

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 314 Indiana St.	
	Proposal:		Demolition of house and detached garage	
	Petitioner:		Patricia Czebrynski	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 11/1/17	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:				
Architectural Survey, Plat of Survey				
EXECUTIVE SUMMARY:				
<p>This house was substantially destroyed by a fire.</p> <p>Proposed is the demolition of the house and detached garage.</p> <p>The owners intend to present plans for a COA for new construction on the lot at a later date.</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 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 checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" 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 cross gabled roof house clad with synthetic siding. Stone foundation. Enclosed front porch.



Address:

314 West Indiana Street

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 18

Building No. 8

SURVEY DATE:

MAY 1994

ROLL NO. 2

NEGATIVE NO. 36



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. 35

Address:

314 West Indiana Street

Remarks:

Garage.

Block No. 18

Building No. 8

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

Plat of Survey of Part of Lot 6 Block 51 Original Town of St. Charles St. Charles, Kane County, Illinois

Surveyor's Notes

Basis of Bearings Topcon Network.

Descriptions, easements and Servitudes shown hereon are based upon Chicago Title Insurance Company ALTA Commitment for Title Insurance Commitment Number 17WNW521382GV, having an Effective Date of September 28, 2017.

Parcel Identification reported as 09-34-113-008-0000 in ALTA Commitment for Title Insurance Number 17WNW521382GV issued by Chicago Title Insurance Company, dated September 28, 2017.

This plat is not valid without the Surveyor's original signature and seal.

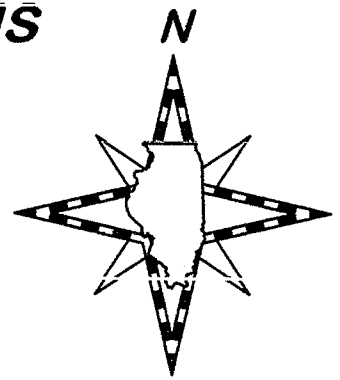
Buildings Shown hereon were heavily damaged in a fire, do to mounds of debris there might be additional improvements not shown hereon.

Compare the data on this plat with your deed and or Certificate of Title. Also compare all points prior to building by the same and report any differences to the Surveyor immediately.

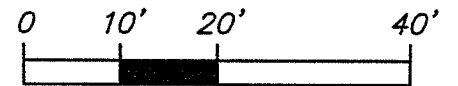
Common Address: 314 Indiana Street, St. Charles, Illinois

Legend

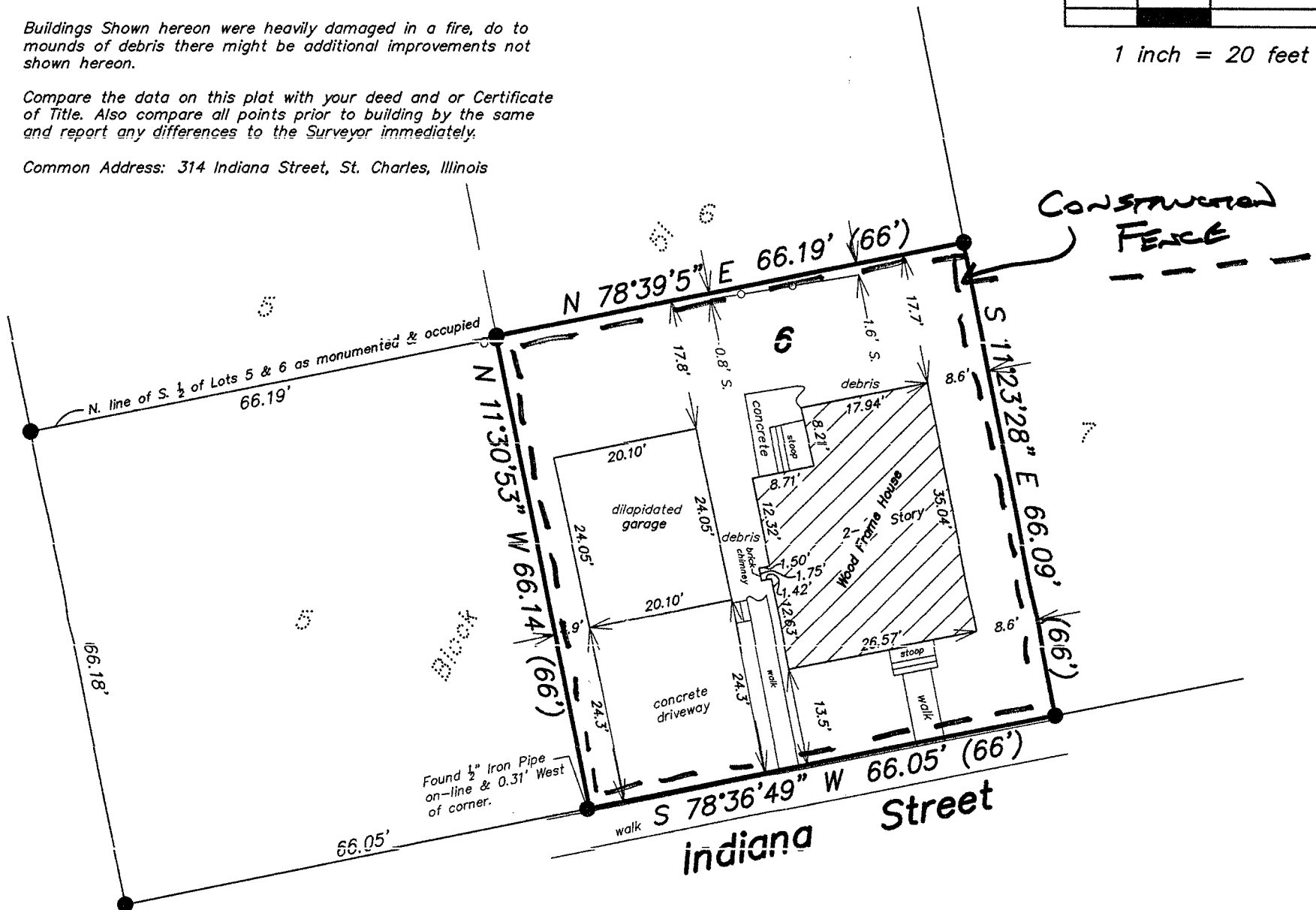
- Indicates iron stake
- Meas. (60') Indicates measured data
- Indicates record data
- Indicates wood fence line



Graphic Scale



1 inch = 20 feet



State of Illinois)

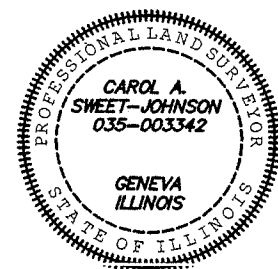
)ss
County of Kane)

This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518), have surveyed and located the improvements on The Southerly $\frac{1}{2}$ of Lot 6 in Block 51 of the Original Town of St. Charles, on the West side of Fox River, in the City of St. Charles, Kane County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and this professional service conforms to the current Illinois Minimum Standards for a Boundary Survey. All distances are given in feet and decimal parts thereof.

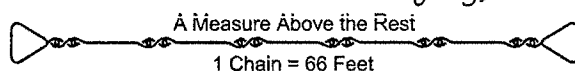
Dated at Geneva, Illinois, October 17, 2017.

Carol Sweet-Johnson

Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2018



Prepared by:
Johnson - Western Surveying, L.L.C.



Ordered by & Prepared for:
Thomas W. Gosselin, P.C.

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Geneva, Illinois 60134
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Field Bk/Page No: electronic	S-T-R:
File Name: 2017-272.dwg	Drawn by: C S-J
Directory: Projects/2017-272	Job No.: 2017-272