



CITY OF  
ST. CHARLES  
ILLINOIS • 1834

**HISTORIC PRESERVATION COMMISSION  
AGENDA ITEM EXECUTIVE SUMMARY**

<b>Agenda Item Title/Address:</b>	COA: 307 Illinois Ave.		
<b>Significance:</b>	Contributing		
<b>Petitioner:</b>	Samantha Cocroft		
<b>Project Type:</b>	Façade work		
<b>PUBLIC HEARING</b>		<b>MEETING 6/17/20</b>	<b>X</b>

**Agenda Item Category:**

	Preliminary Review		Grant
X	Certificate of Appropriateness (COA)		Other Commission Business
	Landmark/District Designation		Commission Business

**Attached Documents:**

Application, Current photos, design/

**Additional Requested Documents:**

Building Elevations

**Project Description:**

- Proposed to do some exterior façade work and remove and replace some stairs/stoops.
- Façade work includes installing LP or Hardie siding, painting, repairing and replacing trim, etc.

**Staff Comments:**

**Recommendation / Suggested Action:**

- Provide feedback and recommendation on approval of the COA

# APPLICATION FOR COA REVIEW

## HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



ST. CHARLES  
SINCE 1834

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: \_\_\_\_\_ -- \_\_\_\_\_ Date Submitted: 6 / 15 / 2020 COA # \_\_\_\_\_ -- \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

### APPLICATION INFORMATION

Address of Property: 307 Illinois Ave.

Use of Property:  Commercial, business name: \_\_\_\_\_

Residential  Other: \_\_\_\_\_

### Project Type:

Exterior Alteration/Repair

Windows

Doors

Siding - Type: \_\_\_\_\_

Masonry Repair

Other: \_\_\_\_\_

Awnings/Signs

New Construction

Primary Structure

Additions

Deck/Porch

Garage/Outbuilding

Other: \_\_\_\_\_

Demolition

Primary Structure

Garage/Outbuilding

Other: \_\_\_\_\_

Relocation of Building

### Description:

Facade work, see attached project details.

### 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:  Date: 6/14/2020









June 13th, 2020

**Front Porch, Façade and Side Yard Renovation**  
**Updated Estimate**

Samantha Cocroft  
315 South 5<sup>th</sup> Avenue  
St. Charles, IL 60174  
[Sam.cocroft@gmail.com](mailto:Sam.cocroft@gmail.com)  
331.248.2345 cell

MH Development Group Inc. proposes to perform the following scope of work at the above address;

**Exterior & Façade Improvements**

Remove wooden deck on west side yard of residence

Remove stoop and door at south facing porch entry

Remove exterior siding on front porch, front gable and all west facing areas to the end of the wraparound porch, re-use removed material to infill areas of missing siding on south and west sides of residence and newly exposed areas after ledger board has been removed.

Remove concrete stoop at south porch entrance and remove cracked concrete slab beneath deck

Grind down lifted concrete slab edge at driveway entrance south of public walk

Repair 1 broken front porch window sash, *\*replace window if not able to repair at additional cost*

Supply and install secondary front porch entry door to right of main entrance

Re-work front walk to main entry for rise and run due to porch floor leveling

Replace damaged or mismatched front trim and sill elements, supply and install 4" lap siding (LP or Hardiboard) to match existing appearance of vinyl; this would be a first stage of a multistep process to re-side the entire house at a later date.



Prep and Paint all white exterior trim elements not being removed as part of re-siding portions of the residence.

Build landing, steps and railing to access south facing exterior entry where deck was removed, decking railing and balusters, No. 1 treated pine for primary material.

Landing supported by 8" piers, 42" below grade, poured in concrete (2), stair treads to land on paver patio as described below;

Install paver patio at base of new stairs (approximately 6'W by 10'L) with surrounding mulch bed for future plantings.

#### Interior Updates/Improvements

Remove 2 partition walls framed on interior of front porch

Re-Build exterior wall after south facing door removed

Remove porch deck boards and reframe porch floor to level

Install LVP flooring and underlayment over entire front porch

Insulate floor, exposed walls and ceilings with mineral wool insulation, ISO Foam boards or other best products to provide greater seasonal comfort.

Remove and replace in-kind porch ceiling boards

Build landing, steps and railing to access south facing exterior entry where deck was removed, decking railing and balusters, No. 1 treated pine for primary material.

City permit fees by owner.

**Total Estimated Cost      \$39,970.00**

See Appendix A attached for financial breakdown of above scope.

*\*Please note that this is a preliminary estimate and not an official contract; it has been provided by MH Development Group to facilitate discussions and review by the City of St. Charles Historical review board and or the St. Charles Building/Engineering Department(s). Final scope and cost will be determined upon receipt of review comments and or discussions with the owners of the residence and said City departments.*

APPENDIX A

**Cocroft Porch Remodel 307 Illinois Avenue, St. Charles IL 60174**

Category	Scope Description	General Estimate
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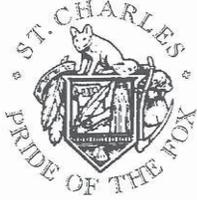
**Exterior Work** *\*this is a rough estimate and not an official proposal*

Removal of Back Deck	Complete tear out and removal of back deck	\$ 1,040.00
Hauling	Removing and disposing of all construction debris offsite	\$ 250.00
Concrete Work	Remove stoop, remove cracked slab, haul off and grind down raised portion of driveway	\$ 1,400.00
New Concrete work	Pour 2 piers to support stoop and slab to receive risers down to patio	\$ 700.00
Construct new Landing and stairs	Materials and labor to build landing, railing and grab rail down from side entry (No. 1 Treated Pine)	\$ 1,900.00
Exterior door Supply	Supply and install matching exterior door for front porch entry, including hardware and closer	\$ 1,800.00
Exterior Trim and siding	Remove existing vinyl siding, supply and install exterior siding/trim materials; north façade and 2nd story west facing elevation to the return of front porch building line, includes 1/4" foam board and Tyvek or equal vapor barrier	\$ 8,250.00
Landscaping/Patio work	Install paver patio where old deck was removed, 12' by 6' with mulch bed perimeter	\$ 3,500.00
Window sash repair	Repair Broken window pane	\$ 450.00
Carpentry Labor	Install 1 exterior door & hardware, porch flooring and porch ceiling boards	\$ 1,400.00
Exterior Painting	touch up and prep all exterior trim elements at front façade, re-seal and paint	\$ 2,100.00
Re-configure concrete at front entry	Due to leveling of porch floor, tear out or re-work front concrete walk/steps to due to increase in	\$ 1,900.00
General Contracting & Project Admin.	Materials purchase/delivery, financials, subcontractor scheduling, design and implementation	\$ 2,000.00
<b>Subtotal for all Exterior Work</b>		<b>\$ 26,690.00</b>

**Interior Work**

Construction Debris Container	Estimation of 1 20 yard container for all construction waste over course of project	\$ 450.00
General Contracting Project Admin.	Materials purchase/delivery, financials, subcontractor scheduling, design and implementation	\$ 1,520.00
General Demolition and Removal	Remove porch partition walls, flooring, drywall, cabinetry, ceiling boards etc.	\$ 2,630.00
Framing of porch floor	Labor to complete rough framing (to level) and sheathing of porch floor	\$ 1,560.00
Framing materials	2*6 floor joists, 3/4" T&G subfloor, required misc. materials and hardware	\$ 780.00
Insulation Work * before installing subfloor	Supply and install ceiling and flooring insulation batts, supported by 1/2" foam insulation board from beneath	\$ 1,940.00
Porch Ceiling	Supply and install 1*4 T&G ceiling boards Pine or fir	\$ 1,900.00
Misc. drywall repair and painting	Mold/mildew resistant drywall materials for all repairs	\$ 1,400.00
New porch Flooring	Supply and install Luxury Vinyl plank flooring over installed subfloor	\$ 1,100.00
<b>Subtotal for all Interior Work</b>		<b>\$ 13,280.00</b>

**General Estimate for Costs for Scope as outlined above \$ 39,970.00**



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**