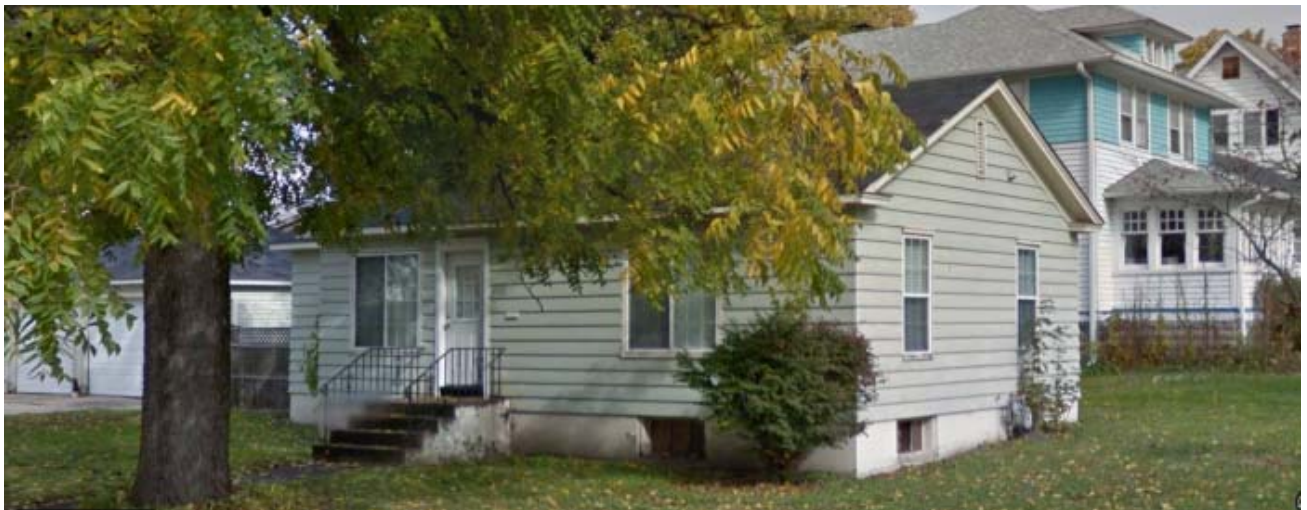


	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 218 S. 3 rd Ave.		
	Proposal:	Exterior renovation of house and garage		
	Petitioner:	Tim Nelson, Architect / Mark Enders		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 1/3/18	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Photos of house, Architectural Survey				
Architectural drawings				
EXECUTIVE SUMMARY:				
<p>Proposed is an exterior renovation of the house at 218 S. 3rd Ave., which includes replacement of the exterior siding and the addition of a front porch. The detached garage would be enlarged and resided to match the house.</p> <p>The Commission previously provided preliminary feedback and was supportive of the project, noting that the style of the house is nondescript and that use of a Craftsman style is appropriate.</p> <p>The applicant will need to provide information on the type of materials to be utilized.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				





ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

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

BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Ranch

Date of Construction: Post 1944

Source: A Field Guide to American Houses

Features:

One story gable end structure.

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing



Address:

218 South 3rd Avenue

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 59

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 16

NEGATIVE NO. 8



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

218 South 3rd Avenue

Remarks:

South Elevation.

Block No. 59

Building No. 1

ROLL NO. 10

NEGATIVE NO. 22



Address:

218 South 3rd Avenue

Remarks:

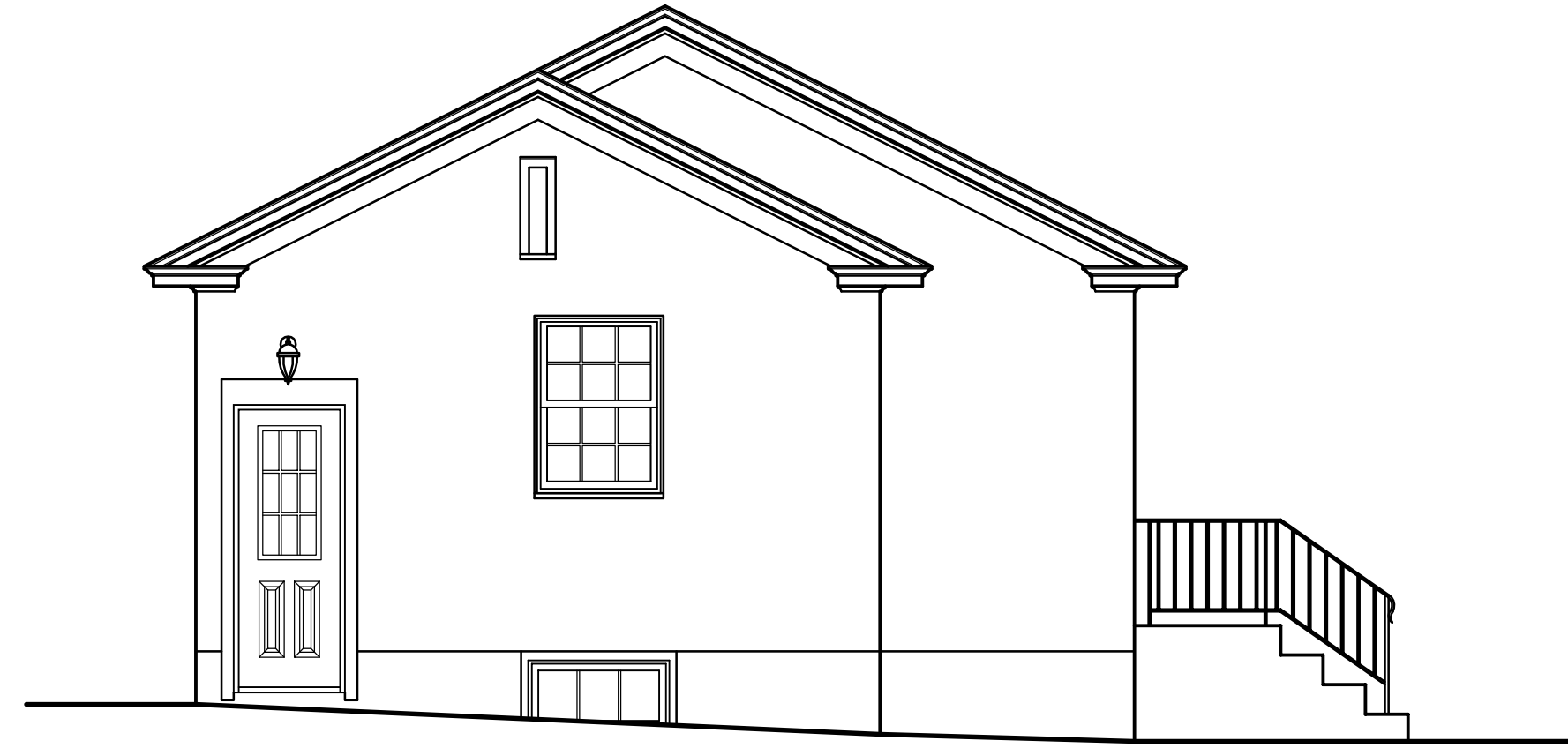
Garage.

Block No. 59

Building No. 1

ROLL NO. 16

NEGATIVE NO. 9



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"

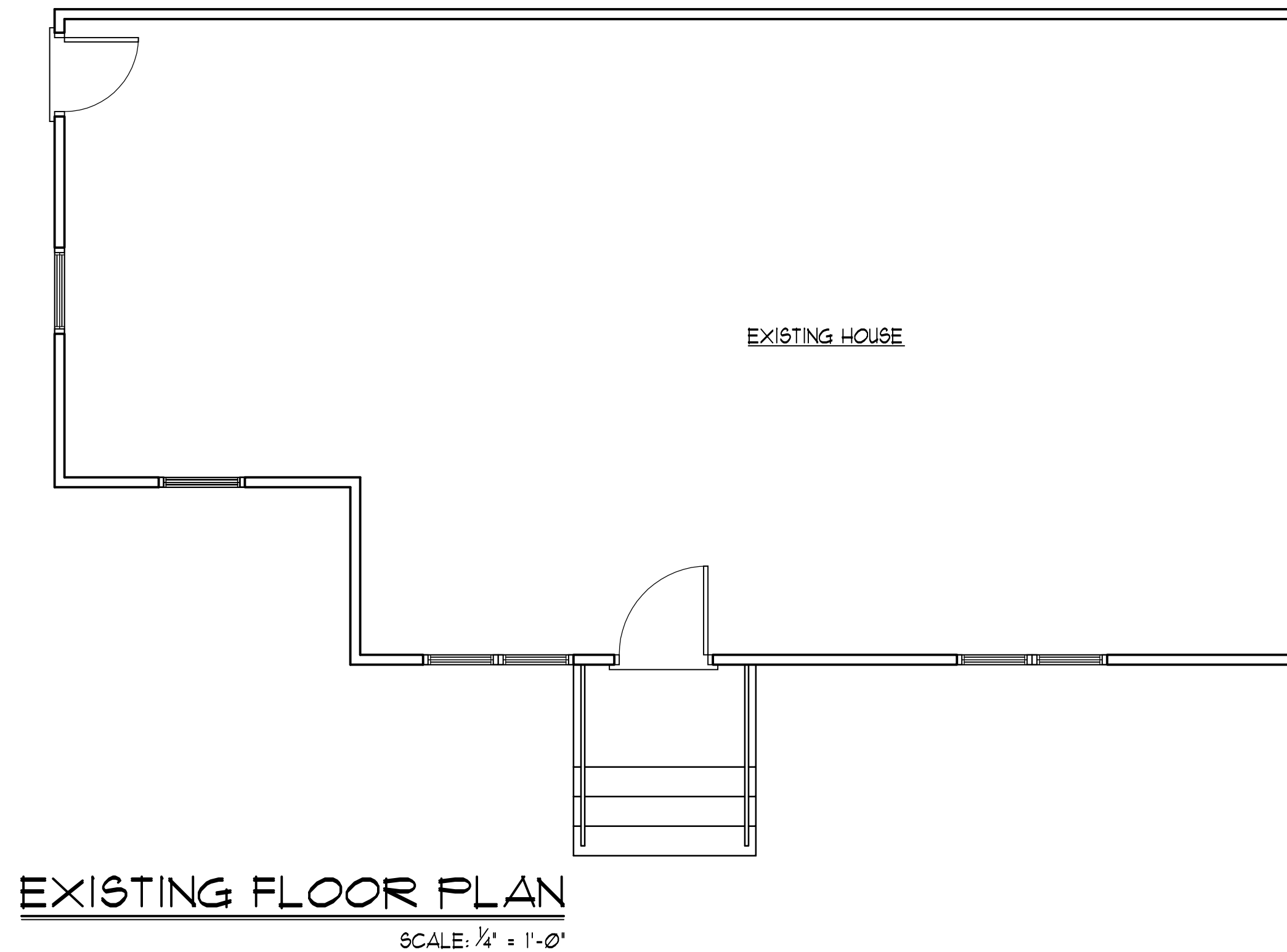
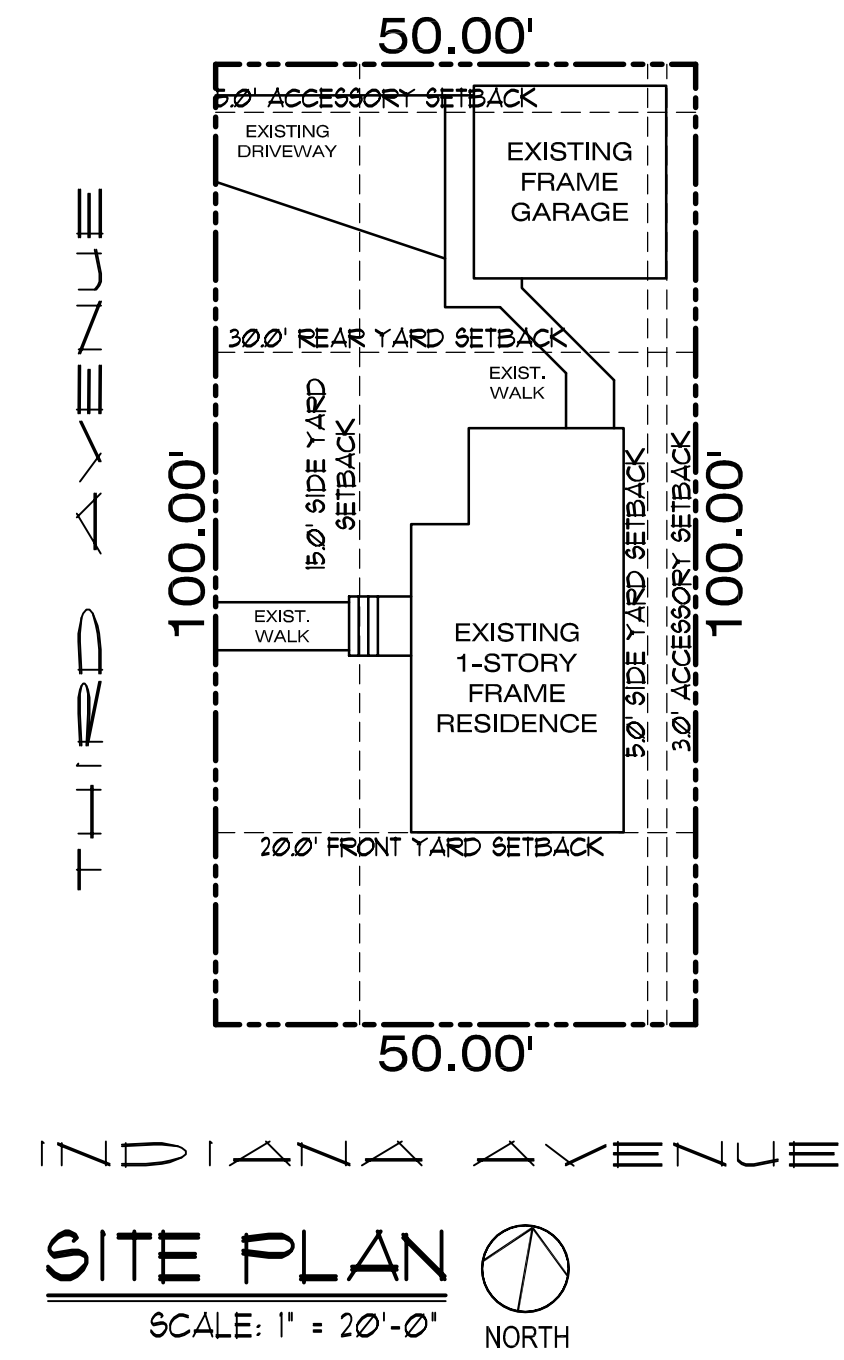


EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

LOT REQUIREMENTS - RT-4 ZONE	
AREA OF LOT:	= 5,000 Sq. Ft.
BUILDING COVERAGE: ALLOWABLE @ 30% (+ 500 Sq. Ft. FOR DETACHED GARAGE)	= 2,000 Sq. Ft.
ACTUAL	= 1,275 Sq. Ft.
REAR YARD BUILDING COVERAGE: ALLOWABLE @ 40%	= 600 Sq. Ft.
ACTUAL	= 402 Sq. Ft.
HEIGHT OF ACCESSORY BUILDING: ALLOWABLE	= 20'-0"
ACTUAL	= TBD
BUILDING COVERAGE Actual INCLUDES: All buildings & accessory structures	
HEIGHT Actual IS: Measured from grade at the midpoint of the required front building line to the highest ridge.	



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

Project No.	17066
Drawn By	TN
Design	11/13/17
Client Revisions:	11/14/17 12/20/17
	11/20/17
Construction	
Village Revisions:	

TIM NELSON ARCHITECT, LTD.
Custom Homes • Additions • Remodeling
421 James, Geneva, IL 60134
Tel: (630) 367-5322 Fax: (630) 252-1135
tim@timnelsonarchitect.com

GARAGE & FRONT PORCH FOR:
MARK ENDERS
218 S. THIRD AVENUE
ST. CHARLES, ILLINOIS 60174

EXISTING FLOOR PLAN & EXISTING ELEVATIONS



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

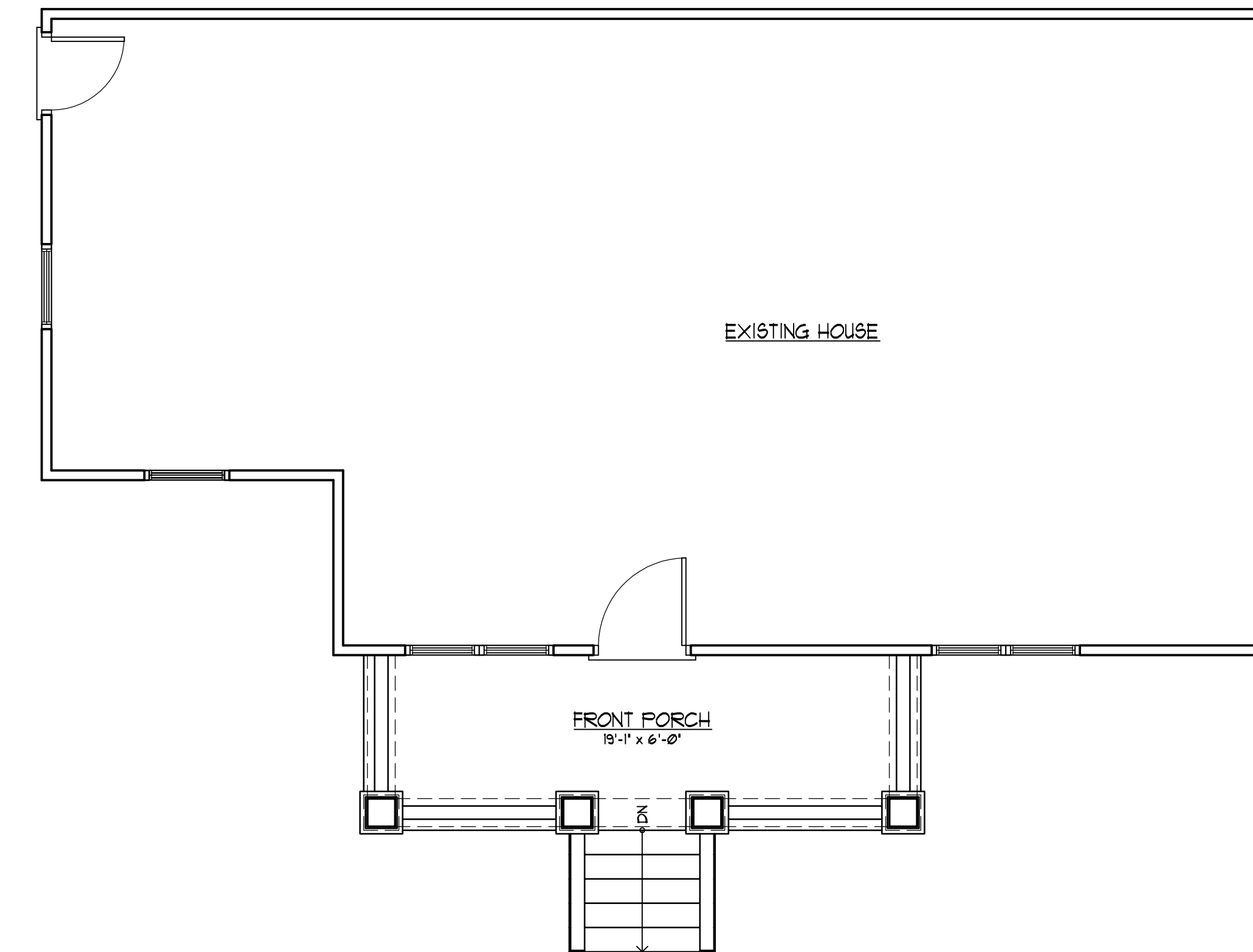
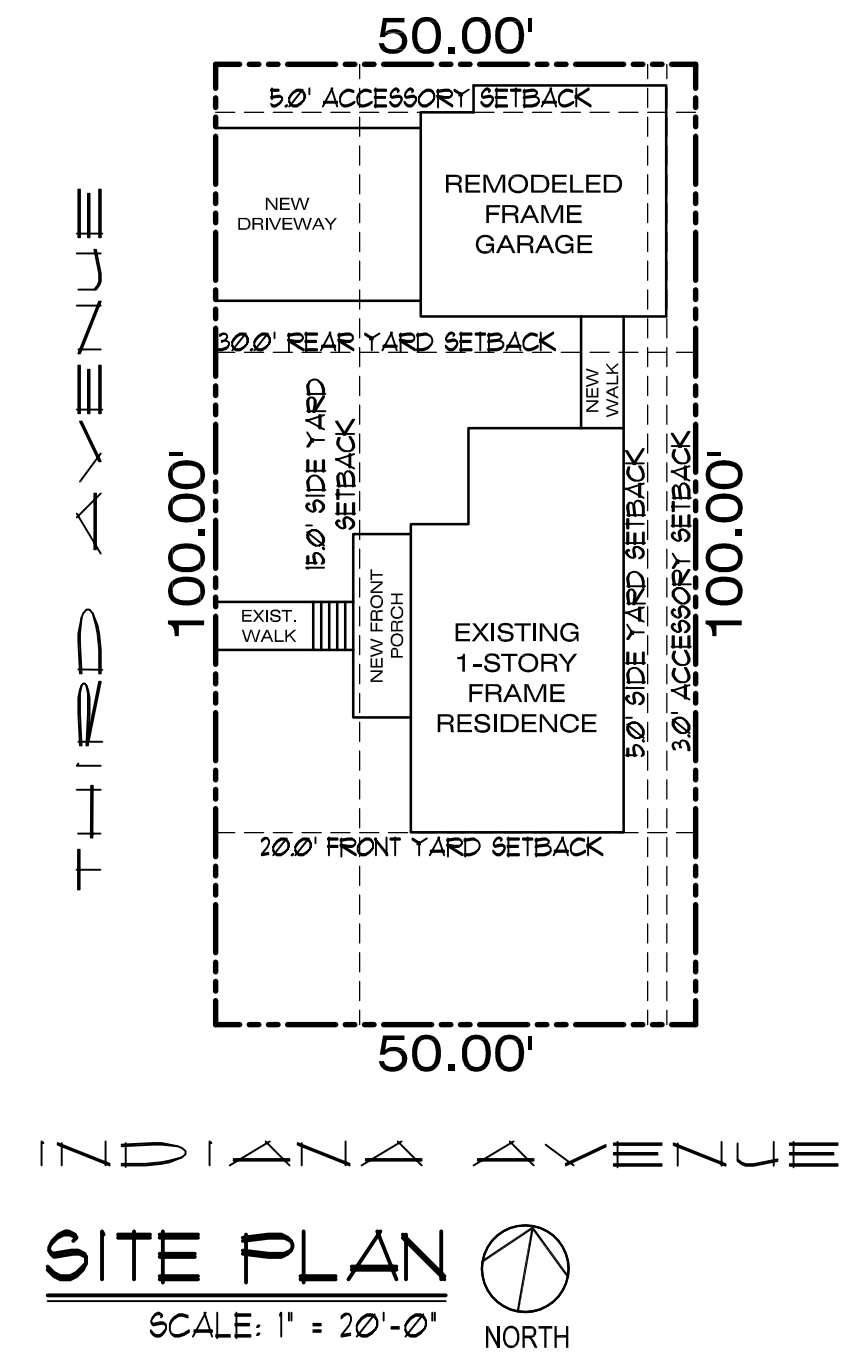


PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

LOT REQUIREMENTS - RT-4 ZONE	
AREA OF LOT:	= 5,000 Sq. Ft.
BUILDING COVERAGE: ALLOWABLE @ 30% (+ 500 Sq. Ft. FOR DETACHED GARAGE)	= 2,000 Sq. Ft.
ACTUAL	= 1,473 Sq. Ft.
REAR YARD BUILDING COVERAGE: ALLOWABLE @ 40%	= 600 Sq. Ft.
ACTUAL	= 599 Sq. Ft.
HEIGHT OF ACCESSORY BUILDING: ALLOWABLE	= 20'-0"
ACTUAL	= 15'-8"
BUILDING COVERAGE ACTUAL INCLUDES: All buildings & accessory structures	
HEIGHT ACTUAL IS: Measured from grade at the midpoint of the required front building line to the highest ridge.	



Project No.	17066
Drawn By	TN
Design	11/13/17
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	11/20/17
Construction	
Village Revisions:	

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GARAGE & FRONT PORCH FOR:
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PROPOSED FLOOR PLAN & PROPOSED ELEVATIONS

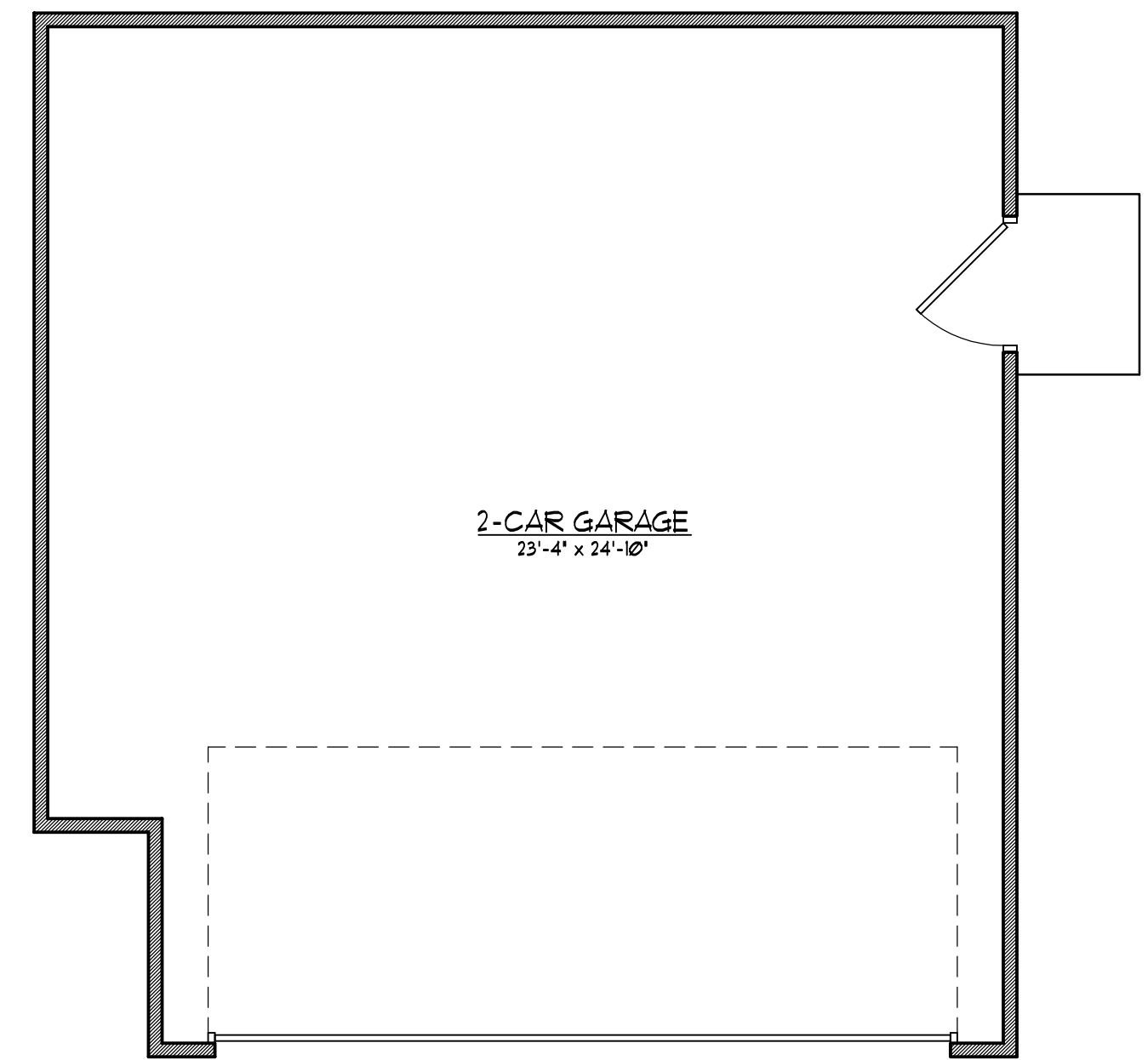
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Project No.	17066
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	11/20/17
Construction	
Village Revisions:	

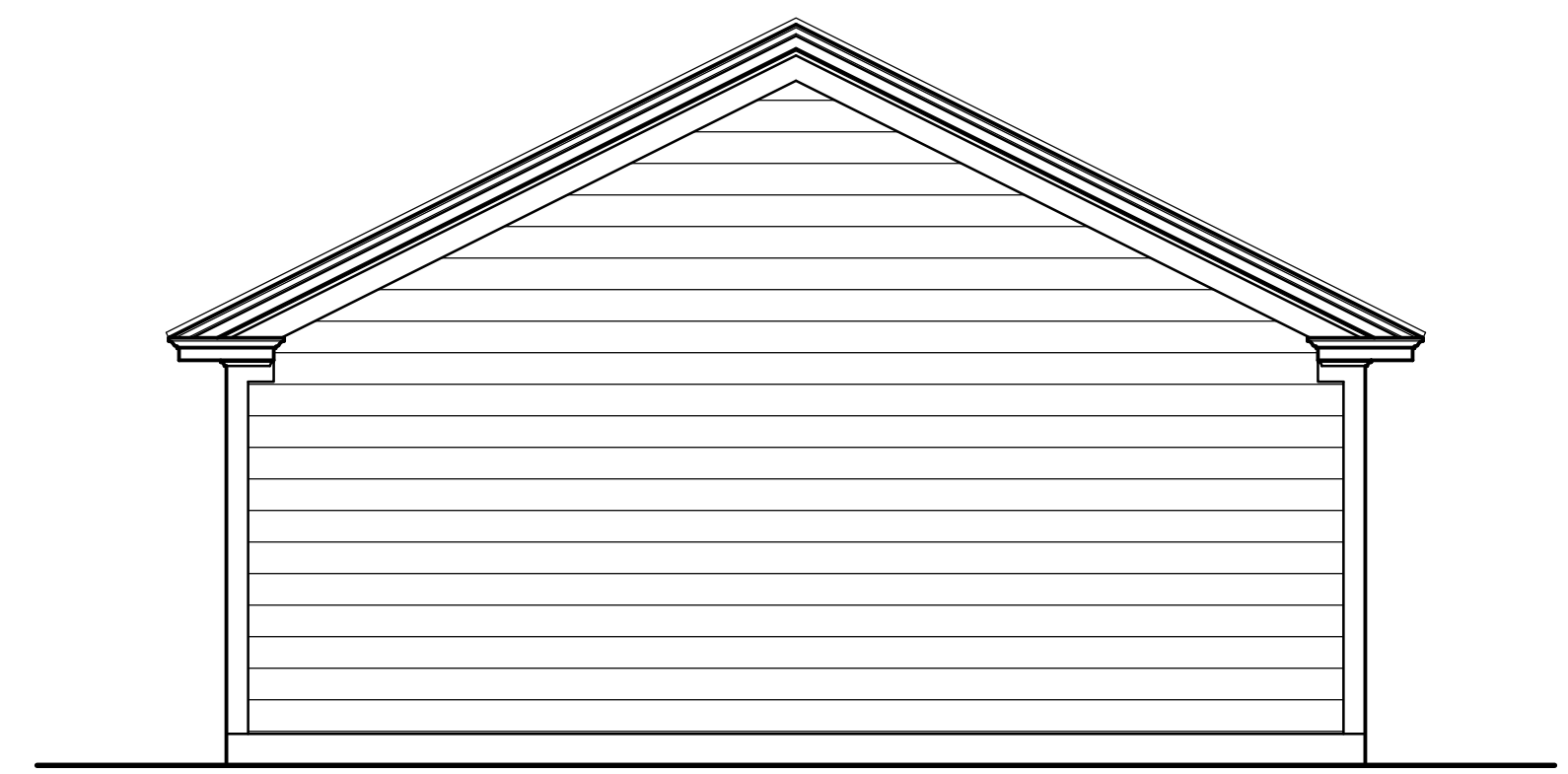
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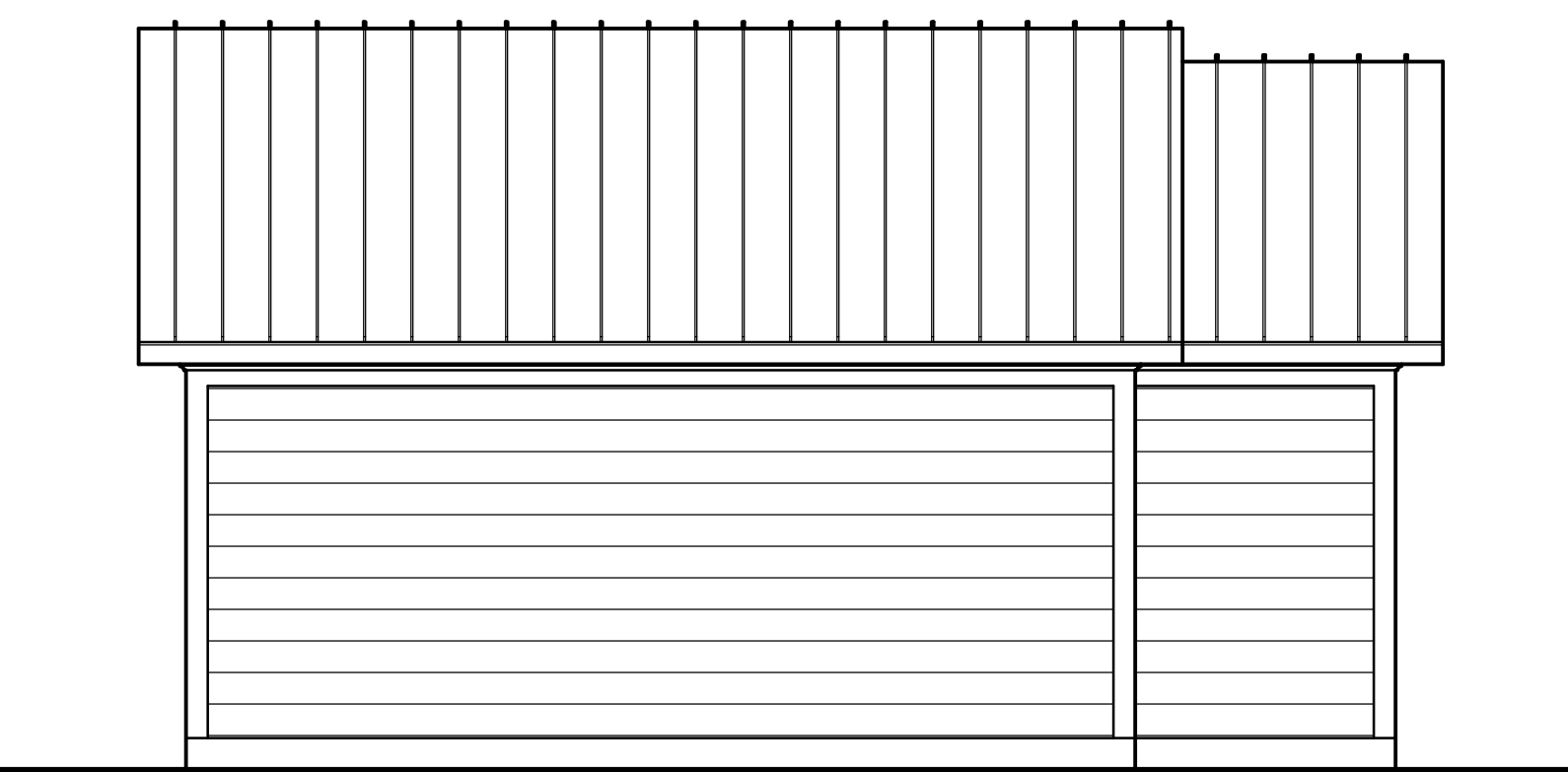
PROPOSED GARAGE PLAN
 SCALE: 1/4" = 1'-0"



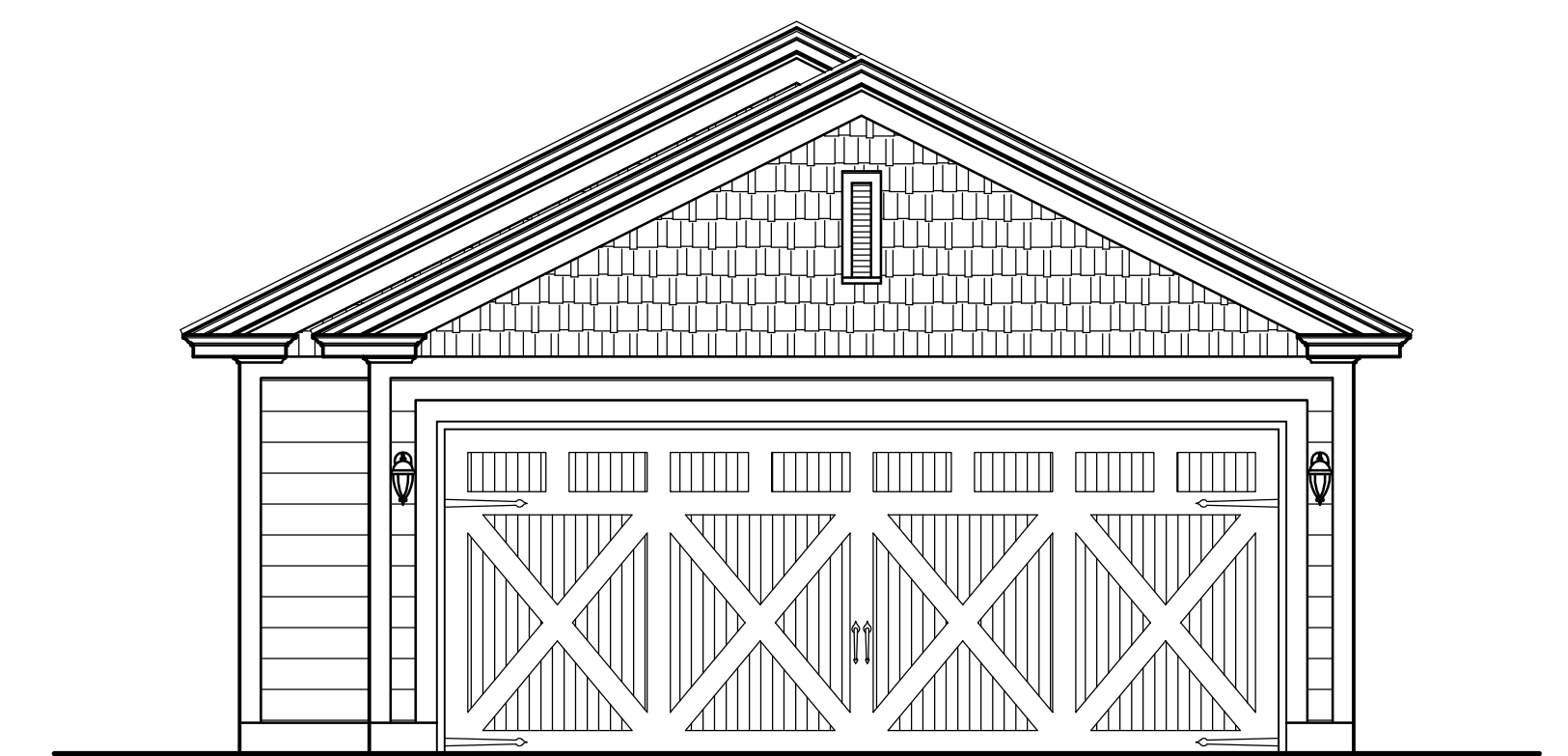
PROPOSED GARAGE REAR ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED GARAGE RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED GARAGE LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED GARAGE FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

GARAGE & FRONT PORCH FOR:
 MARK ENDERS
 218 S. THIRD AVENUE
 ST. CHARLES, ILLINOIS 60174

PROPOSED
 GARAGE
 FLOOR PLAN &
 PROPOSED
 GARAGE
 ELEVATIONS