

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
		Agenda Item Title/Address:		COA: 117 N 5 th Ave	
		Proposal:		Windows, Door & Porch, Awnings	
		Petitioner:		Frank Florizoone	
		Please check appropriate box (x)			
		PUBLIC HEARING		MEETING 12/19/18	X
AGENDA ITEM CATEGORY:					
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)			Façade Improvement Plan	
	Preliminary Review			Landmark/District Designation	
	Discussion Item			Commission Business	
ATTACHMENTS:					
COA Application					
Site Plan					
Architectural Survey Page					
Letter from architect					
Building Elevations					
First Floor Plan					
Description and pictures of items to be replaced					
Photos of windows					
EXECUTIVE SUMMARY:					
<p>Proposed is the replacement of all exterior windows on the home with aluminum clad windows with wood interior. The second floor windows will be increased from 3 windows to 4 windows with a center French casement window to comply with building code standards. Three window designs have been provided for review. The applicant would like them all to be considered for approval so he can determine window selection based on price.</p> <p>Additional Proposed Work Includes:</p> <ul style="list-style-type: none"> • Front storm windows and front door removal to create an open porch • Adding a sliding door and small porch on left side elevation • Removal of two awnings on the back side of the house 					
RECOMMENDATION / SUGGESTED ACTION:					
Provide feedback and recommendations 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

To be filled out by City Staff

Permit #: _____ Date Submitted: 12/12/18 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 117 N 5th AVE St. Charles, IL 60174

Use of Property: Commercial, business name: _____
 Residential Other: _____

Project Type:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Primary Structure |
| <input checked="" type="checkbox"/> Doors | <input type="checkbox"/> Additions | <input type="checkbox"/> Garage/Outbuilding |
| <input type="checkbox"/> Siding - Type: _____ | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Masonry Repair | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Relocation of Building |
| <input checked="" type="checkbox"/> Other <u>removals</u> | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Awnings/Signs | | |

Description:

- Replacement of windows
- addition of sliding door
- removal of storm windows, fences and awnings

Applicant Information:

Name (print): Frank Florizoone
Address: 3714 King Charles Lane, St Charles
Phone: 262 865 3283
Email: florizoonefrank@yahoo.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

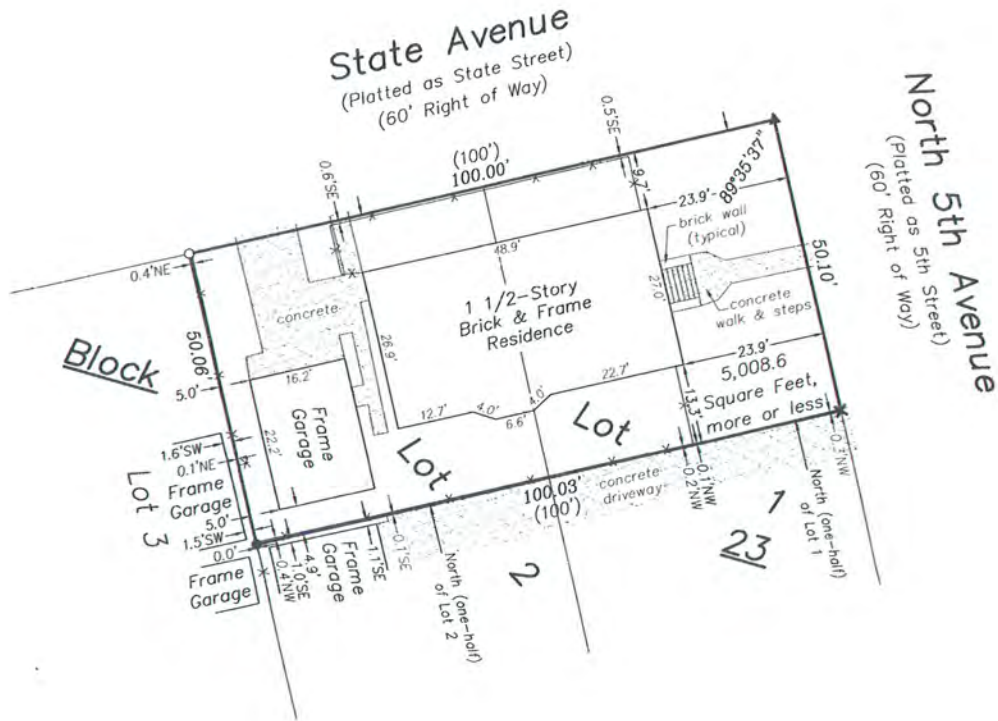
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] Date: Dec 11, 2018

PLAT OF SURVEY

THE NORTH ONE-HALF OF LOTS 1 AND 2 IN BLOCK 23 OF ST. CHARLES,
IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 117 NORTH FIFTH AVENUE, SAINT CHARLES, ILLINOIS.



STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON JUNE 21, 2018.

Michel C. Ensalaco



- Scale: 1" = 20'
- =Found 3/4" Dia. Iron Pipe
 - ▲=Set Railroad Spike
 - ✕=Set Cut Cross
 - =Set Iron Pipe 1/2" Dia. x 24"
 - N = North E = East
 - S = South W = West
 - (XX.XX)' = Record Distance
 - XX.XX' = Measured Distance
 - Fence= - - - - -
 - ▨ = Concrete/Asphalt

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2018
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2018

TODD SURVEYING

Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560

Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: Seraphin & Rogers, Ltd.	
Book #: 2380	Drawn By: MA, JH Plat #: 886
Reference:	
Field Work Completed: 06/20/2018	
Rev. Date	Rev. Description
Project Number: 2018-1123	



ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 117 N 5th Ave

1994 Photo
Roll: 5, 14, 14
Negative: 30, 18, 17

Photo: Aug. 2003



ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Craftsman</u>	Exterior Walls (Current): _____
Architectural Features: _____	Exterior Walls (Original): _____
Date of Construction: <u>1925</u>	Foundation: _____
Source: <u>Assessor</u>	Roof Type/Material: _____
Overall Plan Configuration: _____	Window Material/Type: _____

ARCHITECTURAL FEATURES: One story brick structure with hipped roof and dormers, often referred to as the Bungalow style. Large overhanging eave enclosed. Totally enclosed front porch. Paired windows at porch.

ALTERATIONS: None

December 5, 2018

Mr. Russell Colby
City of St. Charles
2 E. Main Street
Saint Charles, Illinois 60174

RE: 117 N. 5th. Ave., St. Charles

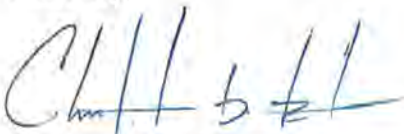
Dear Mr. Colby,

We are seeking a certificate of appropriateness from the St. Charles Historic Commission for the renovation of the residence located at 117 N. Fifth Ave.

The exterior of this home is generally in good condition except for the windows and some minor exterior trim that will require reconditioning. The petitioner is requesting a certificate of appropriateness to replace all the existing windows on the home with new, energy efficient, aluminum clad windows with wood interior. The window style and mullion pattern will match the existing design on the first floor. On the second floor, the existing window sizes do not meet current egress codes which require a larger opening. The petitioner is requesting that the group of (3) double hung windows in each dormer be replaced with a group of (4) windows. This new group will consist of a narrow picture window on each end and a French casement in the center for egress. All windows will have a mullion pattern that will simulate a double hung window and emulate the pattern of the existing windows. On the front porch, the petitioner would like to remove the existing storm windows and door that are not original to the home. This will return the front porch to its original open porch form.

We plan to attend the HPC meeting on Wednesday December 19th. Please review the information attached and let us know if there is anything else we need to provide.

Sincerely,



Christopher D. Rosati
Principal

CHRISTOPHER D. ROSATI
ARCHITECT

1250 Souders Avenue, Elburn, Illinois 60119
PHONE 630.346.5289 FAX 630.365.6634



EXISTING FRONT ELEVATION

117 N. FIFTH AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"

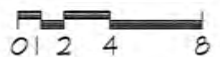




EXISTING LEFT ELEVATION

117 N. FIFTH AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"



EXISTING DORMER TO REMAIN

NEW WINDOWS ADDED
TO MEET EGRESS
REQUIREMENTS

EXISTING STORM WINDOWS
AND DOOR REMOVED
AT PORCH TO RESTORE
AREA BACK TO AN
OPEN PORCH

NEW WOOD DECK AND STAIR
TO SIDE YARD



PROPOSED FRONT ELEVATION

117 N. FIFTH AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"

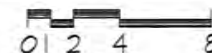


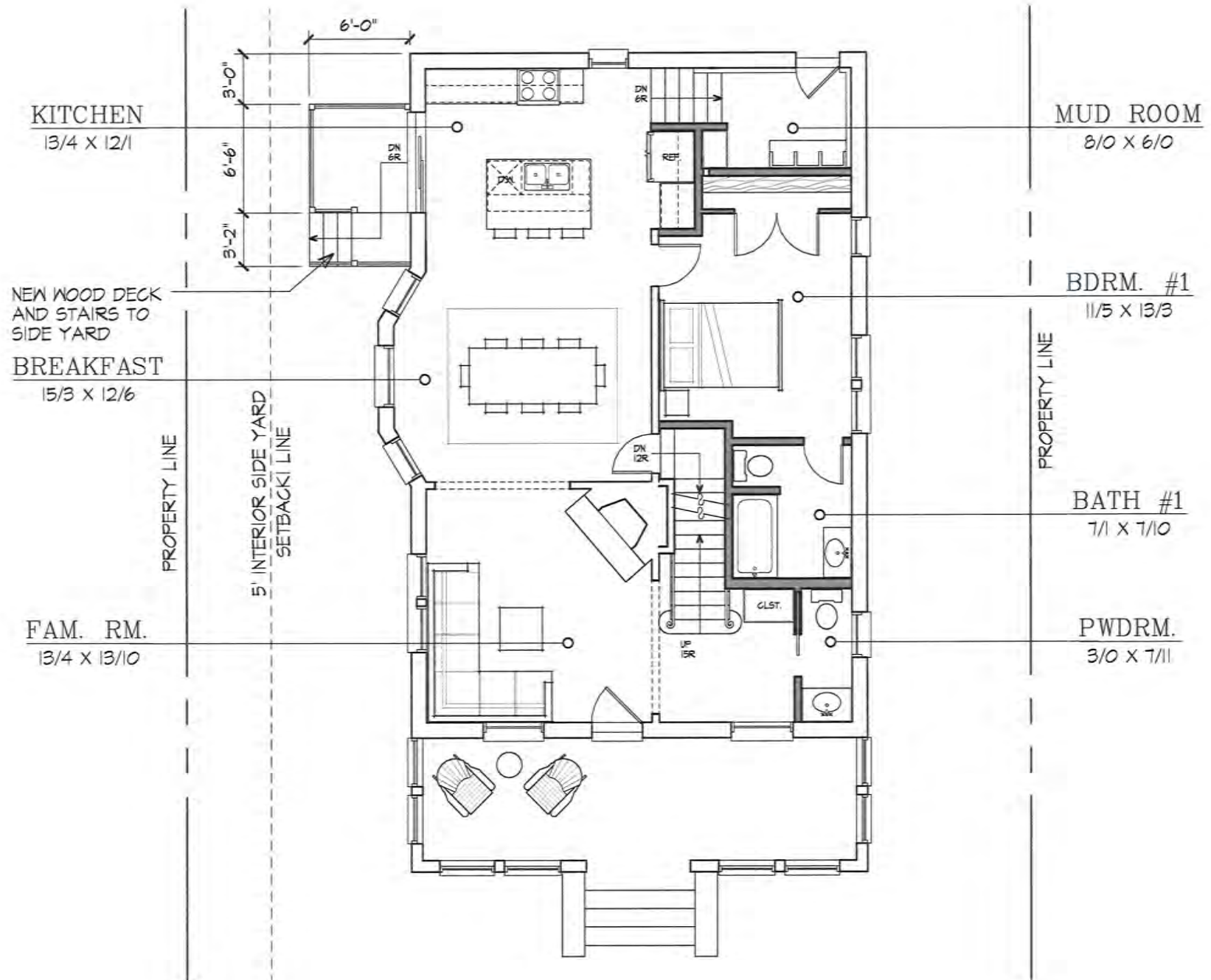


PROPOSED LEFT ELEVATION

117 N. FIFTH AVE., ST. CHARLES


SCALE: 1/8" = 1'-0"





PROPOSED FIRST FLOOR PLAN

117 N. FIFTH AVE., ST. CHARLES

SCALE: 1/8" = 1'-0" 

117, 5TH AVE, ST. CHARLES, IL 60174

PROPOSED WORKS – OUTSIDE





Please see also attached description of works by our architect Christopher Rosati (Pdf document 117 N. Fifth Ave.-12-10-18)

1) Replace dormer windows

The existing dormer windows consist each of 3 single hung windows. These windows do not comply with egress requirements, are single pane, thus not energy efficient and in very bad shape.

We propose replacing these windows with windows which are about 2" taller and have a different configuration: a picture window on each side and in the middle a wider French casement window: this allows for a larger central opening, needed to comply with egress requirements.

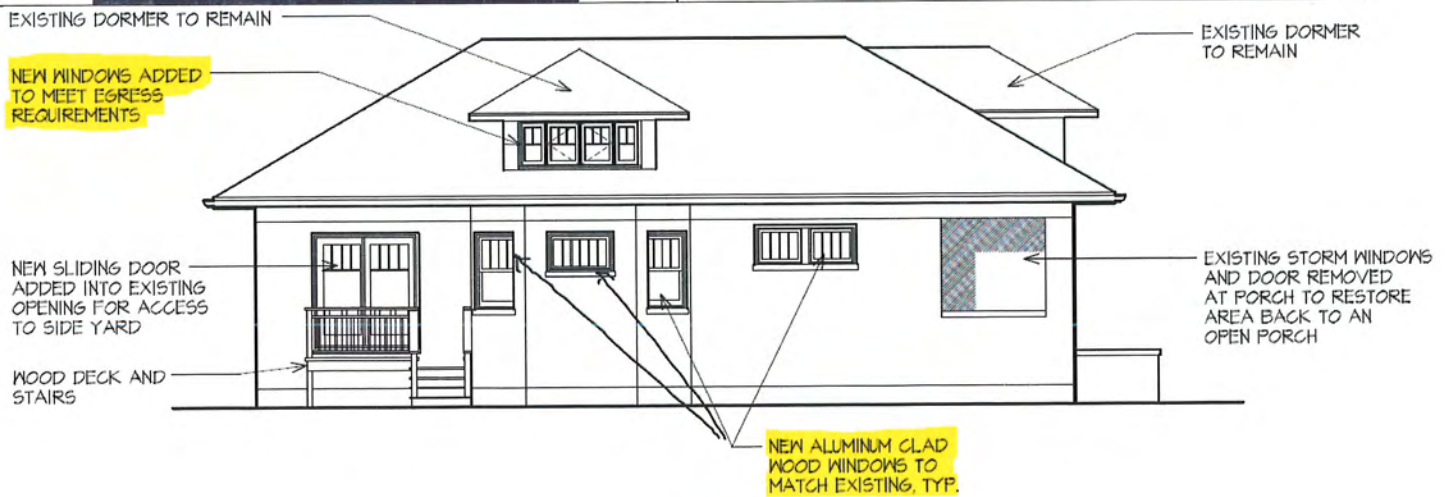
The house has 3 dormer windows (the back of the house does not have one)

Existing situation	Proposed looks
	 <p>EXISTING DORMER TO REMAIN</p> <p>NEW WINDOWS ADDED TO MEET EGRESS REQUIREMENTS</p> <p>EXISTING STORM WINDOWS AND DOOR REMOVED AT PORCH TO RESTORE AREA BACK TO AN OPEN PORCH</p>
	

Proposed windows under consideration are listed on page 5 to 8.

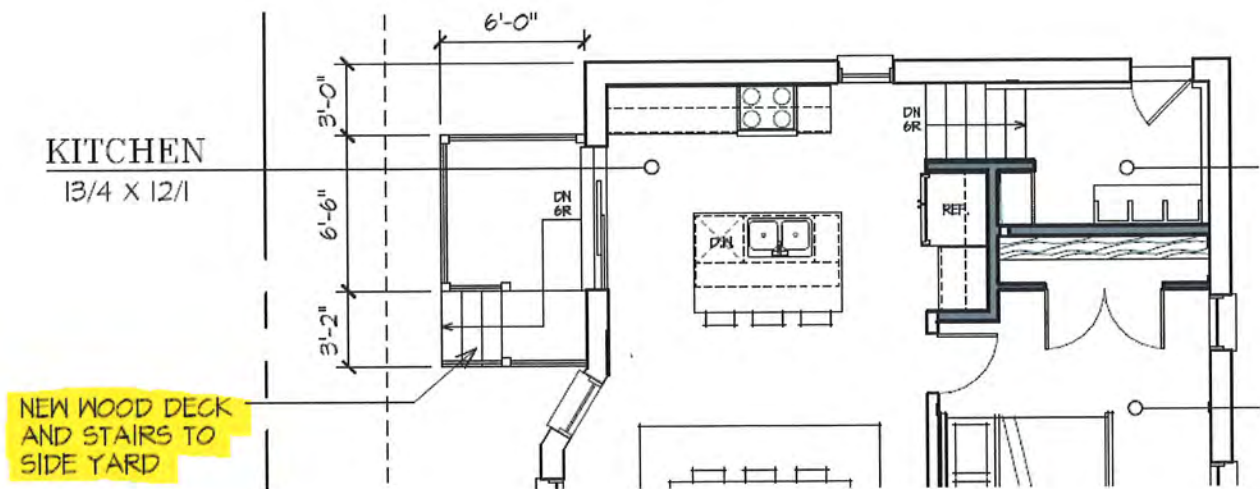
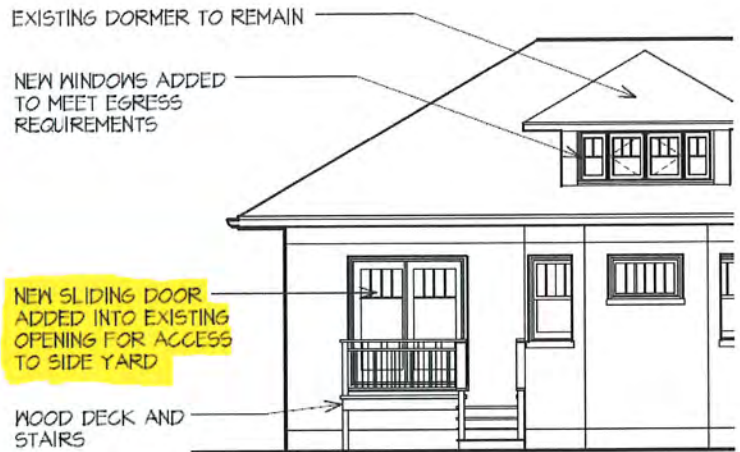
2) Replace 1st floor windows

All windows are in bad shape and single pane glazing. The proposed replacements will remain white on the outside and keep a very similar line aspect where possible. Window aircon unit will be removed as there is no need for this – there is central HVAC in the house. Proposed windows under consideration are listed on page 5 to 8.



3) Replace 2 kitchen windows on the south side with a sliding patio door

As mentioned in point 2, these windows are in bad shape and single pane glazing. We propose replacing them with a sliding patio door 80H x 72W. The door leads to a small 6' x 6'-6" wood deck and steps leading to the garden. Proposed sliding door under consideration is from the same series as the doors listed on page 5 to 8.



4) Remove storm windows and door from porch and bring it back to the original open style

Existing situation



Proposed looks

EXISTING DORMER TO REMAIN

NEW WINDOWS ADDED
TO MEET EGRESS
REQUIREMENTS

EXISTING STORM WINDOWS
AND DOOR REMOVED
AT PORCH TO RESTORE
AREA BACK TO AN
OPEN PORCH

NEW WOOD DECK AND STAIR
TO SIDE YARD



5) Remove awnings from back of house

At one point in time, a previous owner added 2 awnings on the back of the house. It does not fit with the overall aesthetics of the house and we want to remove them.



6) Remove metal fencing on the side of the house

At one point in time, a previous owner added some metal fencing. It does not fit with the overall aesthetics of the house and we want to remove them.



There is another fence besides the garage, forming a separation with the neighbor's driveway. It is most of the year hidden by the green and we want to see together with the neighbor, if it's a good idea to remove it.



Specifications of windows and sliding doors

Option 1) Marvin Ultimate windows, Alu clad wood

- Brick Mould style casing
- Simulated Divided Lites with 7/8" space bar, in same fractional Craftsman style pattern as present windows
- Insulated Glass (Low E2)
- Argon filled gas
- U-factor of 0.28 to 0.31, depending on type



Brick Mould Casing

- White outside finish



Option 2) Pella Architect series, Alu clad wood

- Standard Brickmold style casing
- Simulated Divided Lites with 7/8" space bar, in same fractional Craftsman style pattern as present windows
- Insulated Glass (Low E2)
- Argon filled gas
- U-factor of 0.28 to 0.31, depending on type



Standard Brickmold

- White outside finish



Option 3) Andersen E-series, Alu clad wood

- Brick mould style casing
- Simulated Divided Lites with 7/8" space bar, in same fractional Craftsman style pattern as present windows
- Insulated Glass (Low E4)
- Argon filled gas
- U-factor at or below 0.30, depending on type
- White outside finish



EXTERIOR COLOR OPTIONS

Colony White 	White	Abalone
		
Pebble Tan	Carmel	Terratone







