		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA: 318 Walnut St.		
		Proposal:		Addition		
		Petitioner:		Kim Lamansky/ Tri City Health Partnership		
		Please check appropriate box (x)				
		PUBLIC HEARING			MEETING 12/18/19	X
AGENDA ITEM CATEGORY:						
	Preliminary Review			Grant		
X	Certificate of Appropriateness (COA)			Other Commission Business		
	Landmark/District Designation			Commission Business		
ATTACHMENTS:						
Application						
Architectural Survey						
1/16/19 Meeting Minutes						
6/5/19 Meeting Minutes						
Addition Designs						
Photos of Current Condition						
EXECUTIVE SUMMARY:						
<p>The proposed project is to tear down the current porch and add a 10' x 26- 1/2' addition in its place. A new porch will be added to the front of the addition. The new porch will include an ADA ramp along the west side of the building and wrap to the front. The current vinyl siding will be replaced with aluminum siding to match the rest of the building. A site plan has been requested by staff, but the plan has not been submitted at the time of this posting.</p> <p>The Commission reviewed this application at the 1/16/19 and at the 6/5/19 meeting and tabled it until the final designs were ready. At the January meeting, the Commission expressed interest in having the applicant include an open front porch, to match the existing style of the building in the new design. Other Commission comments included matching the style of the door to the current windows on the building, and providing fascia board underneath the eave. At the June meeting, comments were made regarding the desire to see at least 4" corner trim.</p> <p>This application also required a Variance, which was approved by the Zoning Board of Appeals on June 27, 2019.</p>						
RECOMMENDATION / SUGGESTED ACTION:						
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 						

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: 1/8/19 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 318 Walnut St. St. Charles, IL 60174

Use of Property: ☒ Commercial, business name: Tri City Health Partnership

☐ Residential ☐ Other: _____

Project Type:

- ☒ Exterior Alteration/Repair
☒ Windows
☒ Doors
☒ Siding - Type: Replace vinyl
☐ Masonry Repair
☐ Other _____
☐ Awnings/Signs

- ☒ New Construction
☒ Primary Structure
☒ Additions
☐ Deck/Porch
☐ Garage/Outbuilding
☐ Other _____

- ☒ Demolition
☐ Primary Structure
☐ Garage/Outbuilding
☒ Other Remove front porch
☐ Relocation of Building

Description:

Demo and remove current front porch & replace with new 10' x 26-1/2' addition. This will increase capacity by expanding the lobby, creating an additional exam room & increase privacy. A new ADA ramp will be installed along the west side and wrap to the front. Current siding will be replaced with "Smart Side".

New addition will also provide much-needed additional office/storage space in the basement, under expansion.

Applicant Information: Kim Lamansky, Executive Director

Name (print): 318 Walnut St. St. Charles, IL 60174

Address: 630-377-9277

Phone: klamansky@tchpfreeclinic.org

Email: _____

Property Owner Information (if not the Applicant)

Name (print): _____

Address: _____

Signature: _____

Applicant is (check all that apply):

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

Executive Director authorized to represent TCHP.

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: 1/8/19



ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 318 Walnut St

1994 Photo

Roll: 2

Negative: 5

Photo: Aug. 2003



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Greek Revival

Architectural Features: _____

Date of Construction: 1914

Source: Assessor

Overall Plan Configuration: _____

Exterior Walls (Current): _____

Exterior Walls (Original): _____

Foundation: _____

Roof Type/Material: Gable/Asphalt Shingle

Window Material/Type: _____

ARCHITECTURAL FEATURES: Two large front windows suggest Victorian influence. Full width porch

ALTERATIONS: Lean-to shed addition at rear.

Jan 16th Meeting

c. 318 Walnut St. (Expansion)

Kim Lamansky, Executive Director of Tri-City Health Partnership, presented details of the proposed expansion of the building. The plan is to remove the front porch and expand outward the area that is currently being used for the lobby and dental room. The addition will be 10' x 26'. The project also includes plans for an ADA ramp that goes along the left side of house and wraps across to the front. Steps are planned off the right side of the house by the driveway. New Smartside siding will be installed on the entire structure and the deck and rail system will consist of composite or cedar wood. The existing front windows will be used on the new structure, but the door will need to be replaced to meet ADA requirements.

Ms. Malay expressed concern over losing the covered porch. She felt it enhanced the front of the building and would prefer to see something similar incorporated into the new design.

The applicant will be requesting a variance to exceed the maximum building coverage allowed. Dr. Smunt said he would like to see a new rendering of the plans if the stairs need to be moved. He also noted the current drawing of the new multi-light door conflicts with the existing windows and suggested finding a better matching door. He asked for a review of the final choice before it is installed. Dr. Smunt recommended using fascia board underneath the eave.

Mr. Krahenbuhl suggested matching the new side window to the one next to it and using a lattice covering underneath the porch.

Mr. Colby advised the variance application would need to come before the Commission for a recommendation to the Zoning Board.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to table the COA until the final designs are ready and the variance application is filed.

8. Grant Applications

There were no applications to review.

9. Other Commission Business

a. PUD Preliminary Plan: First Street Building 8

The Commission previously reviewed this project and a formal PUD application has been filed. This came before the Commission for a recommendation to the Plan Commission as to the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

The applicant advised they incorporated comments from the last meeting into their design. They chamfered both corners on the Illinois St. /Rt. 31 corner to improve walkability and visibility and

June 5th Meeting

7. ~~Certificate of Appropriateness (COA) applications~~

~~a. 12 S. First St. (signs)~~

~~This item was discussed at a previous meeting.~~

~~A motion was made by Dr. Smunt to table the discussion. The motion was then withdrawn before a second could be made.~~

~~The following changes were made to the original proposal.~~

- ~~• The awnings along 1st Street were removed.~~
- ~~• The vertical projecting sign on the container bar was removed.~~
- ~~• The projecting sign along 1st Street was changed to a rotating sign.~~

~~A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the COA subject to zoning compliance.~~

b. 318 Walnut St.

Mr. Bob McDowell, from McDowell Remodeling, was present to discuss the changes that were made based on feedback from the previous meeting. These changes include:

- Extending the building 10 feet forward to create a new waiting room and a dental laboratory.
- Building a covered porch and extending the stairs. Adding a ramp to meet A.D.A. requirements.

Further changes are still being considered. Full architectural plans will be provided at a later date.

Dr. Smunt suggested using 4 inch casings and a 6 inch heading on the windows with nothing smaller than a 4 inch corner trim. He also supported the use of a 4 inch reveal on the Hardie or SmartSide siding.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to table the COA approval until final drawings are presented.

8. Grant Applications

None.

9. Other Commission Business

June 5th Meeting

a. Variance Application for 318 Walnut St.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to recommend to the Zoning Board of Appeals a variance on this property.

b. Election of Officers

A recommendation was made to nominate Chairman Norris to continue as Chairman and Dr. Smunt as Vice Chairman.

A motion was made by Mr. Pretz and seconded by Ms. Malay with a unanimous voice vote to appoint Fred Norris as Chairman and Steve Smunt as Vice Chairman for the 2019/2020 fiscal year.

c. Comprehensive Plan Property Review

Mr. Colby presented a summary of the notes from the discussion at the previous meeting.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the summary of comments regarding the Comprehensive Plan structures based on the draft of June 5th.

d. 21 S. 4th St.

The owners are interested in replacing the shingles on the hood of the window and would like to match the architectural shingles that are going to be placed on the rest of the house. Other options were discussed at a previous meeting, but a decision was never made on the type of shingles to be used. The Commissioners were asked for further comments on the use of the same asphalt shingles as on the roof. They were not in favor of doing this. The Commissioners were open to considering a replacement that was similar in style, but noted they would like to see a sample before making a final decision.

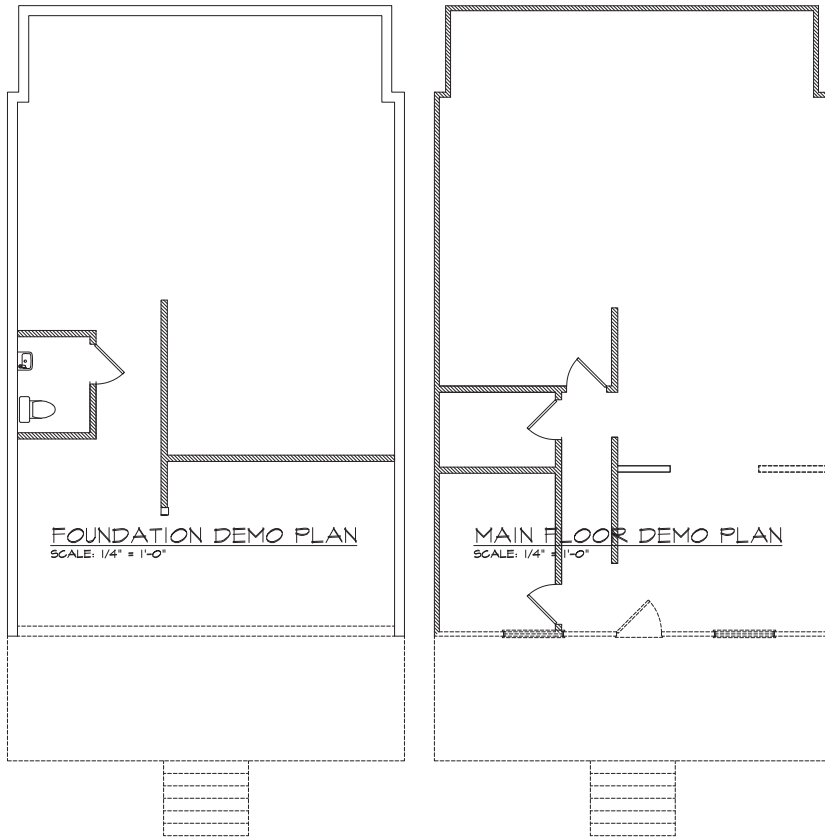
10. Additional Business and Observations from Commissioners or Staff

a. Landmark Discussion for 218 Park Ave.

Mr. Pretz requested final comments/corrections in order to finalize the application. He pointed out the significance of the building is that it was built in 1853 and is an original structure in its original location. It is the oldest home in the Pottawattamie area.

Dr. Smunt suggested listing the foundation as limestone and noted the seven casement windows on the S.E. corner are non-contributing.

b. History Museum Tour



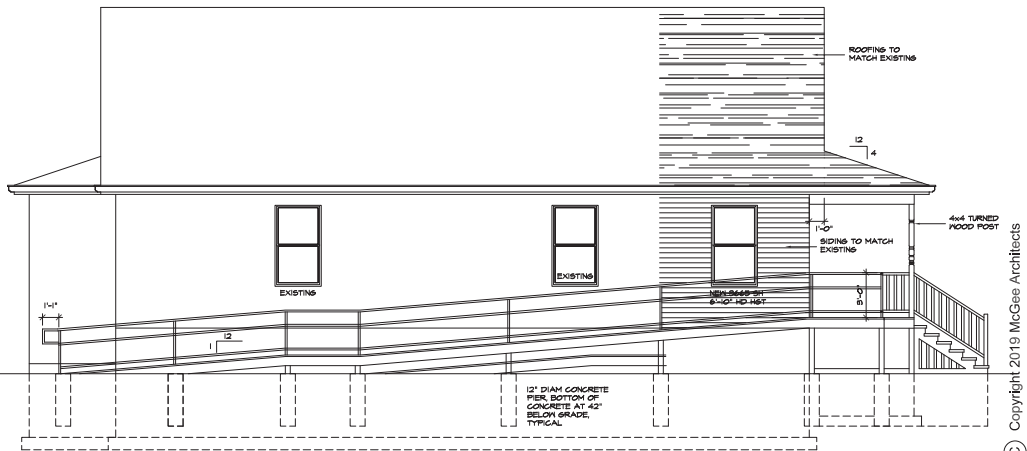
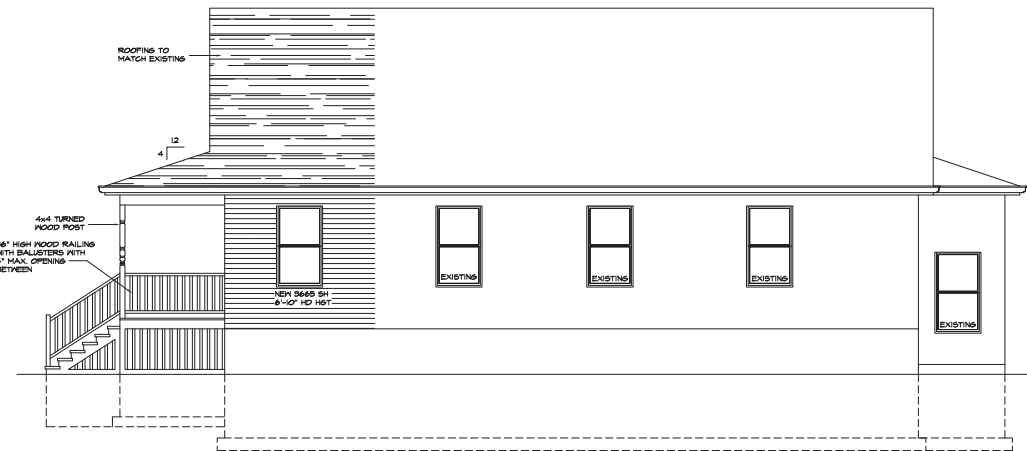
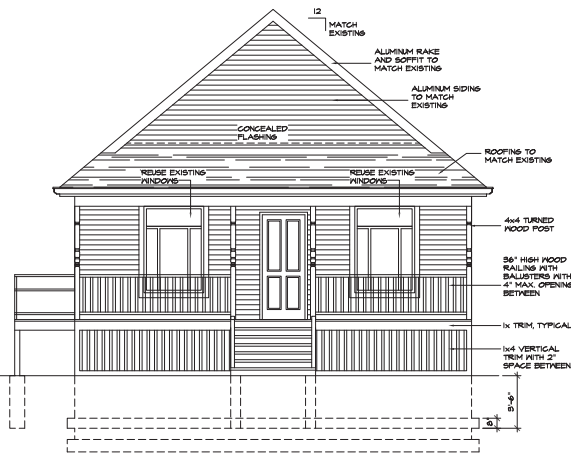
DEMO. LEGEND

WINDOW
EXIST. DOOR TO BE REMOVED
EXISTING STUD WALL TO REMAIN
EXISTING WALL TO BE REMOVED

EXISTING STRUCTURE NOTE:
ALL STRUCTURE TO REMAIN NEEDS TO BE PROPERLY BRACED PRIOR TO AND DURING DEMOLITION

CONST. LEGEND

WINDOW
EXIST. DOOR TO REMAIN
NEW DOOR
EXISTING STUD WALL TO REMAIN
NEW WOOD STUD WALL



REVISIONS:	
BY:	DATE:

DATE: 12-2-19
SCALE:

P.O. Box 460
Batavia, IL 01510
mobile: 630.377.5502
mccgeearch@gmail.com
McGee Architects

Tri City Health
318 Walnut Street
St. Charles, IL

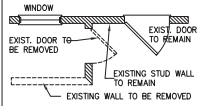


SHEET NUMBER:
A1

2019-865

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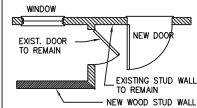
DEMO. LEGEND



EXISTING STRUCTURE NOTE:

ALL STRUCTURE TO REMAIN NEEDS TO BE PROPERLY BRACED PRIOR TO AND DURING DEMOLITION

CONST. LEGEND



ICE AND WATER SHIELD CONTINUOUS TO A POINT A MINIMUM OF 24" ABOVE INSIDE FACE OF EXTERIOR WALL, AND AT ALL SADDLES AND VALLEYS
MAINTAIN MINIMUM 1" AIR SPACE WITH INSULATION DAM
RAFTER TIES, TYPICAL
ALUMINUM GUTTER WITH DOWNSPOUTS OVER ALUM. FASCIA OVER 2x8 WOOD SUBFASCIA WITH DRAIN EDGE PER RACS 2.8.5

ROOF CONSTR

CERTAINTED LANDMARK DIMENSIONAL SHINGLES
1/8" BUILDING FELT
1/8" APA RATED O.S.B.
SHEATHING
ROOF FRAMING - SEE PLANS
R-48 KRAFT FACED BATT AND BLOW-IN INSULATION
1/2" GYP BOARD CEILING

EXT. WALL CONSTR

ALUMINUM SIDING TO MATCH EXISTING
1/2" OSB SHEATHING
2x4 STUDS AT 16" OC
5/8" X 12" KRAFT-FACED BATT INSULATION
1/2" GYP BOARD

1ST FLR CONSTR

3/4" T&G ADVANTAGE FLOOR FLOOR FRAMING - SEE PLANS
3/4" R-11 PINK BATT OVER 5" R-11 GYPERNE
CONTINUOUS 2x6 TREATED SILL PLATE ON SILL BEARER WITH 1/2" DIAH X10" ANCHOR BOLTS AT 8'-0" OC, MINIMUM OF 1" EMBEDMENT INTO CONCRETE MINIMUM 2 BOLTS PER SILL PLATE
3/12" R-15 BATT INSULATION WITH FSC PAPER TO KNOCK SIDE DOWN 48" FROM TOP OF FOL TYPICAL AT PERIMETER WALLS OF FOUNDATION

BSMT SLAB CONST

1" CONCRETE SLAB
4" GRAVEL FILL
8 MIL POLY V.B. WITH MINIMUM 12" OVERLAP, TAPED AND SEALED

FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 3000 PSF

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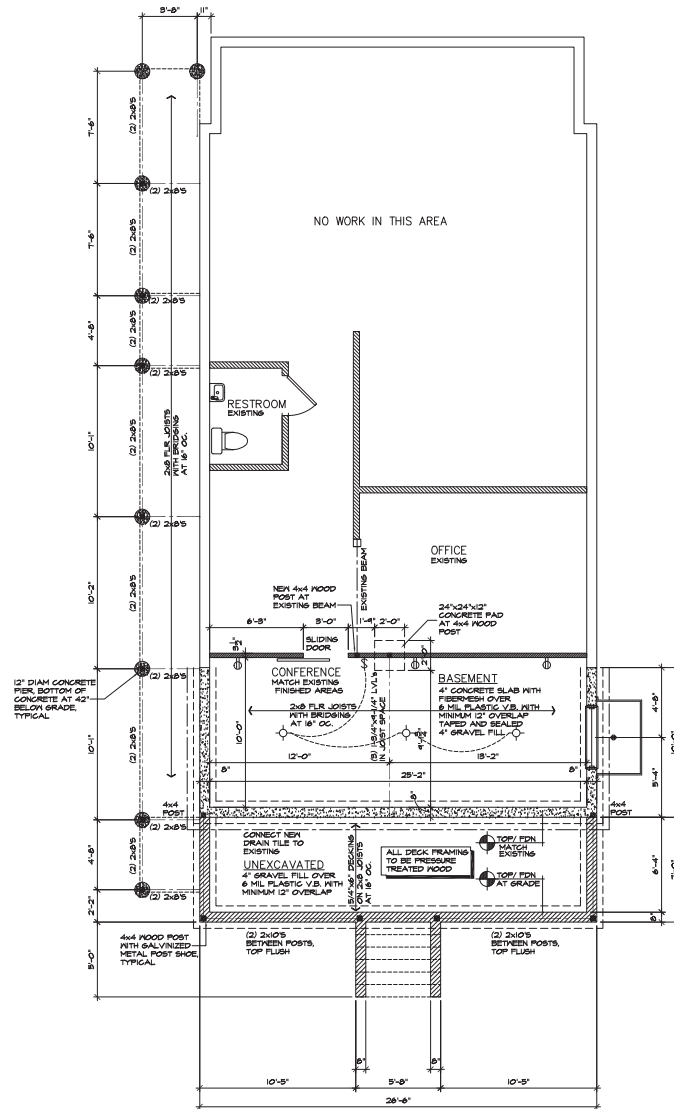
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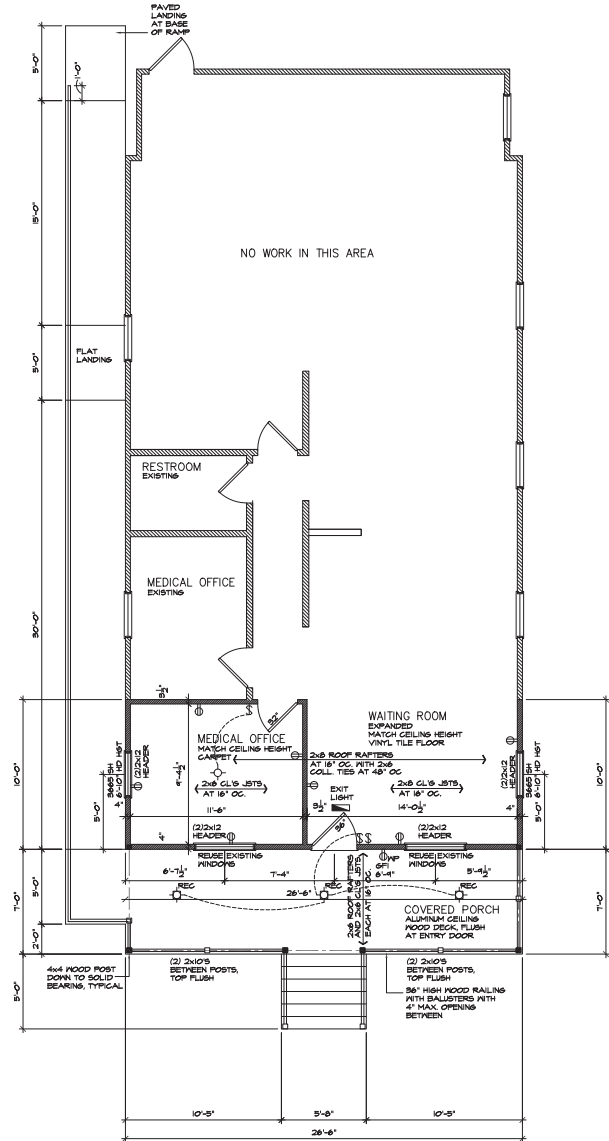
WALL SECTION

SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:	
BY:	DATE:

DATE: 12-2-19

SCALE:

P.O. Box 460
Batawa, IL 01510
mobile: 630.377.5502
mgeearch@gmail.com



Tri City Health
318 Walnut Street
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A2

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