	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 307 Illinois Ave.		
	Significance:	Contributing		
	Petitioner:	Samantha Cocroft		
	Project Type:	Garage		
	PUBLIC HEARING		MEETING 10/7/20	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Application, current photos, design drawings				
Project Description:				
<ul style="list-style-type: none"> <li>Proposed is to add an addition to the garage.</li> </ul>				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation on approval of the COA</li> </ul>				

**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: 10 / 1 / 2020 COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 307 Illinois Ave

Use of Property: ☐ Commercial, business name: \_\_\_\_\_  
☒ Residential ☐ Other: \_\_\_\_\_

**Project Type:**

- |                                                     |                                                        |                                                 |
|-----------------------------------------------------|--------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction              | <input type="checkbox"/> Demolition             |
| <input 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 type="checkbox"/> Siding - Type: _____       | <input type="checkbox"/> Deck/Porch                    | <input type="checkbox"/> Other _____            |
| <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:**

Detached Garage Addition

**Applicant Information:**

Name (print): Samantha Cocroft  
Address: 307 Illinois Ave  
Phone: (331) 248-2345  
Email: Sam.cocroft@gmail.com

Applicant is (check all that apply):

- ☒ Property Owner  
☐ Business Tenant  
☐ Project contractor  
☐ Architect/Designer

**Property Owner Information (if not the Applicant)**

Name (print): \_\_\_\_\_  
Address: \_\_\_\_\_  
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: Samantha Cocroft Date: 9/30/2020

307 Illinois Avenue St. Charles, Illinois



1:10 SCALE



1:10 SCALE

- 1 Site Plan
- 2 Floor Plan, Elevations

The following are the Building Codes, which the City of St. Charles has adopted.

- City of St. Charles Municipal Code
- 2015 International Residential Code for One- and Two-Family Dwellings
- St. Charles Amendments to 2015 International Residential Code
- 2015 International Mechanical Code
- St. Charles Amendments to 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- St. Charles Amendments to 2015 International Fuel Gas Code
- National Electric Code, NFPA No. 70, 2014 Edition
- St. Charles Amendments to 2014 National Electric Code
- Illinois State Plumbing Code, 2014
- St. Charles Amendments to State Plumbing Code, 2014
- 2018 International Energy Conservation Code

Project design for Prescriptive Method for Addition. All other areas are existing.

1. Field verify all dimensions and conditions.
2. Do not scale drawings
3. All concrete footings to bear on soil pressure of 3000 psi and shall be placed on undisturbed soil minimum 3'-6" below grade.
4. All concrete mix shall attain a compressive strength of 3000 psi and shall be minimum 6 bag mix.
5. Hot and cold air ducts to be non-combustible material.
6. All joists and rafters to be No. 2 or better,  $E = 1.4$ ,  $F = 1150$ .
7. All joists to have minimum  $1\frac{1}{2}"$  bearing.
8. Two  $2 \times 12$  headers at all exterior openings unless noted.
9. Double all joists under tubs and whirlpools
10. 1½" w/ smoke and carbon monoxide detectors on each floor, interconnected with battery backup per local and State Codes
11. All appliances and equipment to be U.L. listed
12. Pre-engineered truss and TJI suppliers to verify all loads and provide

I hereby certify that these drawings were prepared by me, and that said drawings and plans comply with the requirements in the building provisions of the Building Code as adopted by the City of St. Charles.

Mark D. VanKerckhoff, AIA  
Illinois Licensed Architect  
001-013497  
Expires November 30, 2020



September 30, 2020

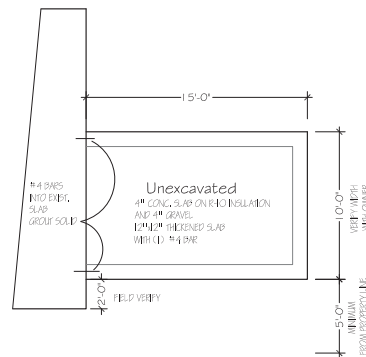
9/30/2020

# Detached Garage Addition

307 Illinois Avenue St. Charles, Illinois

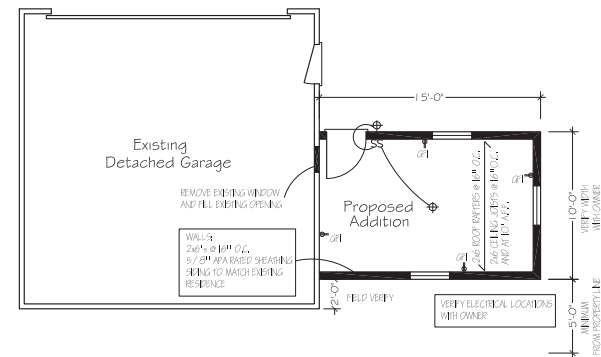
1:10 SCALE

1



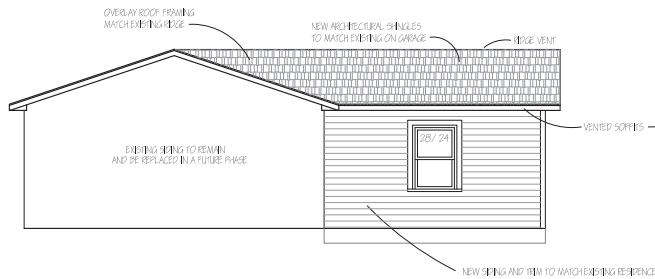
**Proposed Foundation Plan**

1/4" = 1'-0"



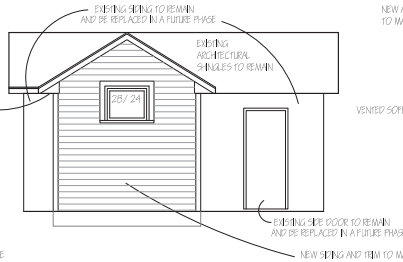
**Proposed First Floor Plan**

1/4" = 1'-0"



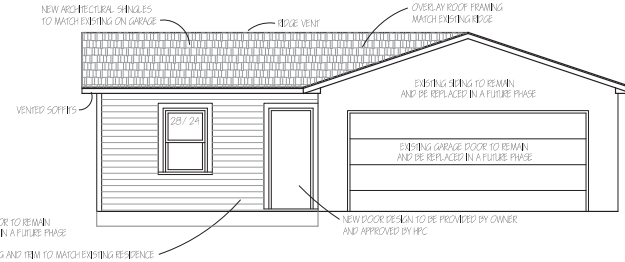
**Proposed Back Elevation**

1/4" = 1'-0"



**Proposed East Side Elevation**

1/4" = 1'-0"



**Proposed Front Elevation**

1/4" = 1'-0"

9/30/2020

**Detached Garage Addition**  
307 Illinois Avenue St. Charles, Illinois

Mark D. VanKerkhoff, AIA  
3800186 Hilltop Drive  
St. Charles, Illinois 60175  
(630) 676-9814

1/4" = 1'-0"

**2**

















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 checked="" type="checkbox"/> Minor Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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

## 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:** 1880-1910

**Source:** A Field Guide to American Houses

### Features:

Two-story structure. Multiple gable roof with decorative wood shingles at gable ends. Enclosed porch.



### Address:

307 East Illinois Avenue

### Representation in Existing Surveys:

- ☐ Federal  
☐ State  
☐ County  
☐ Local

**Block No.** 59

**Building No.** 6

**SURVEY DATE:**

MAY 1994

**ROLL NO.** 9

**NEGATIVE NO.** 6





ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 9

NEGATIVE NO. 7

**Address:**

307 East Illinois Avenue

**Remarks:**

Garage.

**Block No. 59**

**Building No. 6**

**Address:**

**Remarks:**

ROLL NO.

NEGATIVE NO.

**Block No.**

**Building No.**