

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA: 12 N 3 rd St.		
		Proposal:		Demo & Patio		
		Petitioner:		Rich Simpson		
		Please check appropriate box (x)				
		PUBLIC HEARING		MEETING 8/15/18	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						
Parapet Detail						
Patio Image Renderings						
Minutes from 5/16/18 Meeting						
Minutes from 8/1/18 Meeting						
EXECUTIVE SUMMARY:						
<p>Proposed is a demolition of part of the building on the Southwest corner of the property to make room for approximately 750 square feet of patio space.</p> <p>This request was discussed at the 5/16/18 meeting. It was tabled by the Commission until the applicant could provide a draft of scaled drawings of the proposal showing floor plan and renderings of the south and west elevations.</p> <p>This request was discussed again at the 8/1/18 meeting. It was tabled until the Commission could go view the property and the applicant could provide a 3D rendering of how the wall would meet the bowed roof.</p> <p>The applicant has provided new details regarding the parapet design, and has requested to be placed on the meeting agenda.</p>						
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: 7/27/18 COA # _____ -- _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 12 N 3rd St

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

Project Type:

- | | | |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Windows | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Primary Structure |
| <input 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 type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Awnings/Signs | | |

Description:

Patio + Demo

Applicant Information:

Name (print): Rich Simpson
 Address: 12 N 3rd St
 Phone: 630 205 5637
 Email: Rich@uslendingLTD.com
Rich@uslendingLTD.com

- Applicant is (check all that apply):
- Property Owner
 - Business Tenant
 - Project contractor
 - Architect/Designer

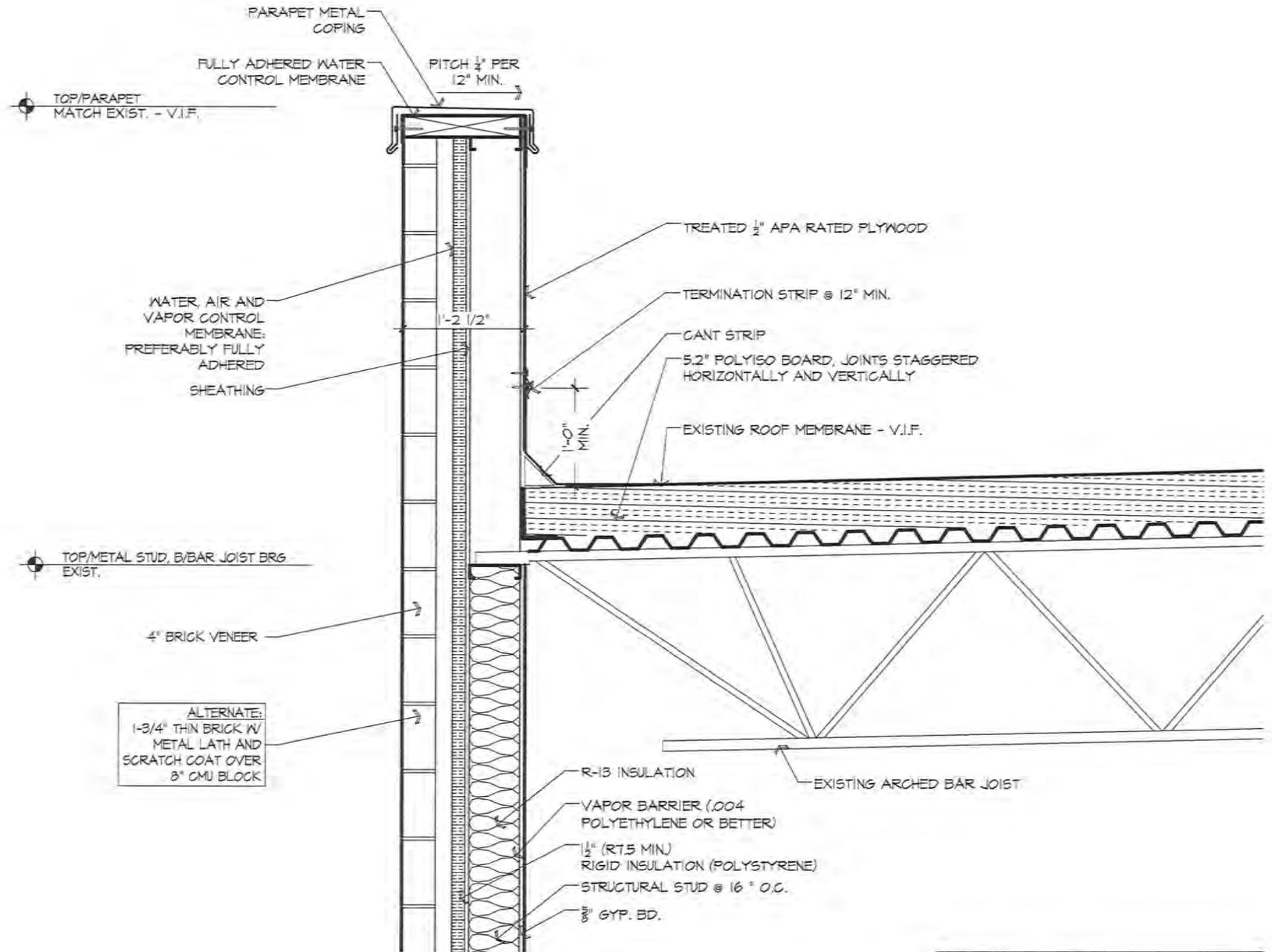
Property Owner Information (if not the Applicant)

Name (print): Rich Simpson
 Address: 12 N 3rd St
 Signature: [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: 7/20/18



PARAPET DETAIL - ALIBI

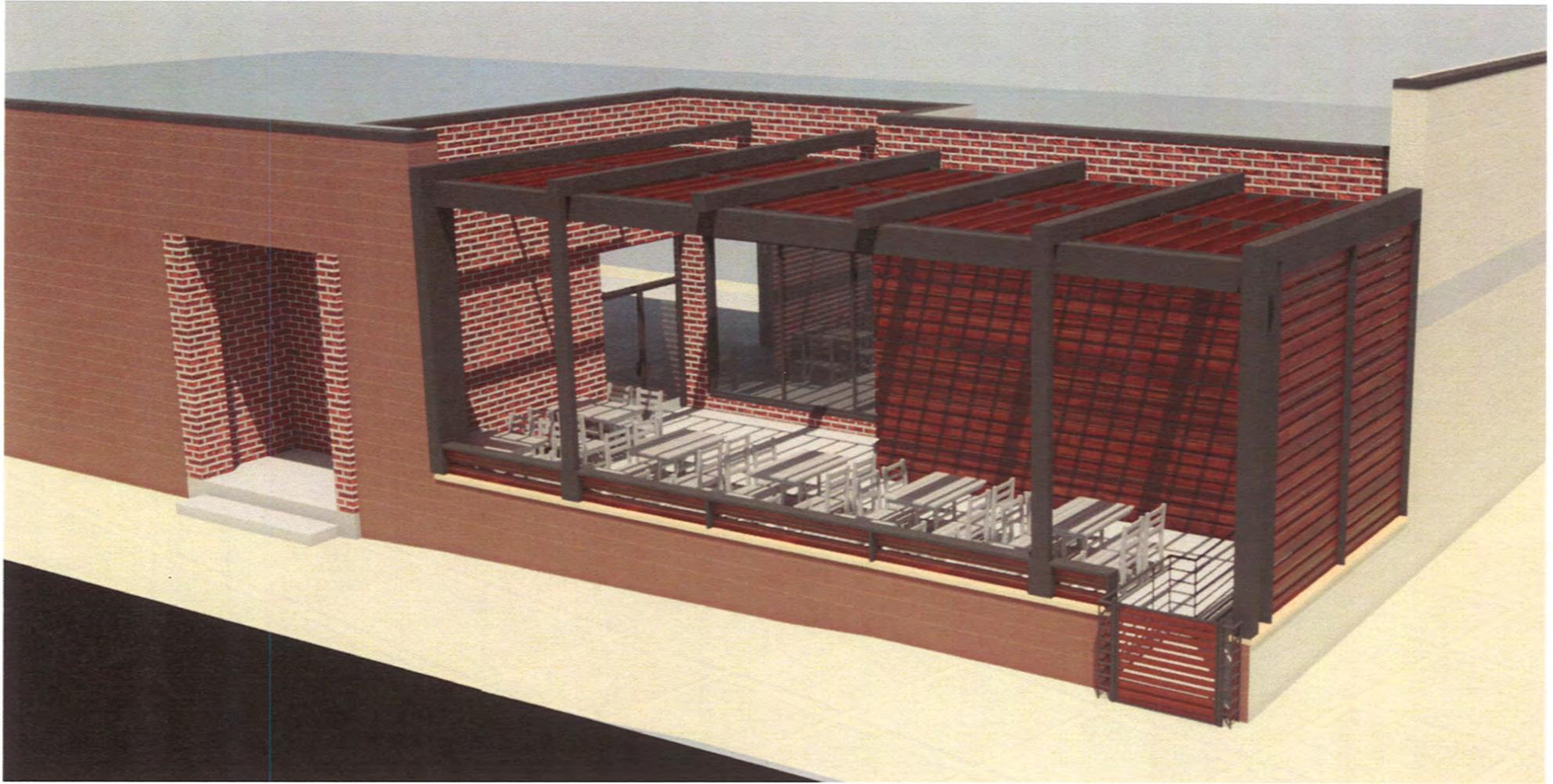
SCALE: 3/4" = 1'-0"

LOCATION: ST. CHARLES, IL

PLAN #: 1
PROJECT#: 18039

BÂTIR
DESIGN · BUILD · SUSTAINABLE SOLUTIONS

BATIR ARCHITECTURE, LTD.
1121 E MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM







rather see them use wood or a composite material. Chairman Norris suggested tabling the discussion until the next meeting so that the homeowners could research the use of other products.

A motion was made by Mr. Krahenbuhl and seconded by Dr. Smunt with a unanimous voice vote to table the COA until the next meeting.

9. COA: 203 N. 4th Ave. (fence)

Kristin Kotsakis, the homeowner, was present.

The proposal is for a 4 ft. high, black aluminum fence to go along the front and side yards. The remaining yard will consist of shared fencing with the neighbor. Dr. Smunt supported the use of a metal fence. No other comments were made.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented.

10. COA: 515 Walnut St. (fence)

Karen and Brian Graf, the homeowners, were present.

The proposal is for a 4 ft. high aluminum fence to replace an existing fence. The historic gates will be reused. Dr. Smunt said it is a very Victorian era style that fits in well with the design of the home.

A motion was made by Mr. Krahenbuhl and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented.

11. COA: 12 N. 3RD St. (demo portion of building, patio)

Rich Simpson, applicant, was present.

The proposal is to remove part of the building at the southwest corner to make room for approximately 750 square feet of patio space. Dr. Smunt asked if it would be possible to keep portions of the wall. Mr. Simpson said he needs to take out 14 feet of that wall in order to meet the code requirements to allow smoking on the patio.

Mr. Krahenbuhl noted the design presented looks completely different from the rest of the building. Mr. Simpson said he intends to work with an architect on a more cohesive design after he receives approval to move forward with this project. Dr. Smunt said they need to see a scaled drawing. Mr. Kessler does not support opening the roof. He would prefer to see something that

does not alter the structure so dramatically. The Commissioners stated they need further information to review. Mr. Simpson agreed to return with architectural drawings.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to table the COA until the applicant can present a draft scaled drawing of the proposal showing the floor plan and scaled renderings of the south and west elevations.

12. Additional Business and Observation from Commissioners or Staff

Rachel Hernandez and Steve Brown, tenants at 619 W. Main Street, were present. They were seeking feedback on signage. The sign would be located on the west side of the building. It is made of wood/plywood with an MDO overlay. Chairman Norris said wood does not hold up very well and suggested using synthetic materials. Dr. Smunt said the proportions look fine, but the shutters on the building are very distracting to the sign. The Commissioners discussed the graphics and suggested using bigger fonts. Ms. Hernandez will follow-up with Mr. Colby in regards to being added to the next meeting's agenda.

a. Discussion regarding potential changes to COA procedure

Mr. Colby said based on their previous discussion, they are proposing to scale back on making changes to the COA process. He noted they still may want to institute a process of having an application form with the submittal requirements. However, they may work within the existing ordinance timeframes. This might include having the deadline to submit items be the week before the meeting (on Wednesday); with posting the meeting packet on the website on Friday, giving Commissioners time to review the materials and ask questions; and sharing that with the applicants on Monday so they can gather further information to bring to the meeting on Wednesday. The current process lacks an effective way of verifying that all the materials have been received. A new process will help limit the number of items that get tabled for further discussion.

b. Status of Municipal Plaza History in Plain View plaque

The plaque has been re-installed.

c. Election of Officers

Mr. Kessler nominated Chairman Norris to continue as Chairman. He accepted.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to nominate Chairman Norris as Chairman.

Mr. Pretz nominated Dr. Smunt as Vice Chairman. He accepted.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to nominate Dr. Smunt as Vice Chairman.

privacy cedar fence that would be placed across the back and up the sides of the property, stopping at the house and garage.

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

b. 12 N. 3rd Street (Patio)

Mr. Rich Simpson, applicant, was present. He is proposing demolition of part of the building to make room for a 750 square foot patio. This request was discussed at the 5/16/2018 meeting and was tabled by the Commission until scaled drawings displaying a floor plan was provided.

Mr. Simpson stated that there will be no change to the front of the building. All of the materials that will be used will be the existing materials that are on the building now. Mr. Simpson said there will be scaled drawings presented at time of applying for permits. To maintain the compatibility of the building as well as the architecture and style, Mr. Kessler would not be in favor of removing the roof. His preference is to see alternations at their minimal best that would offer an easy transition back to their original condition. Mr. Kessler would like to see drawings of how the original bowed roof will tie into the overall design. With the roof removed, Mr. Simpson feels that it provides the look and atmosphere of a patio. Excluding, the former Chord on Blues building, no other commercial patios have a roof in St. Charles.

Dr. Smunt is in favor of using existing materials. He does not see the roof as a significant component of the building and is not opposed to what is being proposed. (Mr. Colby confirmed that this building is rated as non-contributing). Mr. Pretz added that he is unable to visualize what the patio would look like without a roof. For clarity purposes, Dr. Smunt requested the applicant provide a scaled, 3-dimensional rendering, showing how the north and east walls connect with the arch of the roof. Dr. Smunt suggested incorporating beams into the patio ceiling as this would carry the same look currently found on the inside of the building. To provide a better visual of what is being proposed, the Commission planned to visit the property after this meeting concluded.

A motion was made by Mr. Kessler and seconded by Ms. Mann with a unanimous voice vote to table the COA discussion regarding the proposed patio at 12 N. 3rd Street, pending receipt of scaled, 3-dimensional drawings.

6. Grant Applications

None.

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