

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 318 S. 5 th St. (addition)		
	Proposal:	Addition to building		
	Petitioner:	Paula Price, Batir Architecture		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 10/19/16	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Plan documents				
Architectural Survey page				
Photos of building				
EXECUTIVE SUMMARY:				
<p>Proposed is a building addition to the house located at 318 S. 5th St.</p> <p>In 2009, the Commission reviewed plans for the addition. The Commission supported the design but had requested additional information on the proposed window and siding replacement. The addition was not pursued at that time.</p> <p>In 2012, the Commission approved replacement of the existing windows with wood aluminum clad windows and replacement of the siding with Hardie cement fiberboard with Miratec trim and corners.</p> <p>In 2015, the Commission reviewed the same building addition proposed in 2009, as well as a second floor rotunda with a breezeway connection to the garage. The Commission requested additional information on the appearance of the rotunda and tabled the item.</p> <p>Current Proposal:</p> <p>The applicant has now submitted plans for a slightly modified version of the building addition previously reviewed. The proposal includes a three-story addition to the north side of the house and a wrap-around porch. The second floor rotunda and breezeway are no longer part of the project.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				



VIEW OF EXISTING HOUSE (NORTH SIDE)



CLOSE UP OF EXISTING BAY ON FRONT

PROJECT: 16046

SCALE: AS NOTED

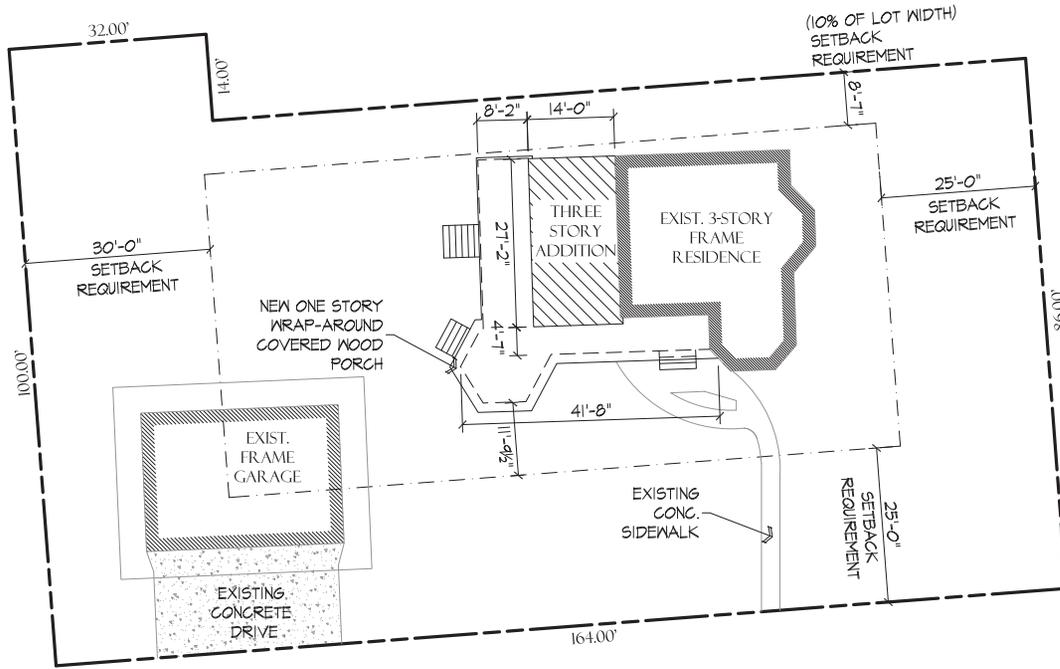
DATE: 10-17-16

SHEET: **A0**

SCHEMATIC DESIGN
DRAWINGS

HADDLE RESIDENCE
518 S. FIFTH ST.
ST. CHARLES, IL 60174

BATR ARCHITECTURE
1121 E. MAIN ST. SUITE 123 ST. CHARLES, IL 60174
PH: 636-613-5509 FAX: 636-613-5919
www.batrarch.com



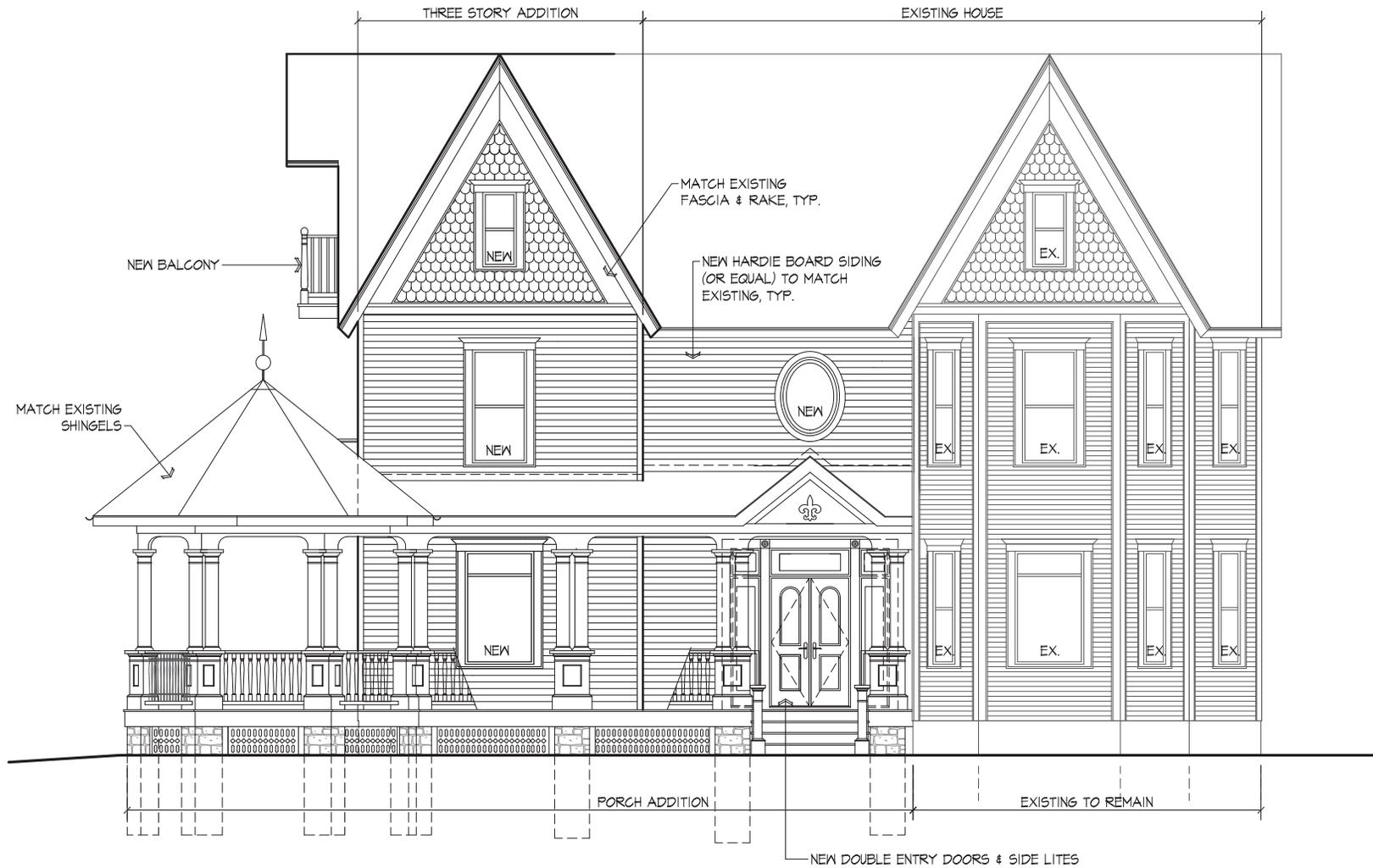
5TH STREET

OAK STREET



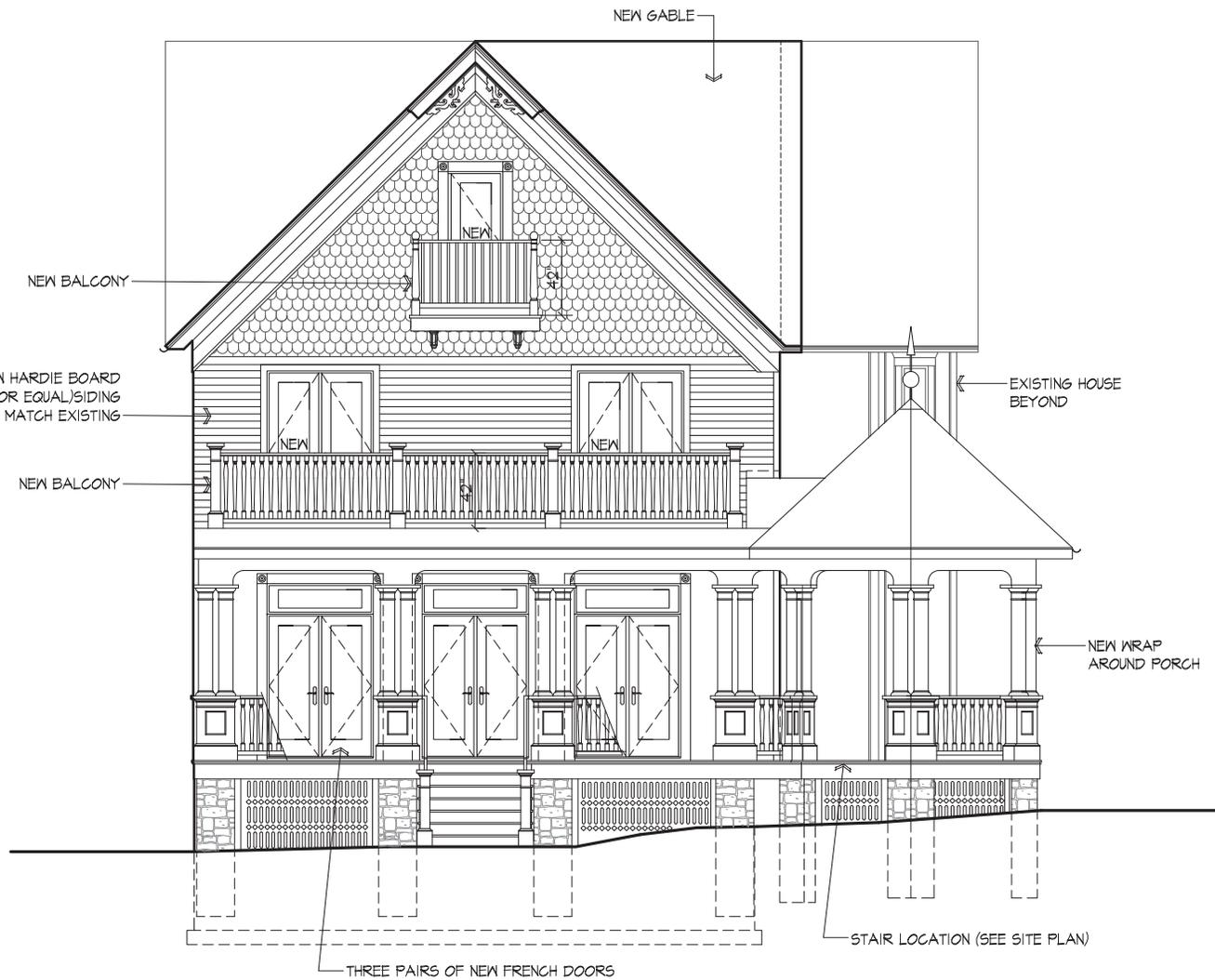
SITE PLAN

SCALE: 1" = 20'-0"



FRONT ELEVATION

SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION (NORTH)

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 318 South 5th Street

ROLL-IMAGE # 3435 - 29

CD-IMAGE # 4369 - 29



ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Victorian/Queen Anne

Architectural Features: _____

Date of Construction: 1915

Source: Township Assessor's Office

Overall Plan Configuration: Compound -Cross

Exterior Walls (Current): Clapboard

Exterior Walls (Original): Clapboard

Foundation: Parged stone

Roof Type/Material: Cross gable/Asphalt shingle

Window Material/Type: Wd trimmed/Alum/Dbl Hung

ARCHITECTURAL FEATURES: The roof slope is very steep. It is approximately 16:12 or greater. Fish scale shingles in the gable ends top the two story bays. Large wooden brackets support the deep overhangs here where the corners are cut back and the eaves continue. The eaves are open and are sheathed with smooth wood sheathing. Turned wooden columns support the hipped roof over the front entry. Spindle-work decorates the eave of the porch while the balusters of the railings are square. The windows are trimmed with crown moldings at the head visually supported by bulls-eye "brackets".

ALTERATIONS: The porch railing has been replaced. The entry has an aluminum storm door. All of the original wood windows have been replaced with aluminum.



