

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 21 S 4 th St		
	Proposal:	New addition and Garage		
	Petitioner:	Tom Stras		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 9/19/18	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:				
Application				
Architectural Survey				
Site Plan				
New design Information				
Pictures of current homes				
EXECUTIVE SUMMARY:				
<p>Proposed are two additions to the home. The first is an addition to the second floor of the home, to add a bedroom on the southeast side. The second is the addition of a new two-car garage on the west side.</p> <p>These additions will also require new vinyl windows and 5” vinyl siding.</p> <p>In association with a different COA Application, a site visit was done by the Commission in March 2018. After the visit, the Commission proposed and approved amending the architectural survey to better reflect the current condition of the home.</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:

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

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: [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: 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

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.

ARCHITECTURAL SIGNIFICANCE

Significant

Contributing

Non-Contributing



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



Address:

21 South 4th Street

Remarks:

South Elevation

Block No. 8

Building No. 4

ROLL NO. 2

NEGATIVE NO. 2

Address:

Remarks:

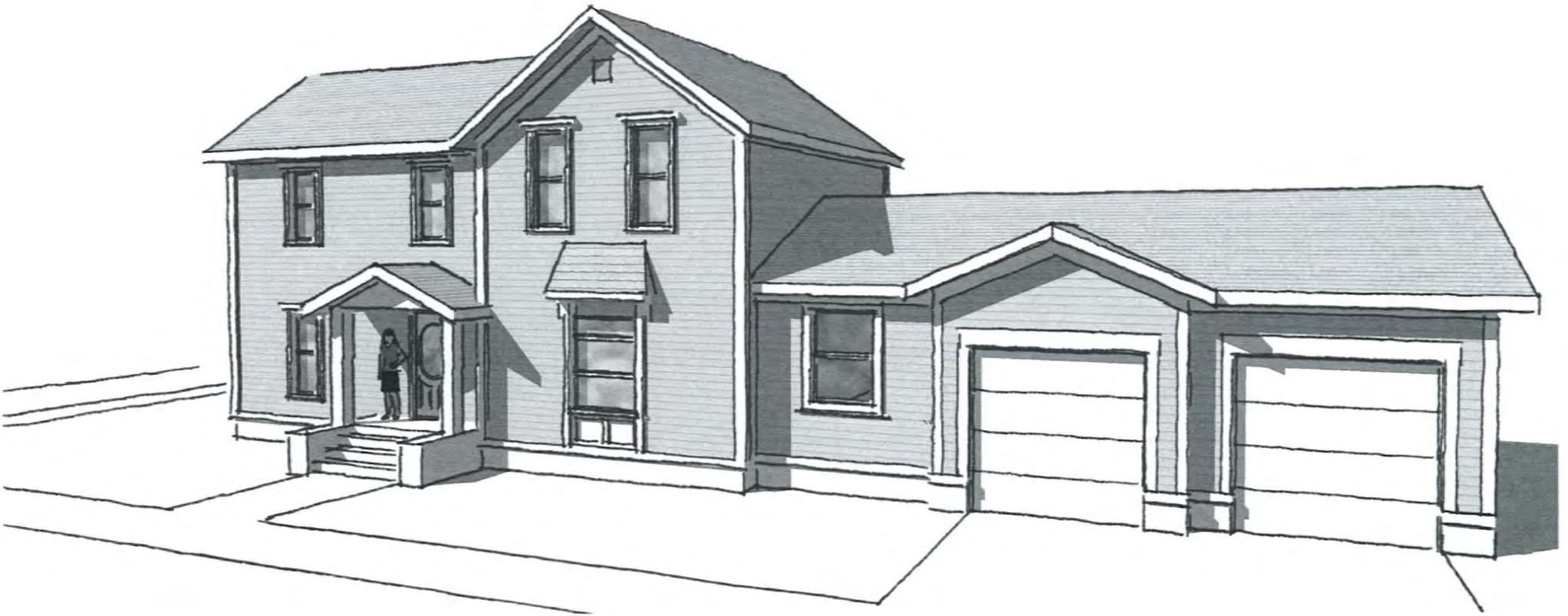
Block No.

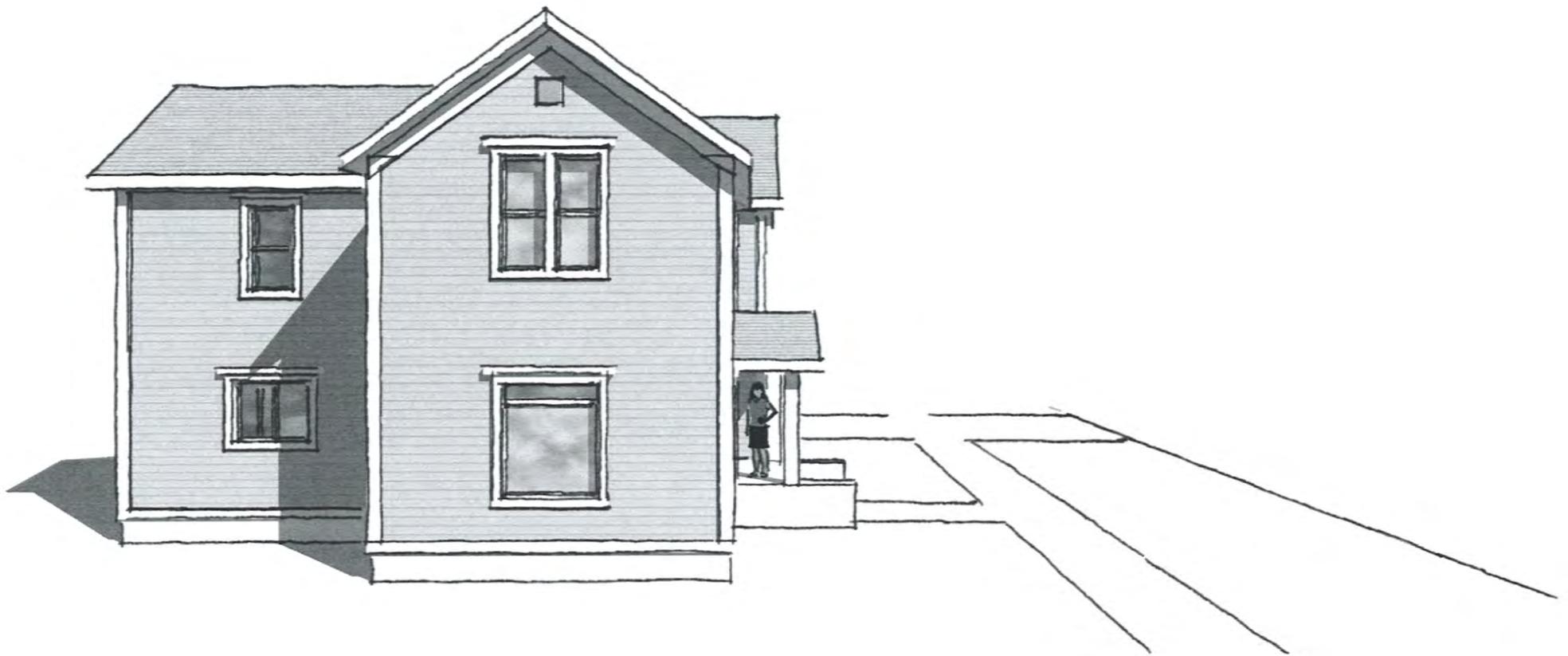
Building No.

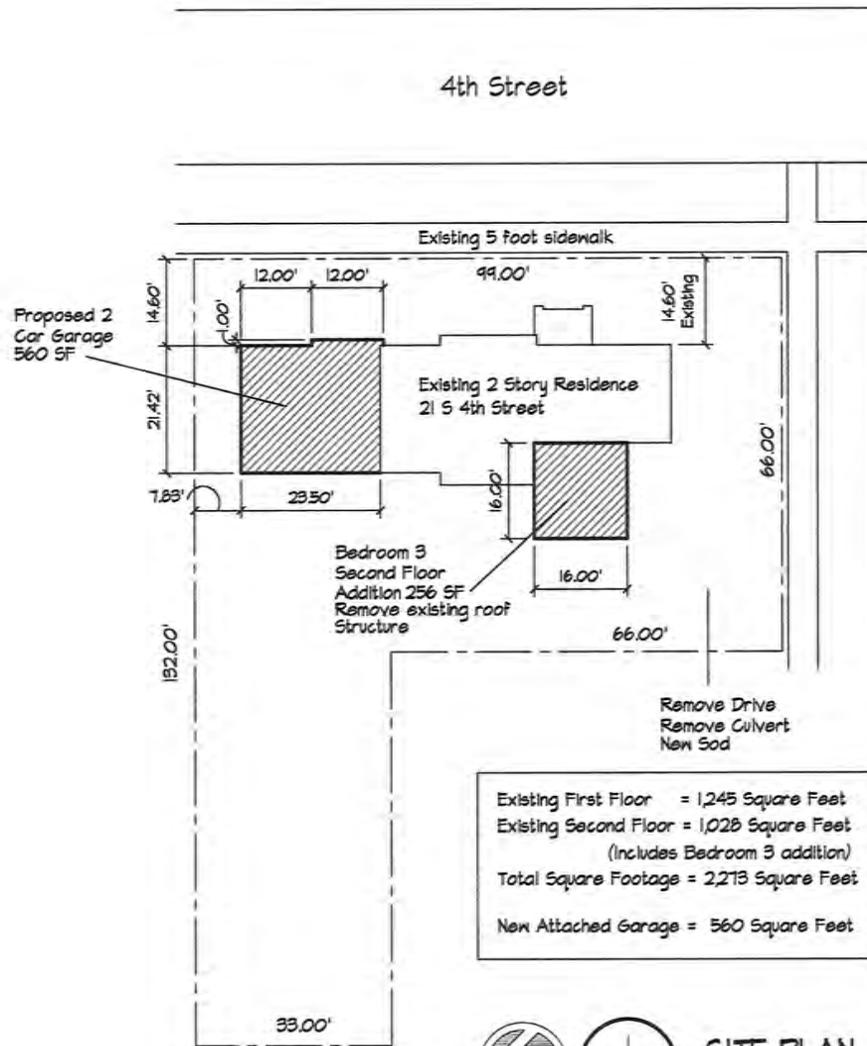
ROLL NO.

NEGATIVE NO.









Existing First Floor = 1,245 Square Feet
 Existing Second Floor = 1,028 Square Feet
 (Includes Bedroom 3 addition)
 Total Square Footage = 2,273 Square Feet
 New Attached Garage = 560 Square Feet

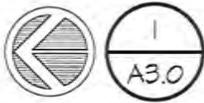
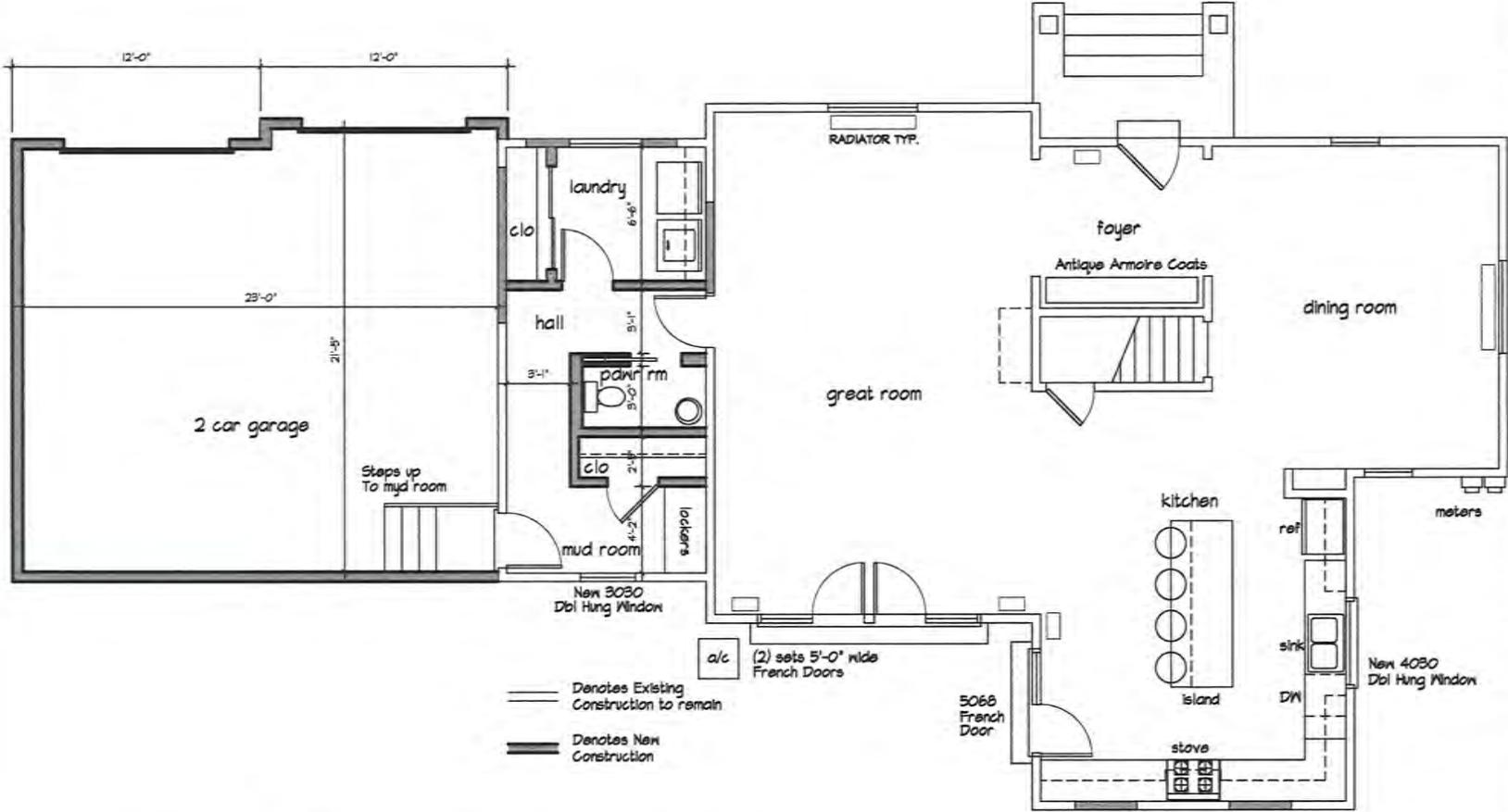


1
A0.0

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

Walnut Street

Joseph Palatianos Licensed Architect <small>100 South Dearborn, #11 Chicago, Illinois 60654 312.271.1400 www.jpalatianos.com</small>		A0.0	
SITE PLAN 215 4TH STREET SAINT CHARLES, ILLINOIS 60174 <small>Sheet Title</small>		<small>Project Number</small> 1888.030 <small>Date</small> 09/09/2018 <small>NO. REVISION</small> NO. REVISION <small>NO. REVISION</small> NO. REVISION	
<small>Drawing Scale</small> SCALE 1/16"=1'-0" <small>Drawn By</small> JJP <small>Checked By</small>			



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

A3.0

Project Number:
 1608.030
 Date:
 05/17/2018
 No. REVISION:
 No. REVISION:
 No. REVISION:

EXISTING SECOND FLOOR
 215 4TH STREET
 SAINT CHARLES, ILLINOIS 60174
 Sheet Title:
 Drawing Scale: SCALE 1/16"=1'-0"
 Drawn By: JJP
 Checked By:

Joseph Palatino
 Licensed Architect
 1608.030
 05/17/2018
 3/16" = 1'-0"
 215 4TH STREET
 SAINT CHARLES, ILLINOIS 60174
 www.jpalatino.com

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.











