

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 21 S. 4 th St.	
	Proposal:		Demolition and construction of a new single-family house	
	Petitioner:		Zach Derrico	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 2/21/18	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Aerial photo				
Architectural survey (1994)				
Architectural plans				
EXECUTIVE SUMMARY:				
<p>At the last meeting, the Commission reviewed and provided comments on preliminary drawings for modifications to the house at 21 S. 4th St.</p> <p>Full architectural drawings for a COA have been submitted. The plans now contemplate demolition of the existing house and construction of a new house.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

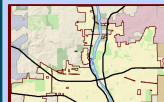
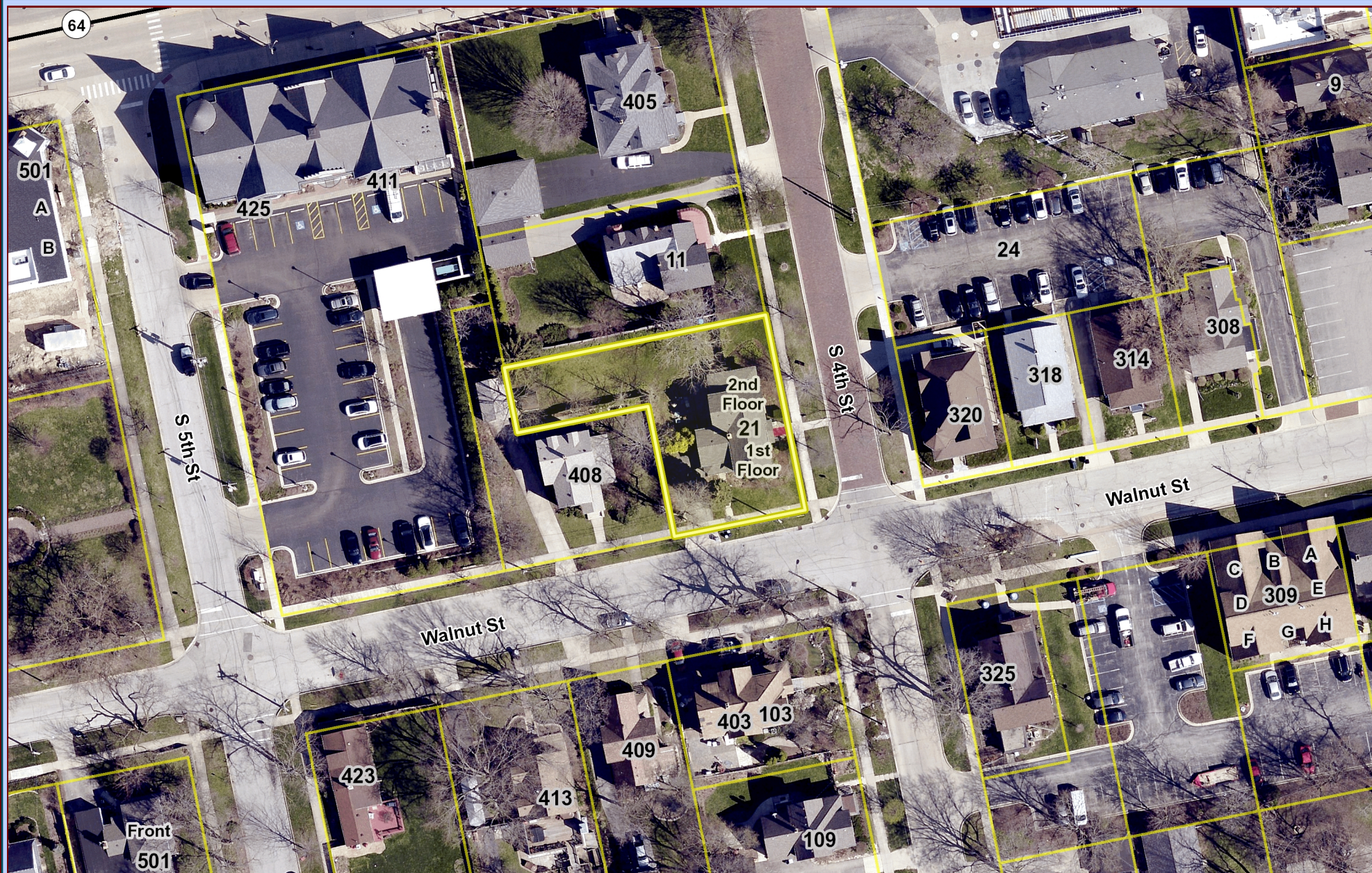


City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

21 S 4th St

RAYMOND ROGINA *Mayor*
MARK KOENEN *City Administrator*



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: February 19, 2018 02:00 PM



0 33 66 Feet

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Revised for Precision GIS



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 type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.



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.

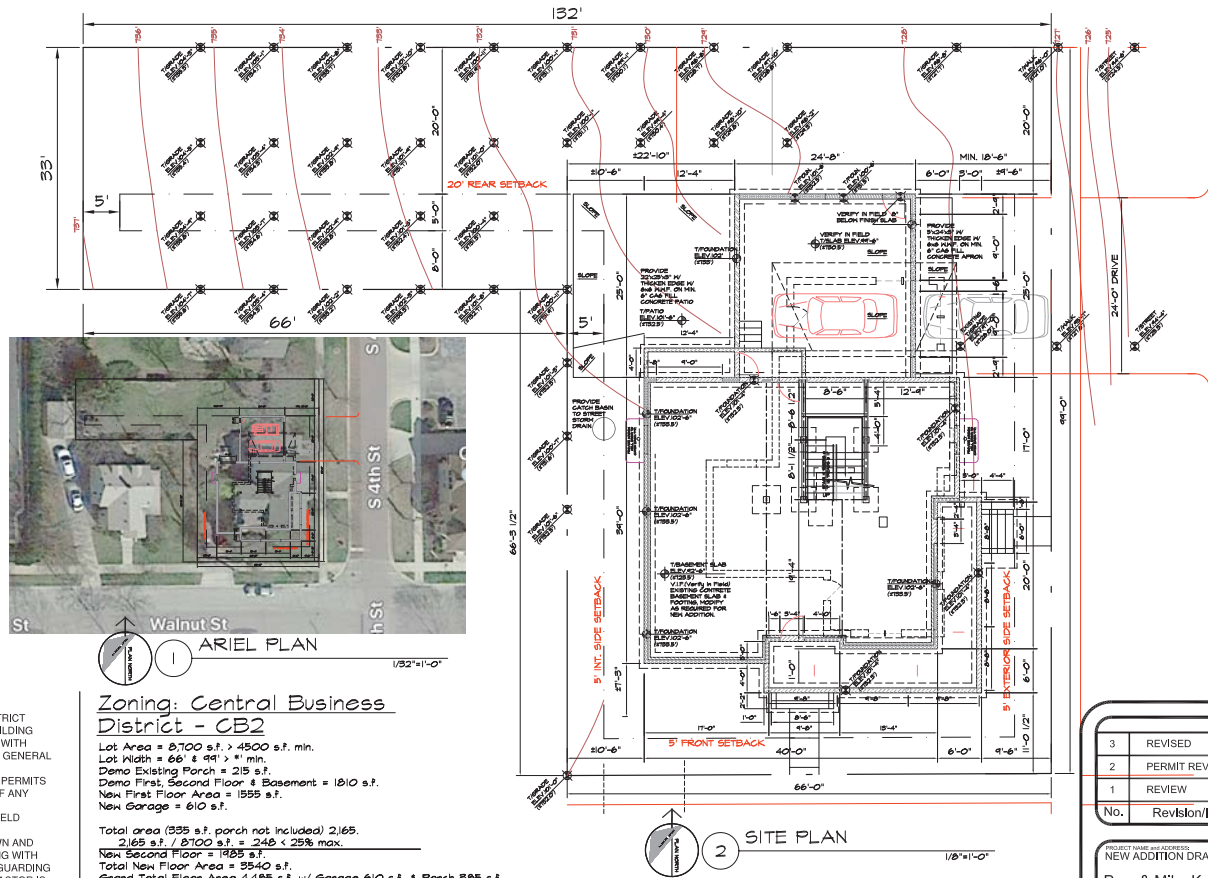
Building No.

ROLL NO.

NEGATIVE NO.

New Addition for : Kuschel Residence

21 South 4th Street,
St. Charles, Illinois 60174



Zoning: Central Business
District - CB2

Lot Area = 8,700 s.f. > 4500 s.f. min.
Lot Width = 66' & 94' > 4' min.
Demo Existing Porch = 215 s.f.
Demo First, Second Floor & Basement = 1810 s.f.
New First Floor Area = 1555 s.f.
New Garage = 610 s.f.
Total area (335 s.f. porch not included) 2,165
2,165 s.f. / 8,700 s.f. = 24.6 < 25% max.
New Second Floor = 1835 s.f.
Total New Floor Area = 9540 s.f.
Grand Total Floor Area 4,485 s.f. w/ Garage 610 s.f. & Porch 335 s.f.
Yards = Front Yard 15'
Side yard adjoining a street 15'
Two side yards having a combined width of 5'.
Rear Yard 120'

Driveway not to exceed 24' = (6' Exist South to be removed) + 24' New East Drive
Allowable Building Height = 40 Ft. to Ridge > New Project Ridge 127'-6"

BUILDING DATA

NEW:
Use Group: R3
Construction Type: Type 5B Unprotected
Occupancy: Residential
Floor = 40# LL / 20# DL - All Areas Except Sleeping Area
Floor = 30# LL / 20# DL - Sleeping Area
Wall = 60# PLF OR ACTUAL LOAD
Ceiling = 20# LL / 15# DL - Roof Slopes over 3 in 12
Ceiling = 20# LL / 15# DL - Roof Slopes in 3 in 12 or less
Roof = 30# LL / 25# DL - All Slopes
Cathedral = 60# LL / 25# DL - All Slopes
Decks Exterior = 40# LL / 15# DL
Balcony Exterior = 60# LL / 15# DL

GENERAL REQUIREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS.

THE CONTRACTOR, AT HIS EXPENSE, SHALL FURNISH, INSTALL, MAINTAIN, RELOCATE AND REMOVE ALL SIGNS, SIGNALS, PAVEMENT MARKINGS, TRAFFIC CONES, BARRICADES, AND WARNING LIGHTS NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND WORKERS.

BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR AND/OR EACH SUBCONTRACTOR SHALL VERIFY DIMENSIONS AND ELEVATIONS AT THE SITE AND BE RESPONSIBLE FOR THE CORRECTNESS OF SAME RELATING TO EXISTING UTILITIES, STORM SEWERS, WATER MAINS, FIELD TILES, ROADWAYS, CURB AND GUTTER, ETC. IF ANY DEVIATIONS ARE NOTED, THEY SHALL BE REPORTED TO OWNER'S ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR THEIR REPRESENTATIVE AND THE COUNTY OF KANE.

THE CONTRACTOR MUST ASSUME ALL RISKS AS TO THE NATURE AND QUALITY OF THE SOIL FOR EXCAVATIONS, TRENCHING, AND TUNNELING, INCLUDING ITS CONDITIONS AS TO THE PRESENCE OR ABSENCE OF WATER. THE CONTRACTOR SHALL DO ALL SHORING, BRACING, PUMPING AND BAILING, BUILDING UP DAMS AND DRAINS, AND DO ALL WORK TO KEEP EXCAVATIONS, TRENCHES, ETC. CLEAR OF GROUNDWATER, STORM WATER, OR SEWER DURING THE PROGRESS OF WORK.

ALL EXISTING SIGNS, MONUMENTS, ETC., WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REMOVED AND REPLACED BY THE CONTRACTOR. THIS WORK SHALL BE CONSIDERED INCIDENTAL.

CONTRACTORS ARE CAUTIONED AGAINST INSTITUTING ANY CHANGES OR SUBSTITUTIONS TO THE PROJECT AS REPRESENTED BY THESE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER. DEVIATION TO THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT MAY BE CAUSE FOR THE WORK TO BE DEEMED UNACCEPTABLE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

1. ALL DESIGN AND WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH FEDERAL, STATE, AND LOCAL BUILDING CODE REQUIREMENTS. EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THE PROCUREMENT OF ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS FEASIBLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PRECEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR ANY COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM OWNER AND ARCHITECT.
3. OWNER TO PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE CODES.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSION OF PROPOSALS SHALL BE TAKEN IN AS EVIDENCE THAT SUCH INSPECTIONS HAS BEEN MADE.
5. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDUM AND CHANGE ORDERS IN GOOD CONDITION ON THE PREMISES AT ALL TIMES.
6. CONTRACTOR SHALL CLARIFY ANY DISCREPANCIES WITH ARCHITECT AND OWNER PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES (WHETHER SHOWN HERE OR NOT) AND PROTECT THEM FROM DAMAGE.
8. SUBMIT INSTALLATION, OPERATION AND WARRANTY MANUALS FOR ALL EQUIPMENT FURNISHED WHICH REQUIRES PERIODIC ADJUSTMENT OR MAINTENANCE.
9. ANY PRODUCT OR MATERIAL NOT SPECIFIED, BUT REQUIRED, MUST BE SUBMITTED TO AND APPROVED BY ARCHITECT.

DRAWING INDEX:

CS Cover Sheet
D1.0 Demolition Plan & Elevation
S1.0 Basement Plan
A1.0 First Floor Plan
A1.1 Second Floor Plan
A1.2 Roof Plan
A2.0 Elevations

"I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ATTACHED APPLICATION AND ANY PORTION OF THE PLANS PREPARED BY ME ARE COMPLETE AND IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE LOCAL CODE AND ANY APPLICABLE STATE OR FEDERAL LAWS, AS OF THIS DATE."

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No.	Revision/Issue	Date
3	REVISED	*
2	PERMIT REVIEW	2/20/18
1	REVIEW	12/14/16

PROJECT NAME & ADDRESS:
NEW ADDITION DRAWINGS FOR:
Pam & Mike Kuschel
21 South 4th Street
St. Charles, Illinois 60174

FROM NAME AND ADDRESS:
Norris Architects Inc.
209 Auburn Court
St. Charles, Illinois 60174
Ph. 630/ 476-0044

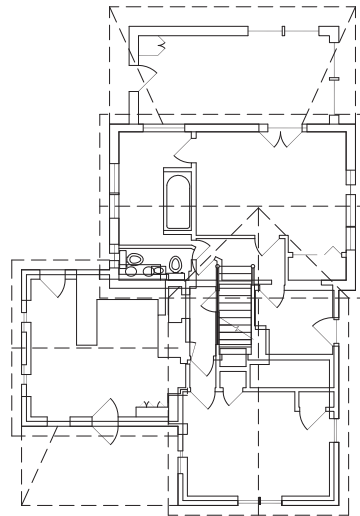
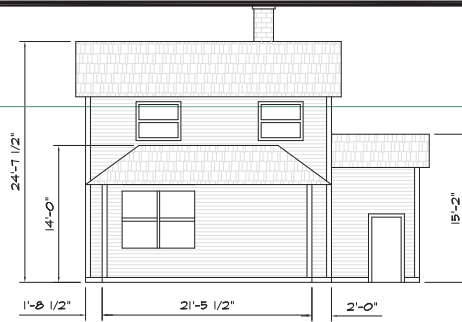
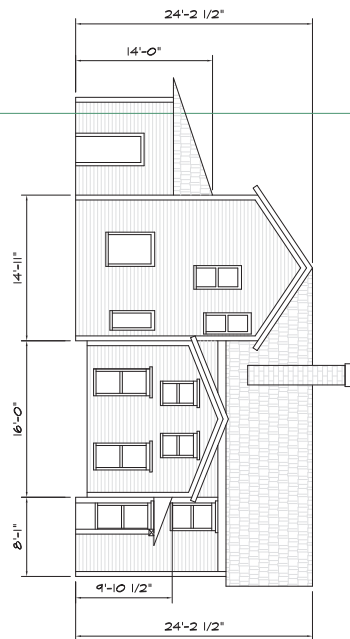
CHECK TITLE:
Cover Sheet
& Details

PLOT DATE:
2/20/18

SHEET NUMBER:
FTLN & LN
As Noted
CS.0

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PERMIT REVIEW



REMOVE EXISTING STRUCTURE INCLUDING FOUNDATION,
PREP EXISTING UTILITIES FOR NEW STRUCTURE.



PERMIT REVIEW

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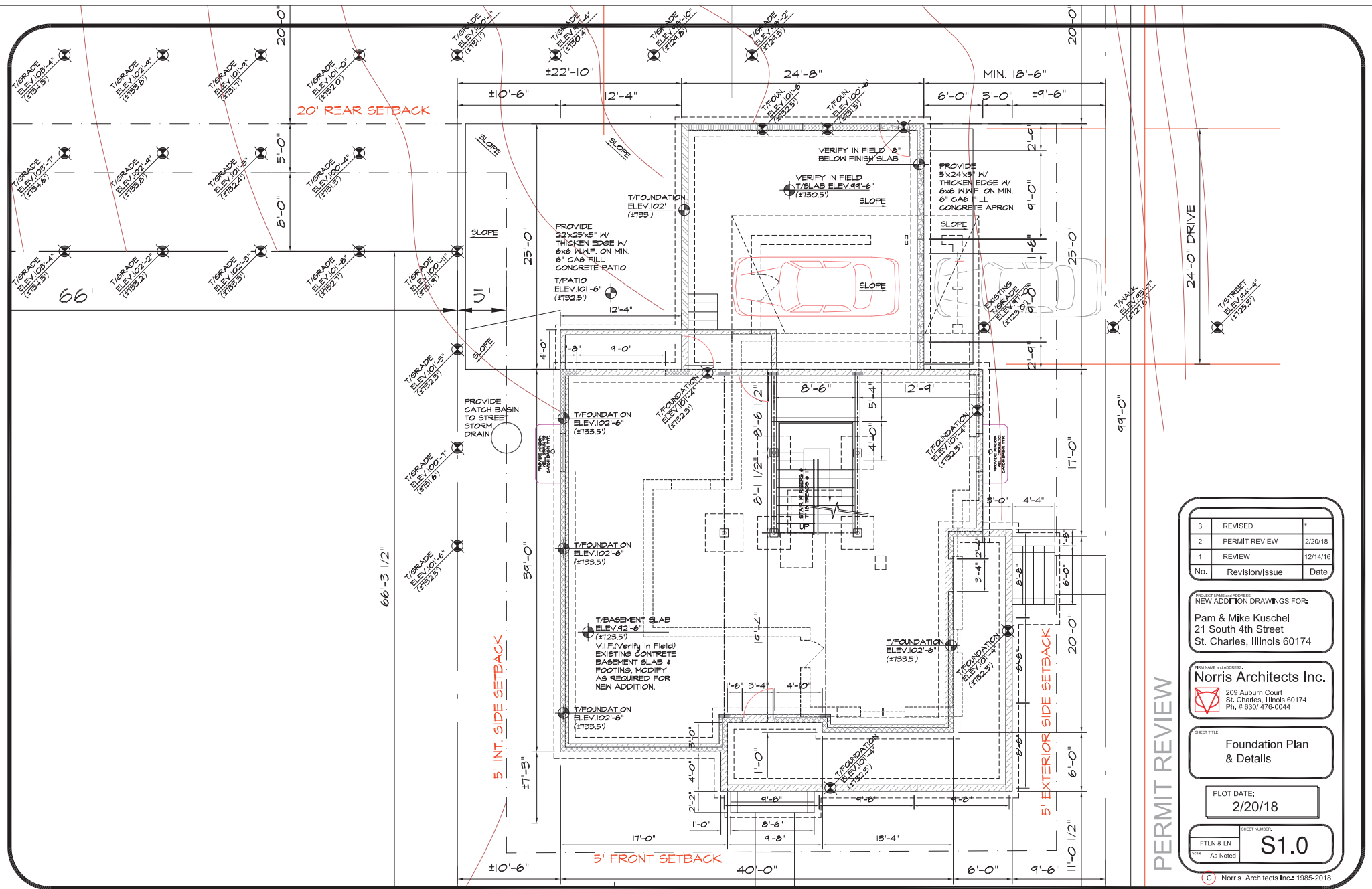
ARCHITECT NAME AND ADDRESS:
Norris Architects Inc.
209 Auburn Court
St. Charles, Illinois 60174
Ph. # 630/ 476-0044

SHEET TITLE:
Demopition Plan
& Details

PLOT DATE:
2/20/18

SHEET NUMBER:
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No.	Revision/Issue	Date

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St. Charles, Illinois 60174

FOR NAME AND ADDRESS:
Norris Architects Inc.
209 Auburn Court
St. Charles, Illinois 60174
Ph. # 630/ 476-0044

SHEET TITLE:
Foundation Plan
& Details

PLOT DATE:
2/20/18

SHEET NUMBER:
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S1.0

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66'

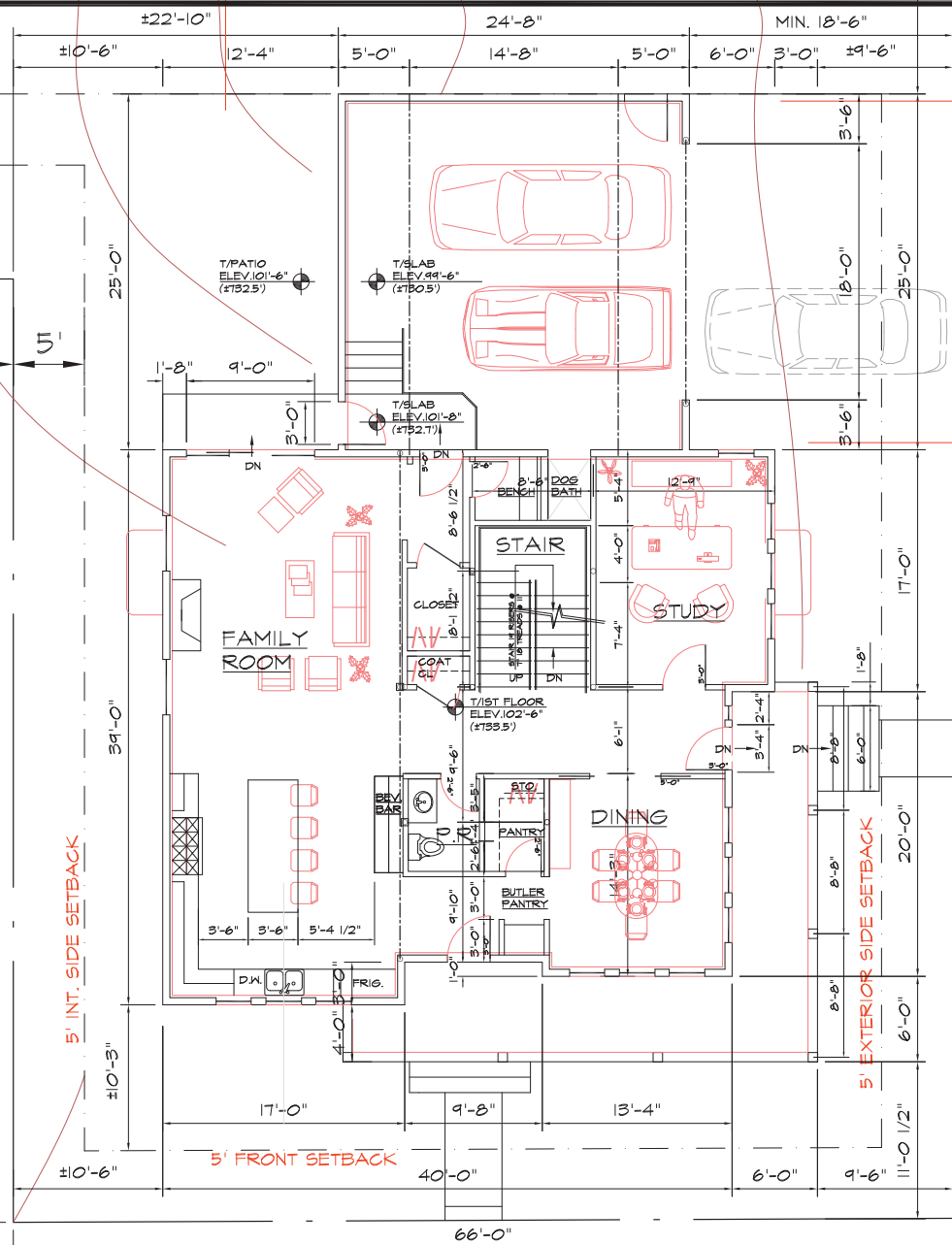
20' REAR SETBACK

66'-3 1/2"

5' INT. SIDE SETBACK

5' FRONT SETBACK

5' EXTERIOR SIDE SETBACK



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St. Charles, Illinois 60174

FROM NAME AND ADDRESS:
Norris Architects Inc.
209 Auburn Court
St. Charles, Illinois 60174
Ph. # 630/ 476-0044

SHEET TITLE:
Floor Plans
& Details

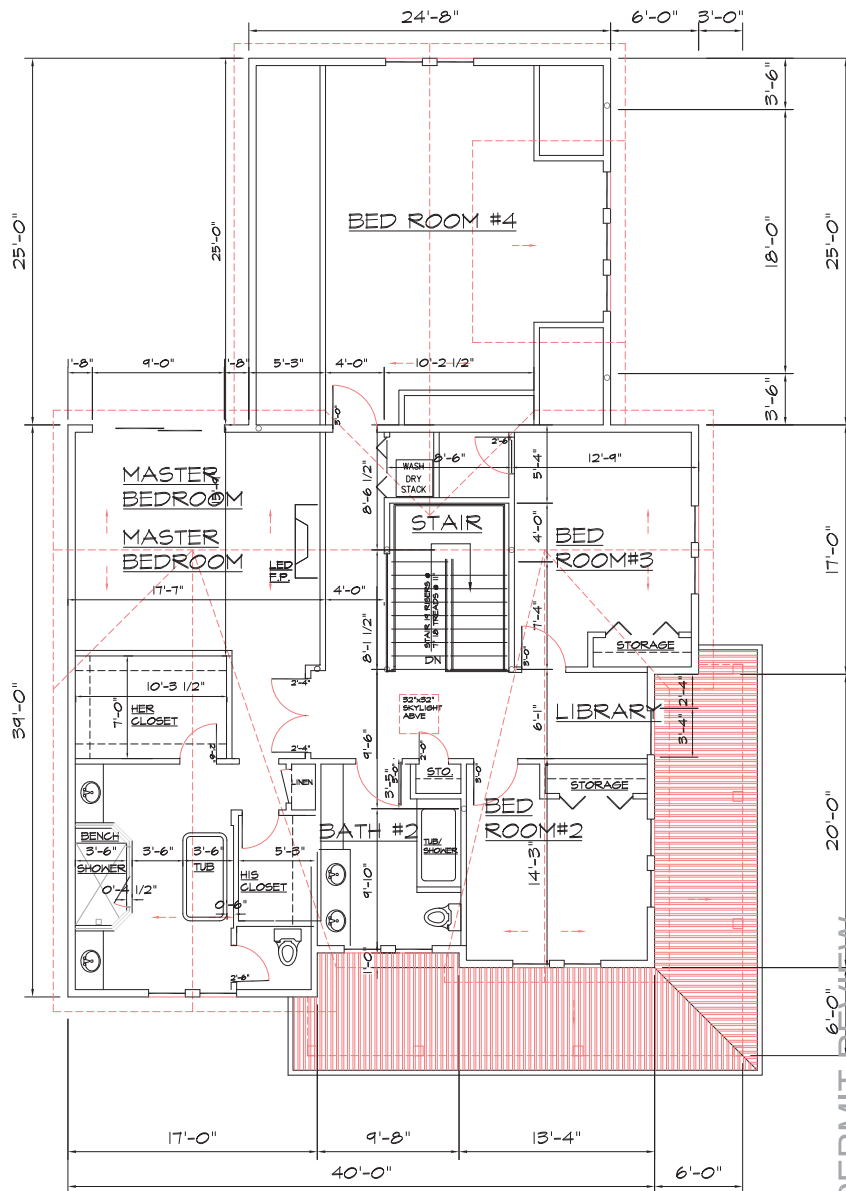
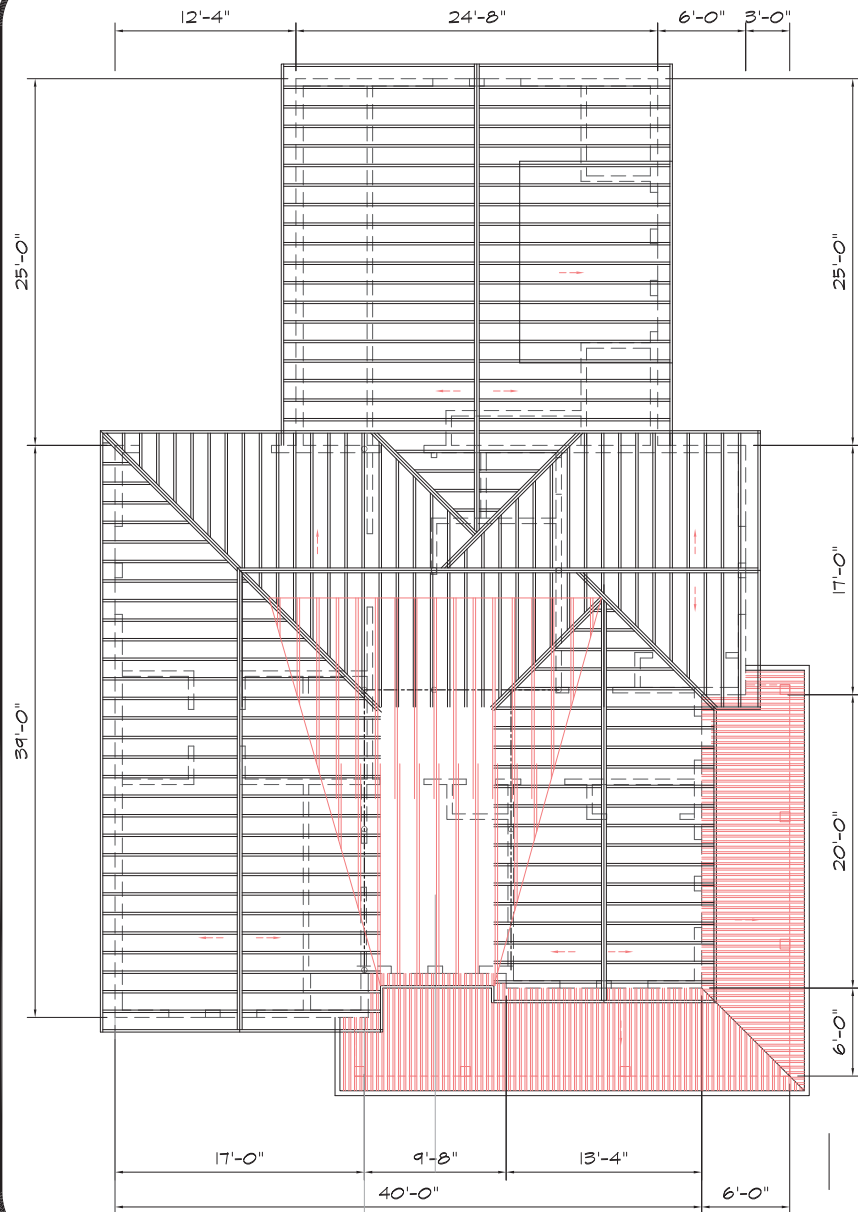
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FROM NAME AND ADDRESS:
Norris Architects Inc.
209 Auburn Court
St. Charles, Illinois 60174
Ph. # 630/476-0044

SHEET TITLE:
Second Floor
Plan

PLOT DATE:
2/20/18

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A1.1

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