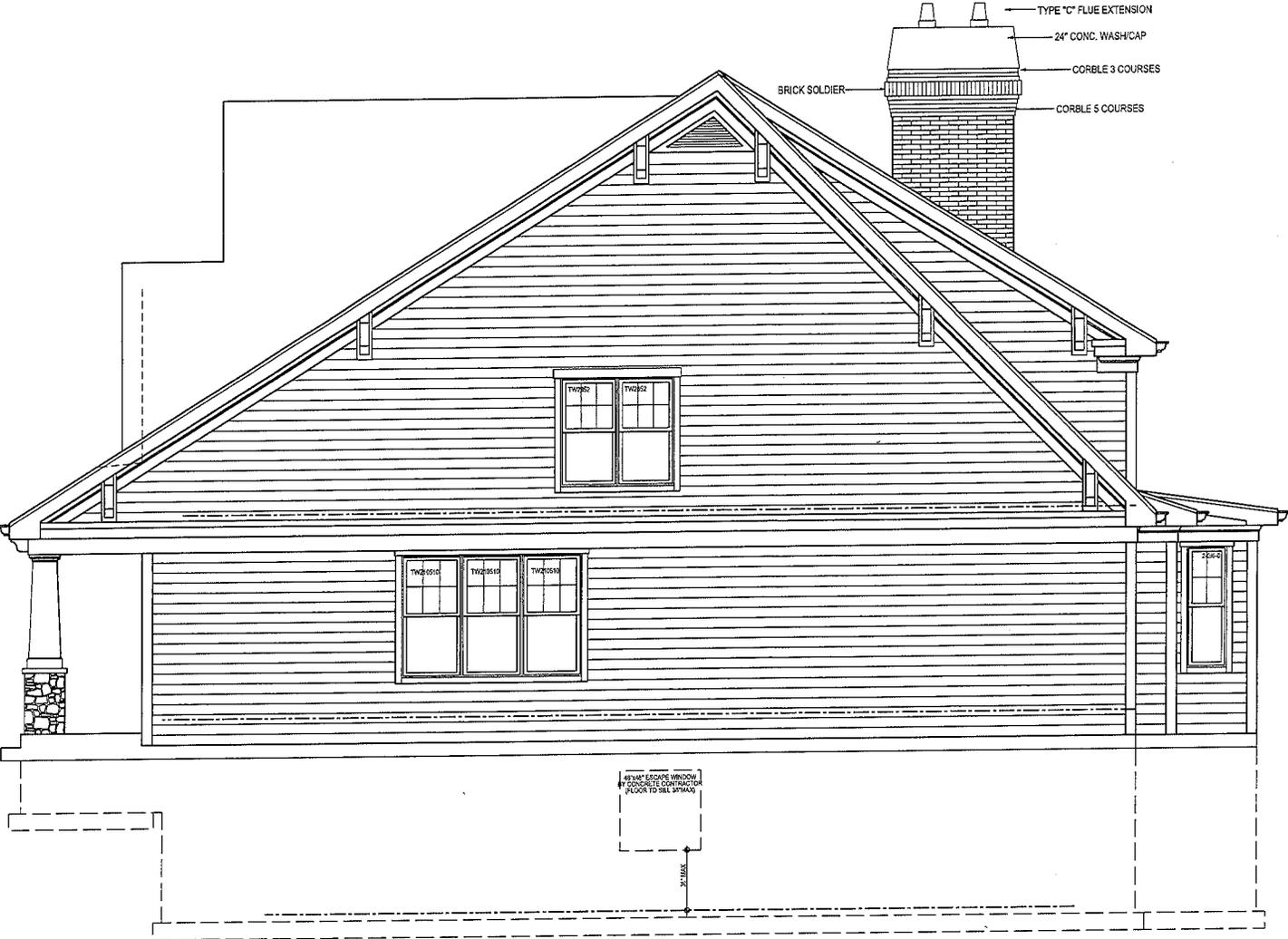
**APPROVED side elevation**



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

**APPROVED side elevation**



**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"