CITY OF ST. CHARLES ILLINOIS • 1834	**HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 1 E Main St		
	Significance:	Significant		
	Petitioner:	Conrad Hurst		
	Project Type:	Façade Work		
	PUBLIC HEARING		**MEETING 2/3/21**	**X**

Agenda Item Category:

	Preliminary Review		Grant
X	Certificate of Appropriateness (COA)		Other Commission Business
	Landmark/District Designation		Commission Business

Attached Documents:	**Additional Requested Documents:**
Application, elevation drawings, material details, photos, architectural survey, Letters	

Project Description:

- Applicant has provided revised plans for the proposed façade renovation based on the Commission's Comments from the previous two meetings.

Staff Comments:

Staff has provided information regarding the COA process to this packet for Commission members to reference for this item. Also provided are submitted letters for the last meeting.

Recommendation / Suggested Action:

- Provide feedback and recommendation on approval of the COA

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES (630) 377-4443

ST. CHARLES SINCE 1834

To be filled out by City Staff

Permit #: _____-_____ Date Submitted: 12 / 23 / 2020 COA # _____-_____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 1 E. MAIN STREET

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:

FACADE IMPROVEMENT AIMED AT BEAUTIFYING DOWNTOWN CBD 2 / MAIN STREET CORRIDOR, GUIDED BY FUNCTIONALITY OF PLANNED END USERS WHILE HONORING SHAPE & STRUCTURE OF EXISTING

Applicant Information:

Name (print): FRONTIER DEVELOPMENT, LLC

Address: 2 E. MAIN STREET ST. CHARLES, IL

Phone: 630 461 7075

Email: CONRAD@FRONTIERDEVELOPMENTGROUP.COM

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): _____

Address: _____

Signature: _____

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: _____ Date: 12.23.20

Option 1

1 FRONT ENTRY PERSPECTIVE

2 RIVER TERRACE PERSPECTIVE

3 REAR TERRACE PERSPECTIVE

4 REAR TOWER PERSPECTIVE

MUNICIPALITY APPROVAL STAMP

dlk architecture . interior design . management
1147 west ohio street, suite 103, chicago, il 60642

1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
PHONE: 312.573.2490 | FAX: 312.573.2491
www.dlk-arch.com

MEP ENGINEER:
IE DESIGN
1034 GLOUCHESTER HBR.
SCHAUMBERG, IL 60193

STRUCTURAL ENGINEER:
OLYMPIC ENGINEERING
825 S. SCOVILLE AVE.
OAK PARK, IL 60304

CONTRACTOR:
FRONTIER DEVELOPMENT, LLC
1 EAST MAIN STREET
ST. CHARLES, IL 60174

CLIENT:
STC MORSE, LLC
1 EAST MAIN STREET
ST. CHARLES, IL 60174

PROJECT NAME:
1 EAST MAIN STREET

LOCATION:
1 EAST MAIN STREET
ST. CHARLES, IL 60174

ISSUE #	ISSUED FOR:	DATE
1	MEP BACKGROUNDS	12.11.2020
2	STRUCT BACKGROUNDS	12.11.2020
3	CLIENT REVIEW	12.22.2020
4	CLIENT REVIEW	01.09.2021
5	EXTERIOR REVISIONS	01.14.2021
6	PERMIT	01.18.2021

SEAL:

CLIENT APPROVAL:
DATE:

TITLE:
EXTERIOR PERSPECTIVES

PROJECT:
2023

SHEET:
A-410

Option 2

1 FRONT ENTRY PERSPECTIVE

2 RIVER TERRACE PERSPECTIVE

3 REAR TERRACE PERSPECTIVE

4 REAR TOWER PERSPECTIVE

MUNICIPALITY APPROVAL STAMP

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CONTRACTOR:
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ST. CHARLES, IL 60174

CLIENT:
STC MORSE, LLC
1 EAST MAIN STREET
ST. CHARLES, IL 60174

PROJECT NAME:
1 EAST MAIN STREET

LOCATION:
1 EAST MAIN STREET
ST. CHARLES, IL 60174

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SEAL:

CLIENT APPROVAL:
DATE:

TITLE:
EXTERIOR PERSPECTIVES

PROJECT:
2023

SHEET:
A-410

Option 3

1 FRONT ENTRY PERSPECTIVE

2 RIVER TERRACE PERSPECTIVE

3 REAR TERRACE PERSPECTIVE

4 REAR TOWER PERSPECTIVE

MUNICIPALITY APPROVAL STAMP

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CONTRACTOR:
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1 EAST MAIN STREET
ST. CHARLES, IL 60174

CLIENT:
STC MORSE, LLC
1 EAST MAIN STREET
ST. CHARLES, IL 60174

PROJECT NAME:
1 EAST MAIN STREET

LOCATION:
1 EAST MAIN STREET
ST. CHARLES, IL 60174

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SEAL:

CLIENT APPROVAL:
DATE:

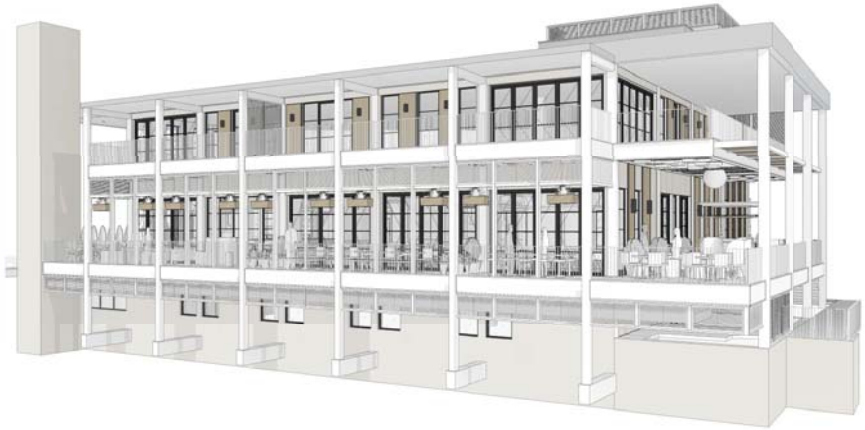
TITLE:
EXTERIOR PERSPECTIVES

PROJECT:
2023

SHEET:
A-410

Option 4

1 FRONT ENTRY PERSPECTIVE



2 RIVER TERRACE PERSPECTIVE

3 REAR TERRACE PERSPECTIVE

4 REAR TOWER PERSPECTIVE

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ST. CHARLES, IL 60174

CLIENT:
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1 EAST MAIN STREET
ST. CHARLES, IL 60174

PROJECT NAME:
1 EAST MAIN STREET

LOCATION:
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ST. CHARLES, IL 60174

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2023

SHEET:
A-410

Russ----

Thanks for your reply and references to the applicable sections of the Municipal Code Book. At the conclusion of the meeting on January 6th, Phil Kessler suggested that all the Commissioners review section G (1)(a), and Rachel agreed to send that language out to all of them.

You indicated that the rating of "Significant" is one of the criteria in the Historic Preservation Ordinance for the Commission to use in making a decision about this application for a COA.

I understand that each Commission member must apply the meaning of "Significant" and other guidelines based on his/her own interpretation of the historical, architectural and aesthetic features of this building. Based on these guidelines, here are some of the questions that I feel must be addressed, when this application is considered:

1. Does the removal and replacement of all the original windows destroy significant architectural features?
2. Does the removal and replacement of all the original cladding destroy significant architectural features?
3. Does the alteration caused by the attachment of horizontal balconies to the vertical columns of the building destroy significant architectural features?
4. Is the fact that the architect of the building was a well-known and respected member of the community being recognized as of historical importance?
5. Does the closure of a long-time public access sidewalk along the River side of the building alter a significant feature of this building?
6. Are the proportions and relationships between doors and windows in the proposed plan compatible with the architectural style and character of this building?

7. Is the directional expression of the building in the proposed plan compatible with its original architectural style and character?
8. Are the architectural details of the proposed plan---including types of materials, colors and textures---treated so as to make the building compatible with its original architectural style and character?

Furthermore, the Standards for Rehabilitation established by the Secretary of the Interior must be considered---particularly, the following:

1. Requirement the every reasonable effort be made to provide a compatible use for the property that requires minimal change or to use the property for its originally intended purposes.
2. Avoidance of the removal or alteration of historic materials and preservation of distinctive, stylistic architectural features.
3. Recognition of buildings as physical records of their own time, place and use.

Pam Mann

17.32.080 – Certificates of appropriateness

A. Concept Review

1. Purpose
   A concept plan may be submitted for the purpose of obtaining the Historic Preservation Commission's comments and recommendations prior to the owner spending significant time and expense in the preparation of detailed plans and architectural drawings and applying for a Certificate of Appropriateness.
2. Procedure
   The property owner requesting a concept review shall submit a preliminary drawing of any exterior alterations or construction, current photographs of the property, a map or survey showing locations of all structures on the property, and a list of proposed materials. The owner shall present the concept plan at a Historic Preservation Commission meeting.
3. After discussion with the owner, the Historic Preservation Commission may make a preliminary determination whether the proposed work complies with the established criteria, and may make recommendations as to any changes that would bring the proposal into compliance.

B. Certificate of Appropriateness: When Required

1. Except as provided herein, a Certificate of Appropriateness is required prior to issuance of a permit for construction, alteration, repair, demolition, relocation or other material change that affects the exterior architectural appearance of any structure or site within an historic district or of any designated landmark building or site.
2. Prior to the issuance of a Certificate of Appropriateness for demolition or relocation of a building or structure, a plan for the use of the property being vacated by the proposed demolition or relocation shall be submitted and approved by the Commission, or upon appeal, by the City Council. The approval of a Certificate of Appropriateness for demolition or relocation may be conditioned on issuance of a Certificate of Appropriateness for the new construction on the site.
3. A Certificate of Appropriateness may be issued administratively upon the approval of the Director of Community Development in consultation with the Chairman or Vice-Chairman of the Historic Preservation Commission for minor repairs, alterations or other changes that will have no impact on historic and architectural resources. From time to time, the Historic Preservation Commission may recommend, and the City Council may approve, a description

of such minor repairs, alterations or other changes for which a Certificate of Appropriateness may be issued administratively.

4. The requirement for a Certificate of Appropriateness may be waived in emergency circumstances which require immediate relief, repair, or demolition, where the Fire Chief or Building and Code Enforcement Division Manager certifies that such conditions exist and that said conditions can be eliminated as quickly as is needed only if the Certificate of Appropriateness is waived. Emergencies are defined as life or health threatening conditions requiring immediate attention, as determined by the Fire Chief or Building and Code Enforcement Division Manager. This subsection shall apply only in cases where it is impractical for the Historic Preservation Commission to review a Certificate of Appropriateness.
(Ord. 2010-Z-4 § 5.)

5. Any above-grade attachment or other physical connection between a building located within an historic district or a landmark site, and any other building, structure, above-ground improvement, open space or other portion of a property not located within the district or landmark site (excluding public and private utility wires, poles and related appurtenances), shall be deemed an Alteration and/or an Addition to the building located within the historic district or landmark site that is subject to the Certificate of Appropriateness requirements hereunder. Such attachments or connections include, but are not limited to, an addition to a building located in the district or landmark site that extends across the district or landmark site boundaries or an outdoor deck and stairs from a building in the district or landmark site that extends across the district or landmark site boundaries. The plans and specifications submitted for the Certificate of Appropriateness shall include the existing and proposed improvements to the property located outside the district or landmark site boundaries to which the attachment or connection extends. In determining whether an attachment or physical connection to a building outside the district meets the applicable criteria of this Chapter, the Historic Preservation Commission may take into account the improvements existing on or proposed for such property outside the district or landmark site.
(Ord. 2010-Z-4 § 3.)

C. Certificate of Appropriateness: Procedure

1. Where a Certificate of Appropriateness is required, the Building and Code Enforcement Division Manager shall furnish building permit applicants with an application for a Certificate of Appropriateness.
2. The Historic Preservation Commission shall review an application for a Certificate of Appropriateness within twenty-two (22) days following receipt of the application. Plans and specifications for exterior work submitted with a permit application shall be made available to the Historic Preservation Commission. The Director of Community Development shall notify the applicant of the time and place of the meeting. Failure of the Historic Preservation Commission to act upon an application for a Certificate of Appropriateness within twenty-two (22) days shall constitute approval and no other evidence shall be needed. Tabling the application shall be considered action by the Historic Preservation Commission, provided, however, that any such delay shall not exceed twenty (22) days unless the applicant has not provided the additional documentation or expert technical advice requested.
3. The Historic Preservation Commission may table the application for a Certificate of Appropriateness if it finds that additional documentation or expert technical advice from outside its membership is needed to properly evaluate the application. The Commission shall hold an additional meeting or meetings to consider the application not more than twenty-two (22) days from receipt of all requested documentation and technical advice.
4. If the Historic Preservation Commission finds, on a preliminary basis, that the work proposed in the application does not meet the applicable criteria of this Chapter, it may recommend changes to the applicant that would cause the proposed work to meet the applicable criteria, and may confer with the applicant and attempt to resolve any differences between the applicant’s plan and the applicable criteria.
   Ord. 2010-Z-4 § 4.)

D. Historic Preservation Commission Findings and Recommendations

1. If the Historic Preservation Commission finds that the work proposed in the application meets the applicable criteria of this Chapter, it shall approve a Certificate of Appropriateness.
2. If the Historic Preservation Commission finds that the work proposed in the application does not meet the applicable criteria and will therefore adversely affect or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, it shall recommend to the City Council denial of the Certificate of Appropriateness. The Historic Preservation Commission's recommendation for denial shall be in the form of a resolution stating its findings and reasoning. The Director of Community Development shall forward the application for Certificate of Appropriateness and the Historic Preservation Commission's Resolution to the City Council.
3. The applicant may submit an amended application to address the Historic Preservation Commission's findings and recommendations. If the Historic Preservation Commission finds that the amended application conforms with the applicable criteria, it shall issue a Certificate of Appropriateness, and no action by the City Council shall be required.

E. City Council Resolution

1. 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, its minutes and the application, if the City Council finds that the applicable criteria of this Chapter for granting a Certificate of Appropriateness will be met, it may disregard the Historic Preservation Commission Commission's recommendation and approve a Certificate of Appropriateness.
2. The applicant may submit an application for a certificate of economic hardship pursuant to Section 17.32.090, "Economic Hardship". The City Council shall not deny a Certificate of Appropriateness until a determination has been made concerning the certificate of economic hardship.

F. Invalidity. A Certificate of Appropriateness shall be invalid if:

1. Changes have been made to the plans as approved by the Historic Preservation Commission or City Council
2. The permit issued for the work becomes invalid. A Certificate of Appropriateness remains in force for the same period of validity as the permit.

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 Section17.32.070.
        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.
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.

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.

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.

d. Relationship of Building Masses and Spaces
The relationship of a structure to the open space between it and adjoining structures should be compatible.

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.

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

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.

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.

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.

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.

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.

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.
d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
e. Distinctive stylistic features, finishes and construction techniques or examples or skilled craftsmanship, which characterizes a building, structure or site, shall be preserved.
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.
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.
h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

4. Design Guidelines
Advisory recommendations for applying the criteria of the above subsections “2. General Architectural and Aesthetic Guidelines” and “3. Secretary of the Interior’s Standards for Rehabilitation” to neighborhoods, Historic Districts, Landmarks, or to specific types of structures or sites. Design Guidelines shall be recommended by the Historic Preservation Commission and adopted by the City Council.
(Ord. 2011-Z-3 § 3.)

5. 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 and Code Enforcement Division Manager or Fire Chief.

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
☐ Unaltered	☐	☐	☐
☐ Minor Alteration	☐	☐	☐
☒ Major Alteration	☒	☒	☒
☐ Additions	☐	☐	☐
Sensitive to original	☐	☐	☐
Insensitive to original	☐	☐	☐

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☒ **Significant**

☐ **Contributing**

☐ **Non-Contributing**

BUILDING CONDITION

☒ **Excellent: Well-maintained**

☐ **Good: Minor maintenance needed**

☐ **Fair: Major repairs needed**

☐ **Poor: Deteriorated**

ARCHITECTURAL DESCRIPTION

Style: Mid-Century Modern/ International

Date of Construction: 1960's

Source: Field Observation

Features:

Two story structure on Main Street elevation, clad in stone with tower at northwest corner. Aluminum and glass curtain wall at north elevation.

Address:
1 East Main Street

Representation in Existing Surveys:

☐ **Federal**

☐ **State**

☐ **County**

☐ **Local**

Block No. 46

Building No. 1

ROLL NO. 7 **NEGATIVE NO. 29**

SURVEY DATE:
MAY 1994

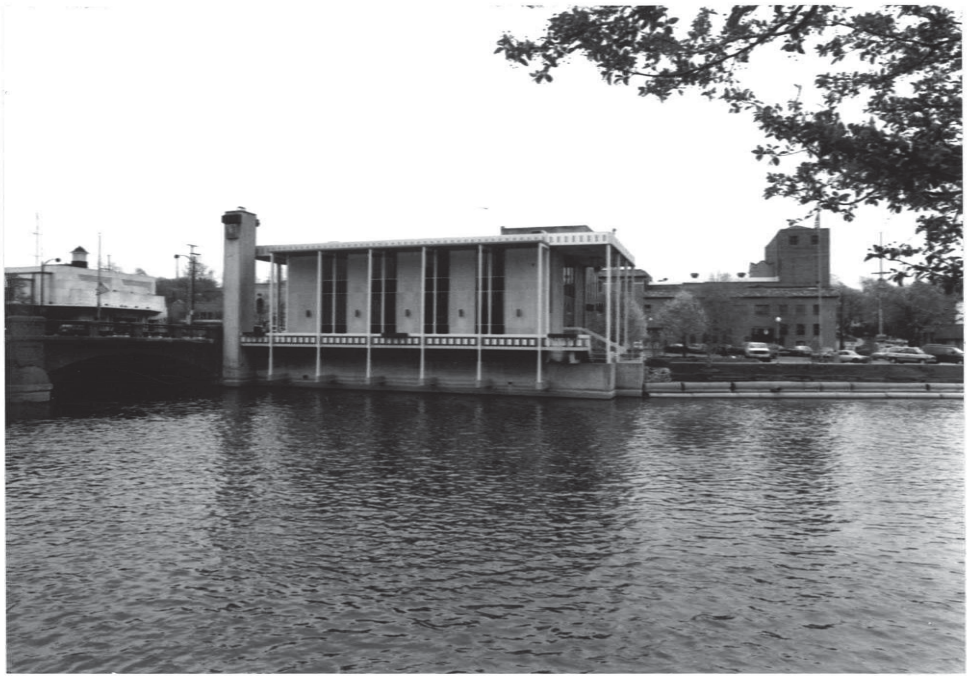
REF. NO. 204

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 13 **NEGATIVE NO. 17**

Address:
1 East Main Street

Remarks:
West Elevation.

Block No. 46
Building No. 1

ROLL NO. **NEGATIVE NO.**

Address:

Remarks:

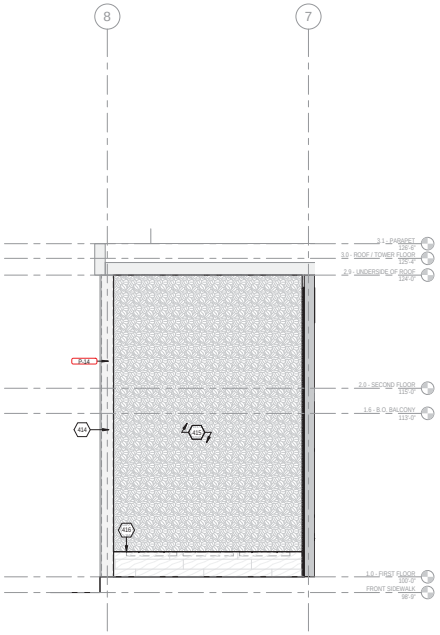
Block No.
Building No.

REF. NO. 204

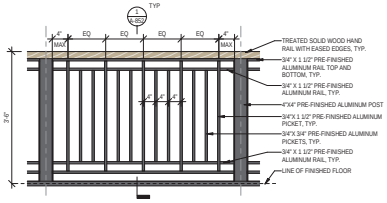
Items from the 1/20/21 Meeting

1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"
0 1' 2' 4' 8'

2 PROPOSED NORTH ELEVATION - FRONT PATIO
1/4" = 1'-0"
0 1' 2' 4' 8'



3 PROPOSED WEST ELEVATION - FRONT PATIO
1/4" = 1'-0"
0 1' 2' 4' 8'



4 TYPICAL EXTERIOR RAILING ELEVATION DETAIL
3/4" = 1'-0"
0 6" 1' 2'

TAG AND KEYNOTE LEGEND:

- XXX — KEYNOTE TAG; REFER TO PROJECT KEYNOTES
- X.X — FINISH TAG; REFER TO FINISH PLAN AND SCHEDULE
- XXX — FF+E TAG; REFER TO FF+E PLAN AND SCHEDULE
- XXX — DOOR TAG; REFER TO DOOR SCHEDULE AND FLOOR PLANS
- XX'-XX" — CEILING HEIGHT TAG; REFER TO REFLECTED CEILING PLANS

FINISH MATERIALS LEGEND - EXTERIOR

TAG	CATEGORY	DESCRIPTION	MANUFACTURER	SERIES/FINISH/STYLE	COLOR	REMARKS	FURNISHED / INSTALLED
CEMENT BOARD							
CB-1	CEMENT BOARD	EXTERIOR CEMENT BOARD TRIM		TBD	PAINTED OR PREFINISHED TO MATCH P-10	N/A	CF / CI
METAL							
MTL-3	METAL	BLACK PRE-FINISHED ALUMINUM AT EXTERIOR - BREAK METAL TRIM AND RAILINGS.			BLACK ANODIZED ALUMINUM		CF / CI
MTL-4	METAL	WHITE PRE-FINISHED ALUMINUM AT EXTERIOR - BREAK METAL TRIM			WHITE ANODIZED ALUMINUM		CF / CI
PAINT							
P-10	PAINT	PAINT AT EXTERIOR CEILINGS	BENJAMIN MOORE	TBD		N/A	CF / CI
P-12	PAINT	PAINT AT EXTERIOR PARAPET	BENJAMIN MOORE	TBD		EXTERIOR PAINT FOR AN EXISTING ANODIZED ALUMINUM FINISH. SUBMIT SPES FOR ARCHITECT'S APPROVAL.	CF / CI
P-13	PAINT	PAINT AT EXTERIOR STOREFRONT	BENJAMIN MOORE	TBD		EXTERIOR PAINT FOR WOOD TRIM.	CF / CI
P-14	PAINT	PAINT AT EXISTING EXTERIOR COLUMNS AND EXPOSED STRUCTURE	BENJAMIN MOORE	TBD		EXTERIOR PAINT AT EXISTING METAL STRUCTURE.	CF / CI
STUCCO							
STU-1	STUCCO	STUCCO AT EXTERIOR WALLS			FINISH TO MATCH BENJAMIN MOORE XXXX		CF / CI
WOOD							
WD-4	WOOD	EXTERIOR WOOD CLADDING			FINISH TO MATCH CONTROL SAMPLE.	TREATED/SEALED FOR EXTERIOR USE. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL.	CF / CI
WD-5	WOOD	EXTERIOR WOOD TRIM AND HAND RAILING			FINISH TO MATCH CONTROL SAMPLE.	TREATED/SEALED FOR EXTERIOR USE. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL.	CF / CI
WD-6	WOOD	LACQUERED WOOD AT EXTERIOR BAR FRONT			FINISH TO MATCH BENJAMIN MOORE XXXX	SEALED FOR EXTERIOR USE. SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL.	CF / CI

KEYNOTES

KK	KEYNOTES
402	EXTERIOR METAL GUARD RAIL WITH TREATED WOOD TOP RAIL AND METAL BALASTERS. ALL METAL TO BE BLACK ANODIZED ALUMINUM OR PAINTED STEEL. REFER TO DETAILS FOR FURTHER INFORMATION.
403	PRE-FINISHED METAL REVEAL AT WOOD CLADDING. REFER TO DETAILS FOR FURTHER INFORMATION.
404	BLACK PRE-FINISHED ALUMINUM BREAK METAL TRIM.
405	WHITE PRE-FINISHED ALUMINUM BREAK METAL TRIM.
406	EXTERIOR ILLUMINATED SIGNAGE. SIGNAGE TO BE PROVIDED BY OWNER UNDER A SEPARATE SIGNAGE CONTRACT AND PERMITTED UNDER A SEPARATE PERMIT.
408	NEW ALUMINUM STOREFRONT. STOREFRONT TO BE 1 1/2" X 4" THERMALLY BROKEN STOREFRONT. FINISH TO BE BLACK ANODIZED ALUMINUM. GLAZING TO BE 1" THICK CLEAR INSULATED LOW-E GLASS. GLASS TO HAVE A U-FACTOR OF .38 OR BETTER. PROVIDE TEMPERED SAFETY GLASS AT GLAZED OPENINGS OF DOORS AND IN WINDOWS. STOREFRONT OR CURTAINWALL WITHIN (5) FEET OF A DOOR IN ANY POSITION AND WHEN 18 INCHES OR LESS FROM THE FINISH FLOOR AS REQUIRED BY CODE.
409	BLACK PRE-FINISHED ALUMINUM FRAMED AWNING WITH TREATED WOOD SLAT LOUVERS.
411	PAINTED PARAPET. REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATION.
412	APPLY FINISHED STUCCO ON SCRATCH COAT ON METAL LATH. TYPICAL.
413	EXTERIOR WOOD CLADDING. REFER TO EXTERIOR FINISH SCHEDULE FOR PRODUCT INFORMATION. WOOD CLADDING TO BE PROVIDED AND INSTALLED BY GC.
414	PAINTED STRUCTURE. REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATION.
415	GREEN WALL.
416	LOW HEIGHT WALL FURRING WITH WOOD CLADDING. ALIGN HEIGHT WITH TOP OF PLANTERS.
417	PAINTED WOOD TRIM. REFER TO SCHEDULE FOR PAINT SPECIFICATION.

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CLIENT:
CHRISTOPHER CURREN
1 EAST MAIN STREET
ST. CHARLES, ILL 60174

PROJECT NAME:
1 EAST MAIN STREET

LOCATION:
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ST. CHARLES, IL 60174

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3	CLIENT REVIEW	12.22.2020
4	CLIENT REVIEW	01.09.2021
5	EXTERIOR REVISIONS	01.14.2021

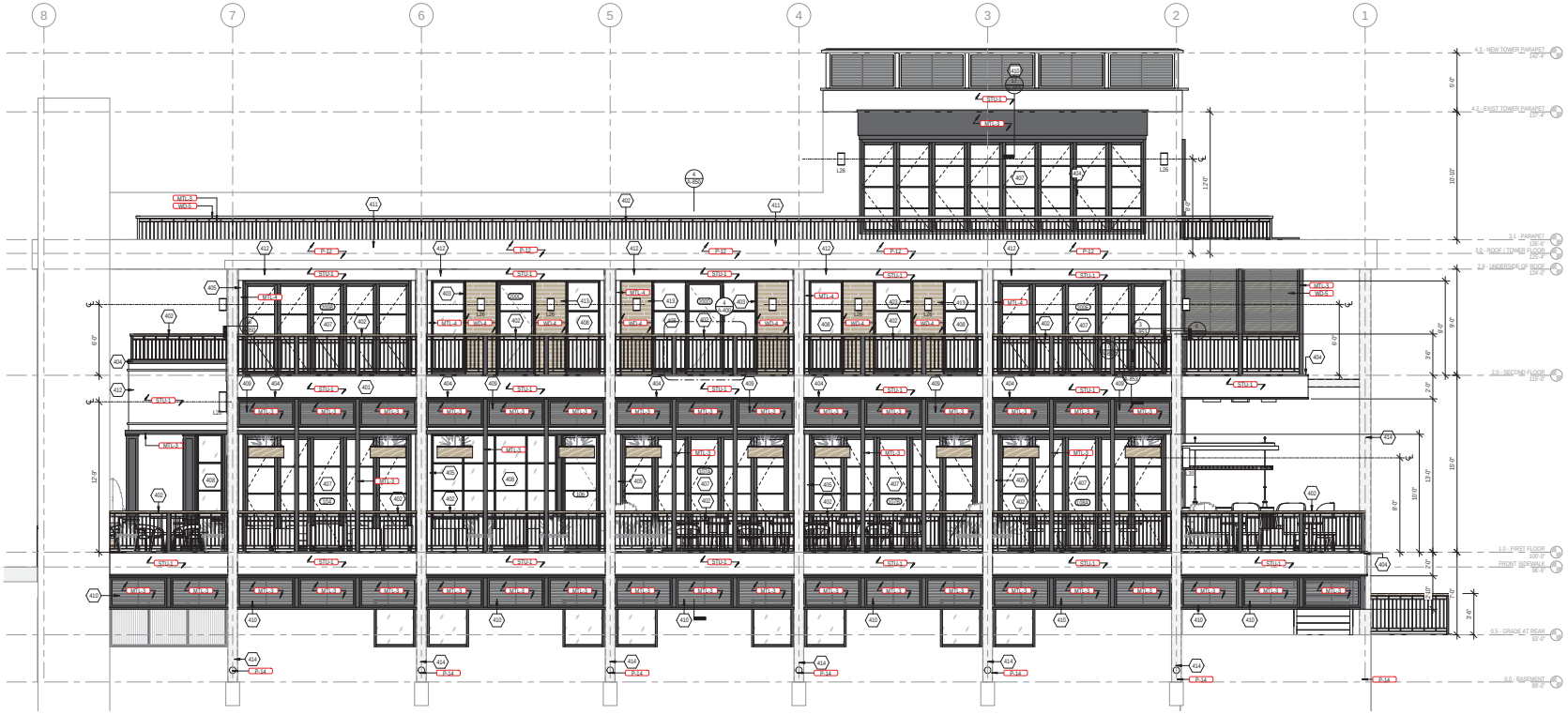
SEAL:
NOT FOR CONSTRUCTION

CLIENT APPROVAL:
DATE:

TITLE:
EXTERIOR ELEVATIONS

PROJECT:
2023

SHEET:
A-400



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"

2 PROPSED WEST ELEVATION - RIVER TERRACE
1/4" = 1'-0"

KEYNOTES

XX	
401	EXISTING BALCONY AND TERRACE STRUCTURE TO REMAIN.
402	EXTERIOR METAL GUARD RAIL WITH TREATED WOOD TOP RAIL AND METAL BALASTERS. ALL METAL TO BE BLACK ANODIZED ALUMINUM OR PAINTED STEEL. REFER TO DETAILS FOR FURTHER INFORMATION.
403	PRE-FINISHED METAL REVEAL AT WOOD CLADDING, REFER TO DETAILS FOR FURTHER INFORMATION.
404	BLACK PRE-FINISHED ALUMINUM BREAK METAL TRIM.
405	WHITE PRE-FINISHED ALUMINUM BREAK METAL TRIM.
407	EXTERIOR THERMALLY BROKEN ALUMINUM FOLDING DOORS IN BLACK ANODIZED FINISH. REFER TO DOOR SCHEDULE AND DOOR SPECIFICATIONS FOR FURTHER INFORMATION.
408	NEW ALUMINUM STOREFRONT. STOREFRONT TO BE 1 1/2" X 4" THERMALLY BROKEN STOREFRONT. FINISH TO BE BLACK ANODIZED ALUMINUM. GLAZING TO BE 1" THICK CLEAR INSULATED LOW-E GLASS. GLASS TO HAVE A U-FACTOR OF .38 OR BETTER. PROVIDE TEMPERED SAFETY GLASS AT GLAZED OPENINGS OF DOORS AND IN WINDOWS, STOREFRONT OR CURTAINWALL WITHIN (5) FEET OF A DOOR IN ANY POSITION AND WHEN 18 INCHES OR LESS FROM THE FINISH FLOOR AS REQUIRED BY CODE.
409	BLACK PRE-FINISHED ALUMINUM FRAMED AWNING WITH TREATED WOOD SLAT LOUVERS.
410	BLACK PRE-FINISHED ALUMINUM LOUVER VENT.
411	PAINTED PARAPET. REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATION.
412	APPLY FINISHED STUCCO ON SCRATCH COAT ON METAL LATH. TYPICAL.
413	EXTERIOR WOOD CLADDING. REFER TO EXTERIOR FINISH SCHEDULE FOR PRODUCT INFORMATION. WOOD CLADDING TO BE PROVIDED AND INSTALLED BY GC.
414	PAINTED STRUCTURE. REFER TO FINISH SCHEDULE FOR PAINT SPECIFICATION.
417	PAINTED WOOD TRIM. REFER TO SCHEDULE FOR PAINT SPECIFICATION.

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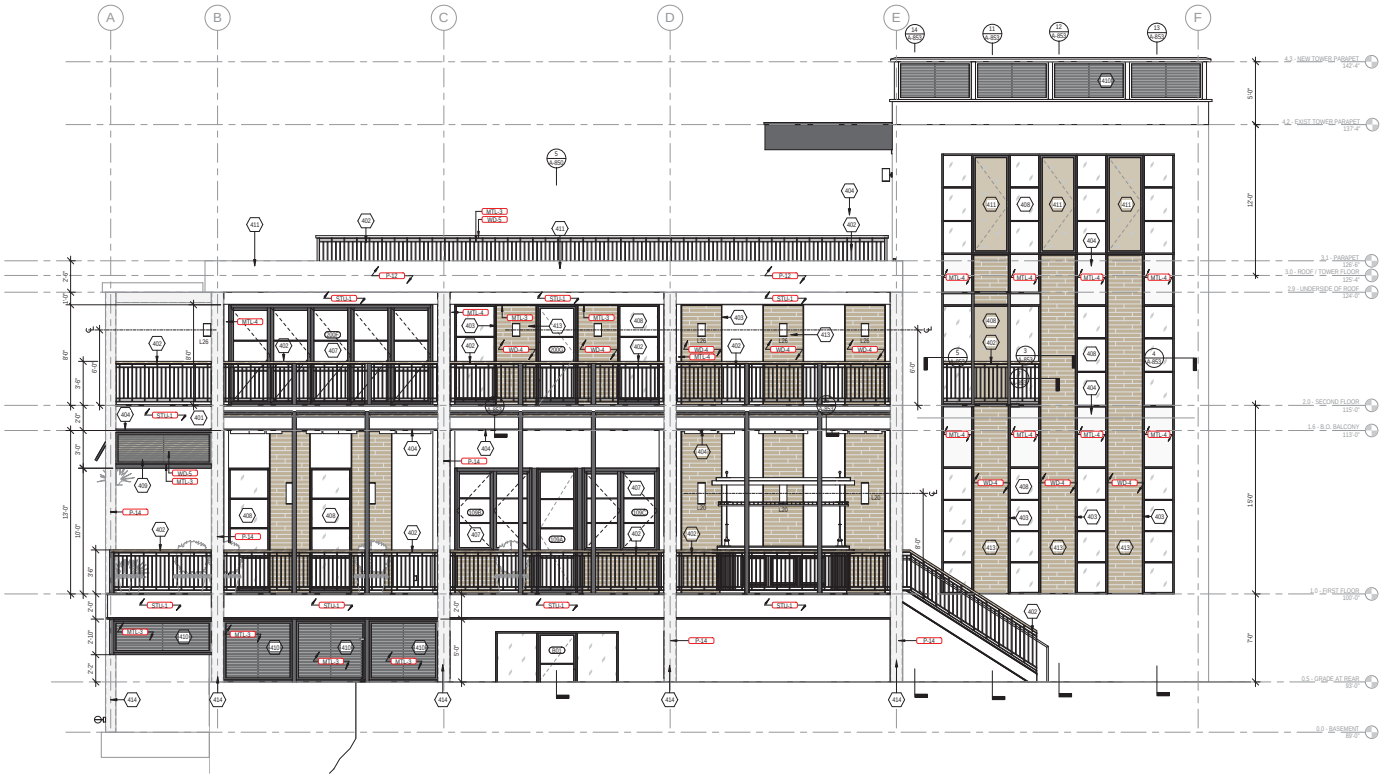
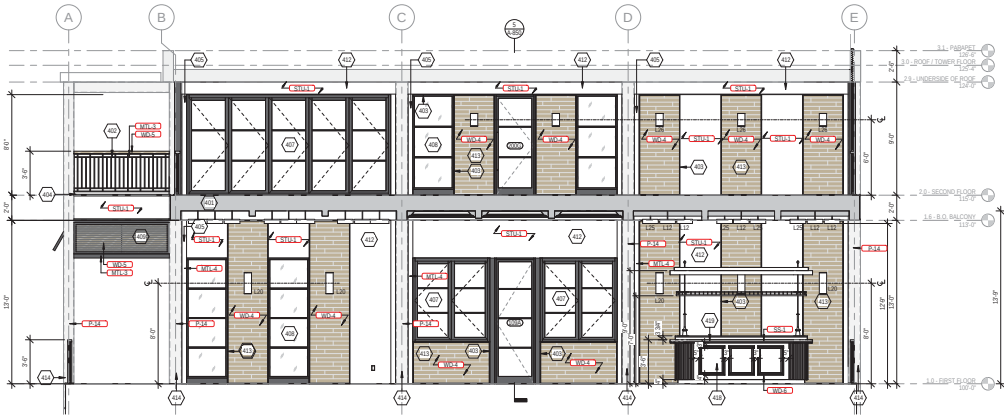
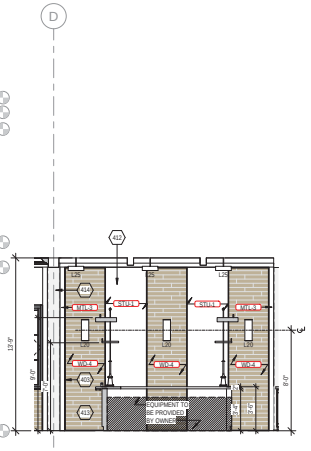
A-401



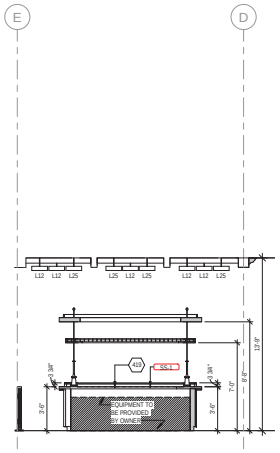
1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION - REAR TERRACE
1/4" = 1'-0"



3 SOUTH - REAR TERRACE BACK BAR ELEVATION
1/4" = 1'-0"



4 SOUTH - REAR TERRACE BAR INTERIOR ELEVATION
1/4" = 1'-0"

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A-402

1 FRONT ENTRY PERSPECTIVE

2 RIVER TERRACE PERSPECTIVE

3 REAR TERRACE PERSPECTIVE

4 REAR TOWER PERSPECTIVE

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EXTERIOR PERSPECTIVES

PROJECT:
2023

SHEET:
A-410

Letters Submitted to Staff for the Previous meeting

Michael A. Dixon, FAIA / Historic Preservation Architect

200 16th Street / Unit 204 B / St. Augustine, Florida 32080
847.502.3136 / madixon1166@gmail.com

January 18, 2021

The history of St. Charles can be told through its buildings. Having my historic preservation architecture practice in St. Charles for over thirty-two years allowed me to proudly enhance this history with dozens of projects such as the Hotel Baker, the Arcada Theater, the St. Charles Municipal Building, the Old Church Inn, the historic Beith House and the St. Charles History Museum, to name a few.

In 1994, I directed our office, Dixon Associates, in the development of an "Architectural Survey" for the City of St. Charles. Buildings were classified in that moment in time regarding their architectural significance with reference to the National Register of Historic Places guidelines. Per these guidelines, "in order to qualify for historic designation, a building must be at least 50 years old, must retain a high degree of integrity and have some level of historic significance."

Several reference books were used in the development of the Dixon Associates' survey in 1994, including ***What Style is It? A Guide to American Architecture*** (1983) by architectural historians John Poppeliers, S. Allen Chambers and Nancy Schwartz and ***A Field Guide to American Architecture*** (1980) by architectural historian Carole Rifkind. Neither book makes reference to Mid-Century Modern which is the term we would now call the building at 1 East Main Street in St. Charles. While Mid-Century Modern is an American design movement that was popular from roughly 1945 to 1969, the term was not actually commonly used until the late 1980's. It is

now recognized by scholars worldwide as a significant design movement typically characterized by clean, simple lines, an honest use of materials and it generally does not include decorative embellishments. The building at 1 East Main Street in St. Charles can definitely now be classified as Mid-Century Modern.

Keep in mind that, in 1994, the time of the Dixon Associates' Architectural Survey, the 1 East Main Street building was only 29 years old and did not yet meet the requirements of the National Register of Historic Places. Today the building is over 50 years old and would qualify as a historic Mid-Century Modern structure. Architectural Surveys such as the one which we prepared in 1994 should be updated at least every 20 years to re-evaluate the significancy ratings. The building at 1 East Main Street now meets all the criteria to be a Mid-Century Modern structure being a well maintained, significant historic structure with a high degree of integrity with regard to the distinctive characteristics of a type, period and method of construction.

Another important aspect of the building at 1 East Main Street concerns its architect of note, Robert J. Cantrell, who maintained an architectural practice in St. Charles from 1960 until 1970. He moved to St. Charles Township in 1949 and had been involved with encouraging Kane County to develop Randall Road as he owned property at Randall and Thorn Tree Road. Always active in the community in the 1960's, Mr. Cantrell was on the District 303 school board. He also was previously the project manager for the design and construction of the original McCormack Place in Chicago which opened in 1960. And in 1943 Mr. Cantrell had moved to Chicago to work at the University of Chicago as part of The Manhattan Project. For more information about his involvement with The Manhattan Project go to https://www.manhattanprojectvoices.org/oral-histories/robert-cantrells-interview.

Without a doubt, an updated Architectural Survey would list the building at 1 East Main Street in St. Charles as a "significant" building of Mid-Century Modern style which has maintained a high degree of integrity involving a notable level of historic importance. Its exterior design appearance and original materials are important to maintain for future generations to understand and enjoy this product of its time.

Michael A. Dixon, FAIA

Historic Preservation Architect

Subject: Re: 1 East Main Street Email from Hennie Reynolds, PhD to Gloria Klimek

I could open the site and did look at the proposal. I also looked at the architects who this developer is employing but I do not know anyone in their office. I went back to a few photographs I have of the building and looked at the proposal in detail. My feeling is;

1) That the architects (maybe under pressure from the developer) are not treating the adaptive re-use of this modernist building with real deep insight or respect. This is an important mid-centuary modernist commercial building in such an important and prominent location. It has the opportunity to have a second life of great value to the community and to the historic fabric of St Charles.

2) The architects are proposing cutting fenestration into the facades that are highly insensitive and uncreative; and to boot, are adding surface treatments and secondary elements of wood that are completely out of character. These changes will alter and ultimately permanently destroy the integrity of the modernist building. This loss will be permanent and an important site in St Charles (who have the opportunity to show-case a progressive adaptive re-use of a site) will in future not reflect well on the preservation commission's work.

3) The building lends itself most perfectly as an art gallery / artist residency and some live-work creative loft-like spaces. Maybe the ground floor gallery idea can still include a substantial restaurant. In such a model one can imagine a mix of commercial and private tenants and also possibly a satellite venue for the St Charles Arts Council. The most important architectural question is how one introduce more light into the second floor and how to treat the detail design of new elements.

You are welcome to share these thoughts with whoever you wish and if it can help - I can also write a formal letter as part of an objection….

Hennie Reynders Ph.D
Professor and Chair of Architecture & Interior Architecture
Architecture, Interior Architecture & Designed Objects
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http://saic.academia.edu/HennieReynders
AIA Associate Member #38660313

Hi Rachel,

As a former member of the Preservation Partners board, I am always interested in preserving historic buildings. And this building is certainly architecturally significant, as is Bob Cantrell the designer of the building. He was quite prominent in town it appears, after talking to some of the old time locals who knew and remember him. The building is certainly a unique modernist design that deserves to be preserved as close as possible to the original plans. I hope that the plans include an architect is familiar with adaptive reuse of historic buildings. And like my husband commented, Can you even remove all of the brick walls that they want to take out and have it still be stable? I like the idea of it being a restaurant, boutique hotel and the fact that it would not be torn down, And it certainly is a landmark to the locals as is the wonderful city hall of ours.

I do hope the council gives it very careful consideration before approving the current plans.

Julie Lon, St Charles

Rachel Hitzemann, City Planner,

Please include my comments pertaining to discussion of the former Harris Bank Building at 1 East Main Street:

To the Members of the Historic Preservation Commission,

This noble bank building at 1 East Main Street was designed by well-known architect Robert Cantrell 56 years ago. It is the essence of simplicity. The design reflects the beautiful Fox River and gives view to the majestic Municipal Center facing it. Its walkways invite all to approach.

The present owner of the building is suggesting a complete redesign of the facade which would destroy its beauty and purpose. It would become a box, heavy with black framed windows, black railings and black and wooden panels. It would be cut off from the river and the public's views.

As a longtime resident of St. Charles, I watched this building's construction and have been proud to see it as a gateway to the city. I urge the Historic Preservation Commission to preserve its integrity and original design.

Sincerely,

Diane E. MacNeille

PRESERVATION PARTNERS of the FOX VALLEY

January 20, 2021

Historic Preservation Commission
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

RE: 1 E. Main Street Façade Improvements

Dear Commissioners,

Preservation Partners has significant concerns regarding the proposed façade improvements at 1 E. Main Street, the former BMO Harris Bank Building (hereafter referred to as the Harris Bank building).

For decades, the Harris Bank building has stood prominently along the east bank of the Fox River, complementing the early modern masterpiece that is our Municipal Building. As one of only a few mid-century modern buildings remaining in downtown St. Charles, the Harris Bank building represents unique urban infill during a period of suburban sprawl. Its streamlined, vertical presence at the southeast end of the Main Street Bridge and terrace that extends out over the river **have been visual landmarks for visitors to and residents of St. Charles alike.**

The proposed façade changes to the Harris Bank building **severely detract from the original design of the building**. Though it appears that an attempt was made by the design team to mimic the alternating vertical bands of glass and brick that characterize the west elevation and portions of the south elevation, the resulting fragmentation complicates a historically simple façade design. Proposed louvered screens add further visual noise to the riverside elevation and the addition of a projecting one-story vestibule at the north, main elevation significantly alters the overall massing of the original design.

The apparent proposed mixed-use nature of the interior buildout seems consistent with the growing needs and interests of the community and is appreciated. However, its execution at the exterior of the building needs to be carefully reconsidered to preserve the unique mid-century design of this prominently-located St. Charles landmark.

As the pioneer modernist architect Mies van der Rohe is credited with saying, "God is in the details." The proposed façade improvements obscure the simplistic modern details of the Harris Bank building at 1 E. Main Street and significantly alter the historic integrity of the structure.

Regards,

Kelsey Shipton
Executive Director
Preservation Partners of the Fox Valley
On behalf of the Board of Directors

P.O. Box 903 • St. Charles, Illinois 60174 • (630) 377-6424

I have some thoughts I would like to share as the commission considers a proposal for façade changes to the former BMO Harris bank building at 1 East Main Street. St. Charles has several significant downtown buildings that is unusual for a city of its size. Age and architectural styles range from the 19th century Osgood building through the 1960's mid-century modern building under consideration. They are all important buildings expressive of their times and the examples of architectural styles: the Spanish Colonial of the Arcada, the romantic revival of the hotel Baker, art modern of the municipal building and mid-century modern of 1 East Main display the forward thinking of a populace willing to take a chance as styles changed. Thus, St. Charles architecture changed, too and that is reflected in our Main St. facades.

Robert Cantrell, the architect of 1 East Main St., embraced the new architecture of his age and left St. Charles with a handsome and durable example of mid-century architecture. Its straightforward and unembellished façade enhances its site on the east side of the river and is a pleasure to view driving north through the downtown. Robert Cantrell lived in St. Charles from 1949 to 1970 and owned an architectural practice here. In the downtown he designed the Blue Goose store that formerly stood at the corner of Illinois and 1st streets and the mid-century modern bank building on Main Street. He laid the first steps for Randall Rd. literally by hand and wheelbarrow following the county's plan so he could access the land he bought to the north for his housing development, Timber Valley. He was the project manager for the design and construction of the original McCormick Place and earlier had worked at the metallurgical building at the University of Chicago that was part of the Manhattan Project. Leaving St. Charles in 1940, he moved to New York and later to California where he founded the "Recovering from Homelessness" program in Whittier, CA. He died in Sept. 2014 in Arizona.

Any substantial changes to its façade will destroy the integrity of this handsome building which is such an asset to Main Street and St. Charles.

Gloria Klimek