		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
		Agenda Item Title/Address:		COA: 21 S 4 th St	
		Proposal:		New addition and Garage	
		Petitioner:		Tom & Jennifer Stras	
		Please check appropriate box (x)			
		PUBLIC HEARING		MEETING 10/3/18	X
AGENDA ITEM CATEGORY:					
X	Certificate of Appropriateness (COA)		Façade Improvement Plan		
	Preliminary Review		Landmark/District Designation		
	Discussion Item		Commission Business		
ATTACHMENTS:					
Application					
Architectural Survey					
Site Plan					
New garage renderings					
Design information					
Pictures of current home					
EXECUTIVE SUMMARY:					
<p>Proposed are two additions to the home. The first is an addition to the second floor, to add a bedroom on the southeast side. The second is the addition of a new two-car garage on the west side. These additions will also require new vinyl windows and 5” vinyl siding.</p> <p>This application was discussed at the 9/19/18 meeting and was tabled until the applicant could provide revised plans depicting suggested changes to the garage.</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: 9/12/18 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 21 S. 4th St.

Use of Property: ☐ Commercial, business name: _____

☒ Residential ☐ Other: _____

Project Type:

☒ Exterior Alteration/Repair

☒ Windows

☐ Doors

☒ Siding - Type: Vinyl

☐ Masonry Repair

☐ Other _____

☐ Awnings/Signs

☒ New Construction

☐ Primary Structure

☒ Additions

☐ Deck/Porch

☒ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☒ Other overhang to front door on Walnut.

☐ Relocation of Building

Description:

Would like approval for new windows, new vinyl siding,
raising roof to add bedroom (above current kitchen)
and add a 2-car garage.

Applicant Information:

Name (print): Tom Strass

Address: 38W50 Tanglewood Drive Batavia

Phone: 630-885-8015

Email: Jenniferstrass@sbcglobal.net

Applicant is (check all that apply):

☒ Property Owner

☐ Business Tenant

☐ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Same

Address: _____

Signature: Tom M Strass

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: Tom M Strass

Date: 9-12-18



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT

ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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: Queen Anne

Date of Construction: 1890's

Source: A Field Guide to American Houses

Features:

Cross gabled roofs. Entry at east side has lower pitched gable roof. Single story porch added to north side. Picture windows with transoms on east and south sides.

Synthetic siding and trim has been added since the original survey. Evidence of structural damage of foundation exists. Majority of windows are not original.

**Address:**

21 South 4th Street

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 8

Building No. 4

SURVEY DATE:

MAY 1994

ROLL NO. 2

NEGATIVE NO. 3



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 2

NEGATIVE NO. 2

Address:

21 South 4th Street

Remarks:

South Elevation

Block No. 8

Building No. 4

Address:

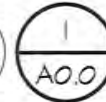
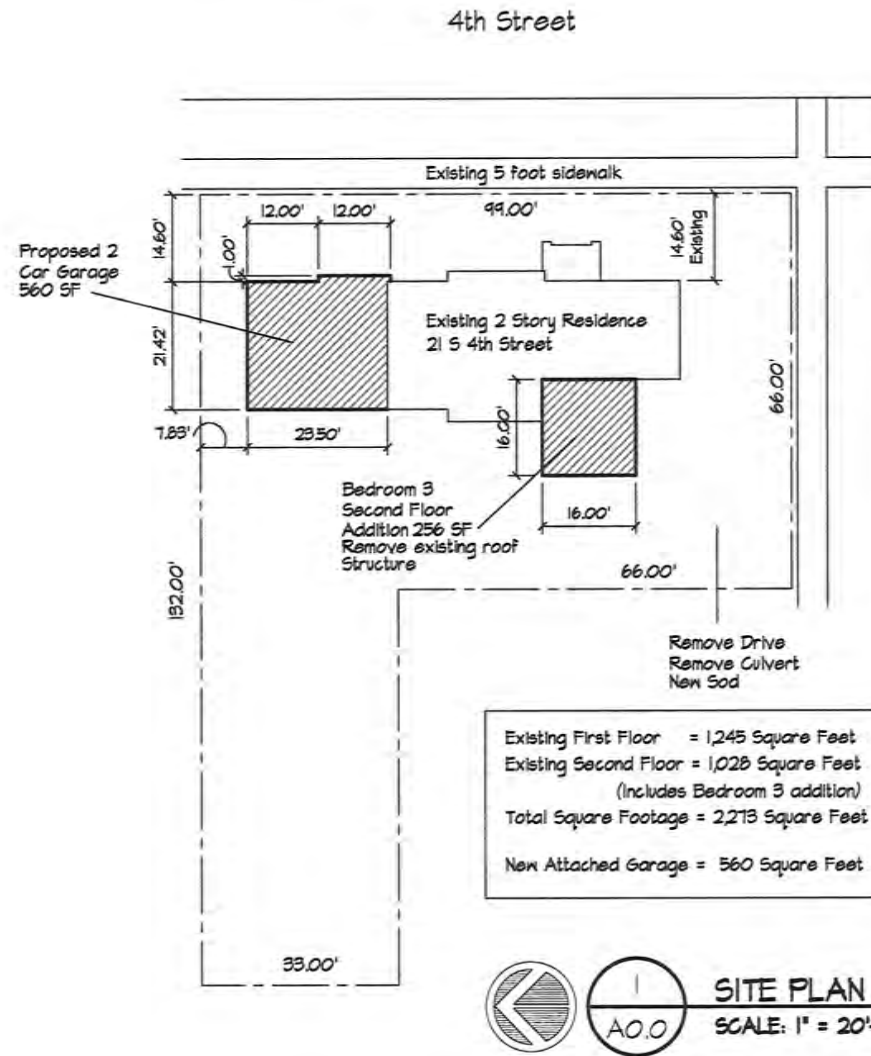
Remarks:

Block No.

Building No.

ROLL NO.

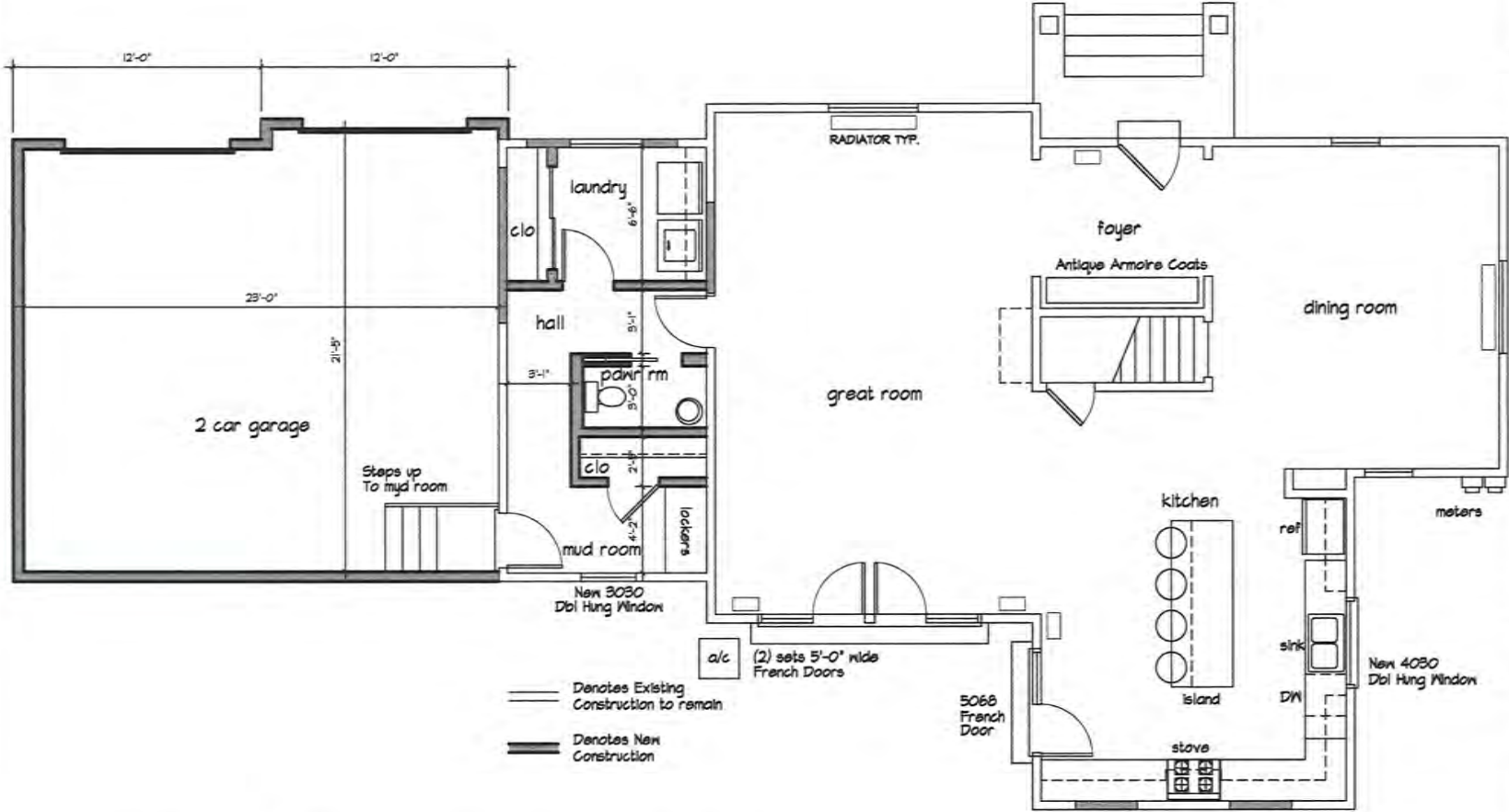
NEGATIVE NO.



SITE PLAN
 SCALE: 1" = 20'-0"

Walnut Street

Joseph Palatianos Licensed Architect 1000 N. 1st Street St. Charles, IL 60174 618.333.1111 www.jpalatianos.com		SITE PLAN 215 4TH STREET SAINT CHARLES, ILLINOIS 60174 Sheet Title Drawing Scale SCALE 1/16"=1'-0" Drawn By Checked By JJP		A0.0
Project Number 1000.030		Date 09/09/2018		Revision NO. 1 Description of Revision NO. 1

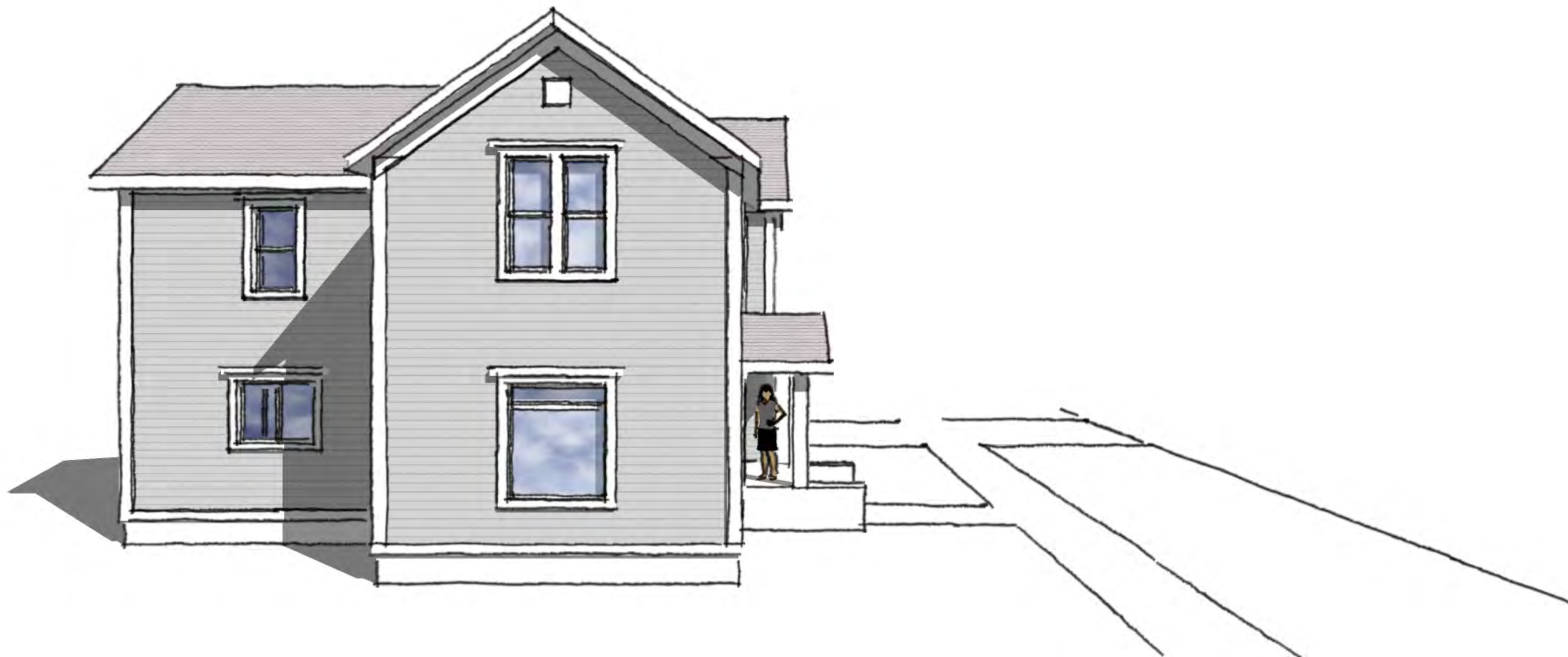


PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

Joseph Palatino Licensed Architect 1000 N. Dearborn Ave. Suite 100 Chicago, IL 60610 312.344.1111 www.jpalatino.com		EXISTING SECOND FLOOR 21S 4TH STREET SAINT CHARLES, ILLINOIS 60174 Sheet Title Drawing Date: 05/16/14 SCALE: 1/16"=1'-0" Drawn By: JJP Checked By:		A3.0
		Project Number: 1608.030 Date: 05/16/14 NO. REVISION NO. REVISION NO. REVISION		







Materials

- Match existing architectural shingles for garage and addition.
- New 5" vinyl siding – color to be determined.
- New vinyl double hung windows.
- Front door and overhang to remain the same.
- Remove existing fence. Existing fence is old and rotten – sections have fallen down.
- Remove existing asphalt driveway and replace with sod and landscaping.
- Remove existing overhang to door entrance on Walnut – replace with sod and landscaping.











