

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 304 Cedar Ave. (Hunt House)	
	Proposal:		Changes to detached garage	
	Petitioner:		Ed Snyder	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 11/2/16	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Approved COA and Plans Minutes from 8/3/16 Photos of Garage				
EXECUTIVE SUMMARY:				
<p>At the 8/3/16 meeting, the Commission approved a COA for construction of a new detached garage at the Hunt House.</p> <p>Included in the approval was use of French doors on the west (front) elevation to match the house windows.</p> <p>The structure is currently under construction. The applicant would like to discuss use of a different style French door, as well as potentially other minor changes to the structure.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)



ST. CHARLES
SINCE 1834

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT/CITY OF ST. CHARLES

(630) 377-4443

APPLICATION INFORMATION

Permit #: 16 -- 23926 Date Submitted: 7 / 28 / 16 COA # 16 -- 30

Address of Property: 304 Cedar Ave.

Applicant: Ed Snyder

Use of Property: Commercial, business name: _____

Residential Other: _____

Type of Work (Check All That Apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair
<input type="checkbox"/> Windows
<input type="checkbox"/> Doors
<input type="checkbox"/> Siding - Type: _____
<input type="checkbox"/> Masonry Repair
<input type="checkbox"/> Other _____
<input type="checkbox"/> Awnings/Signs | <input checked="" type="checkbox"/> New Construction
<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Additions
<input type="checkbox"/> Deck/Porch
<input checked="" type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____ | <input type="checkbox"/> Demolition
<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____

<input type="checkbox"/> Relocation of Building |
|---|---|---|

Description: - Fiber cement siding w/4" reveal

- South elevation - Sliding barn door, West elevation - Sliding barn door

- Double hung windows to match house, French doors to match house windows

- 1x8" fascia, 1x6" corners & casings

HISTORIC COMMISSION APPROVAL

- Window on North elevation - Optional dental detail
- Iron Juliet guardrail - Beadboard ceiling over patio and overhang

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) authorizing the issuance of a building permit for the proposed work in accordance with the attached plans and any approval conditions, if attached hereto.



Chairman Signature

Aug 5, 2016
Date

Approved:

- As presented
- Subject to conditions
- Complete project scope only (all elements must be included)

- Concrete patio
- Coach lights on sides of french doors

CONDITIONS OF COA APPROVAL

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

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 Terms and Conditions.

Print Name: ED SAYOC II

Signature:  Date: 8-3-16

Company: _____

Applicant/Agent is (check all that apply):

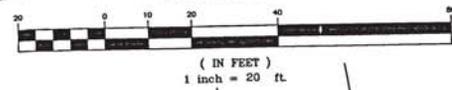
- Permit Applicant
- Property Owner
- Business Tenant
- Project contractor
- Architect/Designer

LEGAL DESCRIPTION

LOTS 5 AND 6 AND THE SOUTH 25 FEET OF LOTS 3 AND 4 IN BLOCK 22, ORIGINAL TOWN OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PLAT OF SURVEY

GRAPHIC SCALE



LINE LEGEND

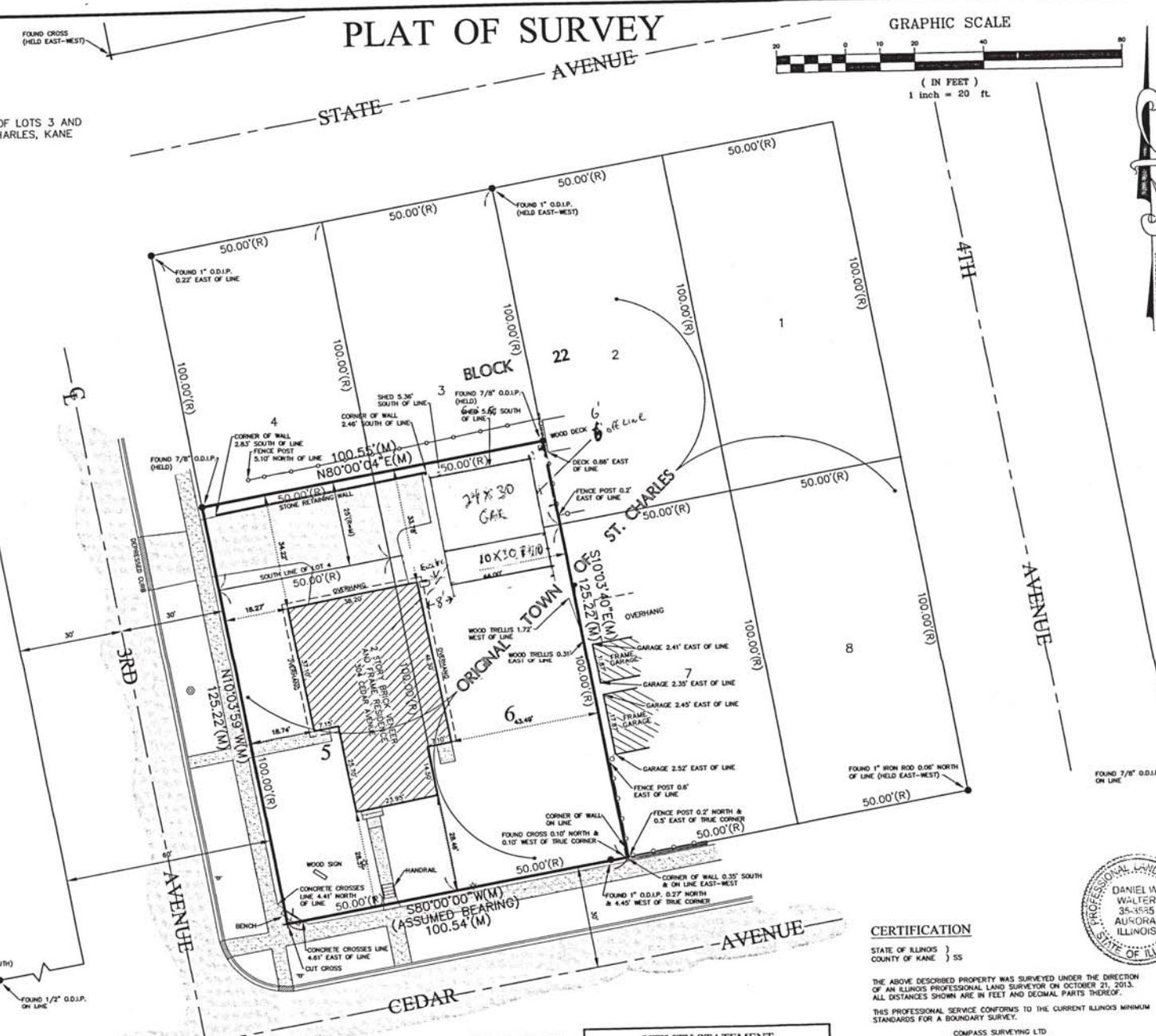
- LIMITS OF LAND FOR LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- FES = FLARED END SECTION
- VCP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCMP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (I) = BEED BEARING OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ⊕ CROSS IN CONCRETE MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ MAILBOX
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ OVERHEAD WIRES
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ TRANSFORMER PAD
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊙ VALVE BOX
- ⊙ B/BOX
- ⊙ SIGN
- ⊙ BOLLARD POLE
- ⊙ LIGHT POLE
- ⊙ WOOD FENCE
- ▨ IRON FENCE
- ▨ BRICK SURFACE
- ▨ BITUMINOUS PAVEMENT
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE



AREA SUMMARY
(TO HEAVY LINES)
12,590 SQUARE FEET
OR
0.289 ACRES
(BASED ON MEASURED VALUES)



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ALTHOUGH THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION, THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES, HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON OCTOBER 21, 2013. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/15
By: *Daniel W. Walters* DATE: 10/24/13
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1285
LICENSE EXPIRES 11/30/14



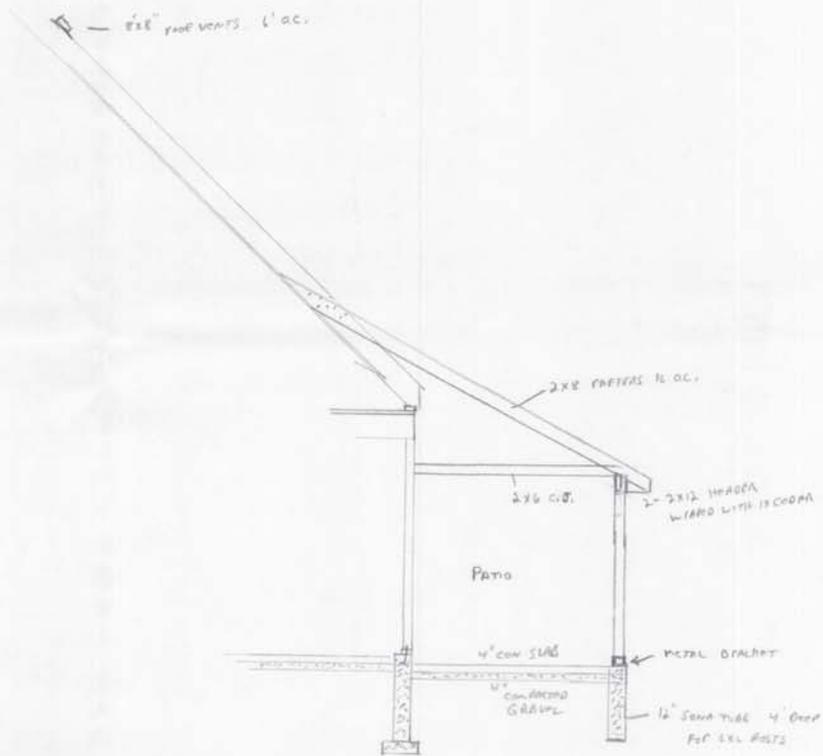
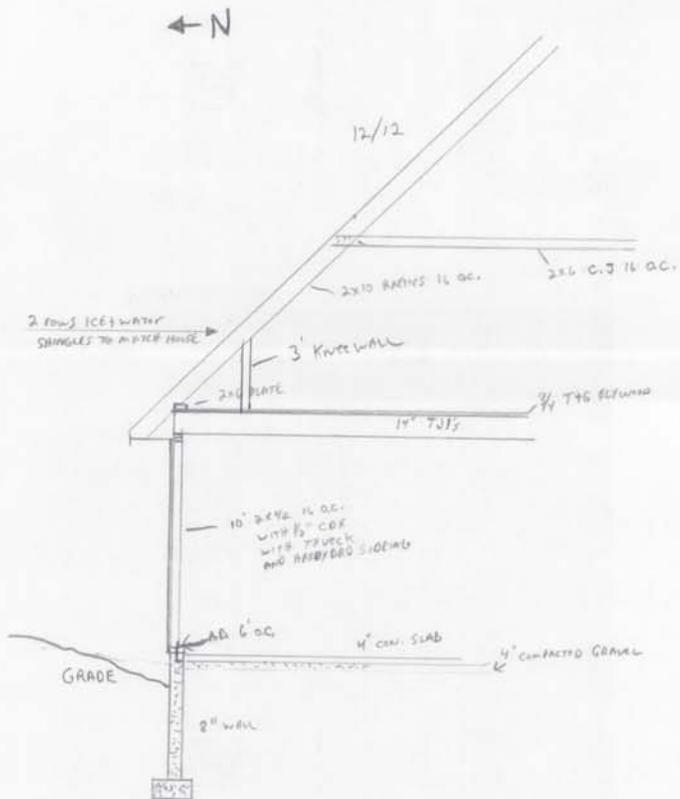
COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

SCALE: 1" = 20'
1 OF 1

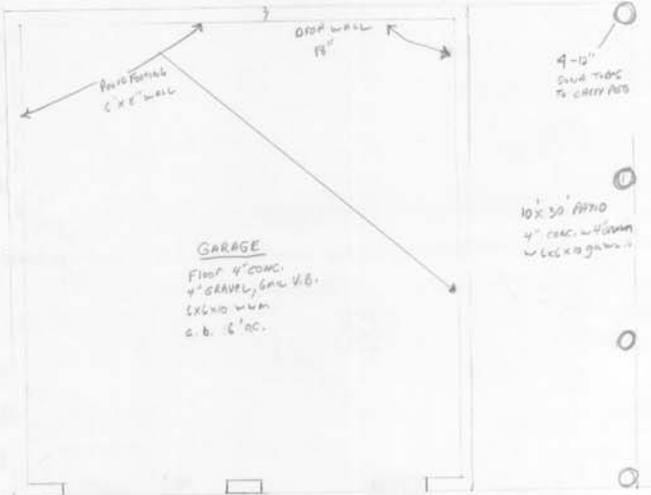
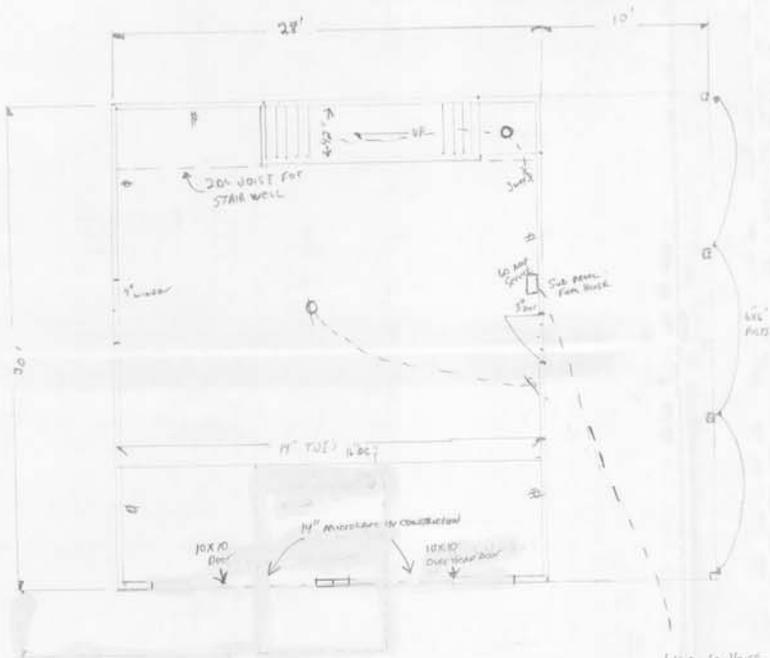
PROJ. NO.: 13.026

NO.	DATE	BY	REVISIONS	CHECKED BY	DW	BOOK	PG

PROJECT
304 CEDAR AVENUE
St. Charles, Illinois
CLIENT
CITY OF ST. CHARLES
2 E. Main Street



SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER:



Live to Horse
this wall

SCALE: 1/8" = 1'	APPROVED BY:	DRAWN BY: C. W. RAY
DATE:		REVISED:
PROPOSED GAR - 30'4' CEDAR		
		DRAWING NUMBER
		1

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the COA, subject to the kneewall being maintained as granite at the existing height.

8. COA: 304 Cedar Ave. (detached garage)

Ed Snyder and Annette El-Sherif, applicants and owners, were present. They explained their proposal is to construct an outbuilding that is similar to a barn, and passed around a photo of a similar structure.

Dr. Smunt questioned the height of the structure relative to the house. Mr. Snyder said based on the height as drawn, the barn would be 6” shorter than the house.

Mr. Snyder walked through the proposal and the Commission discussed each element of the structure and offered suggestions to the applicant. The following scope of work was agreed to:

- Fiber cement siding with 4” reveal, 1x8 fascia boards, 1x6 corners and casing.
- West wall (front): Doors to be sliding barn doors; upper level French doors to have a similar light pattern as the windows in the house; iron juliet guard rail at the French doors; coach lights on both sides of the French doors.
- South elevation (patio): Door to be a sliding barn door; patio to be concrete, ceiling to be beadboard, option to use a dental detail similar to the house.
- North elevation: Double hung window in center, matching design/style of the windows in the house.

Ms. El-Sherif noted they were planning to re-install shutters on the house, including some salvaged from the basement. The Commission supported this idea.

The Commission discussed that they could approve the COA as discussed, but that use of any stone for a knee wall would need to be reviewed based on a plan.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the COA, subject to the scope of work agreed to at the meeting and documented on the COA approval form.

9. Landmark Nomination: 514 Oak Street.

Ms. Malay stated that she had completed the research on the property and contacted the owner, Carol Scholl, who was very excited about the landmark nomination.

Ms. Malay reviewed the nomination form, noting the building is an excellent example of Craftsman style and is well preserved. Regarding the construction date, the assessor date is 1923 and Ms. Scholl was told this date as well, but tax records shows a jump in value in 1925. Dr. Smunt noted the assessments are a year behind, so a circa date of 1923 is appropriate.

Regarding a name, Ms. Malay noted Charles Hunt originally owned the house or possibly built it, although it didn’t appear he lived in the house. She questioned what name to give the property,



