

	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 8/1/18	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)			Façade Improvement Plan
	Preliminary Review			Landmark/District Designation
	Discussion Item			Commission Business
ATTACHMENTS:				
COA Application				
Minutes from 5/16/18 Meeting				
Patio Image Renderings				
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 is an incomplete application as scaled drawings were not provided. However, staff felt the Commission could still provide feedback on the renderings submitted.</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:

☐ 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:

Patio + Demo

Applicant Information:

Name (print): Rich Simpson

Address: 12 N 3rd St

Phone: 630 205 5637

Email: Rich@SLENDINGLTD.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

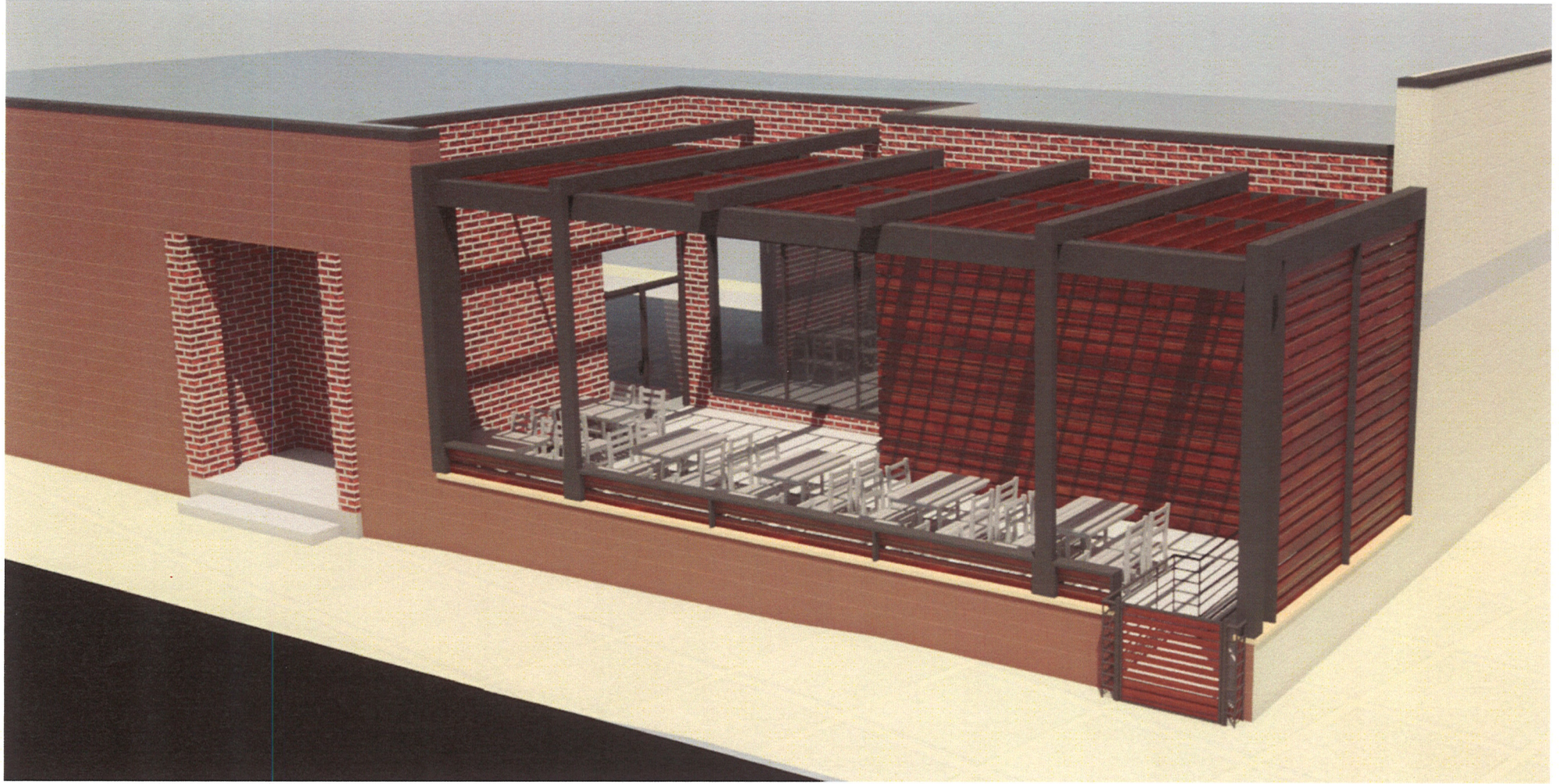
Address: 12 N 3rd St

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: 7/27/18







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.