		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA: 318 Walnut St.		
		Proposal:		Addition (Subject to variance approval)		
		Petitioner:		Kim Lamansky		
		Please check appropriate box (x)				
		PUBLIC HEARING			MEETING 1/16/19	X
AGENDA ITEM CATEGORY:						
	Preliminary Review			Grant		
X	Certificate of Appropriateness (COA)			Other Commission Business		
	Landmark/District Designation			Commission Business		
ATTACHMENTS:						
Application						
Architectural Survey						
Plat of Survey						
Addition Designs						
Materials Letter						
Photos						
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. The addition 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 4" Smartside siding with 4" corner trim.</p> <p>This building is currently owned by the Tri-City Health Partnership. Pending feedback from the Commission on the COA, the applicant will be requesting a variance to the 40 % maximum building coverage allowed in the CBD-2 district for non-residential uses. The proposed building coverage would be 45.5%</p> <p>If approved, the COA will be conditional upon receiving a variance approval.</p>						
RECOMMENDATION / SUGGESTED ACTION:						
<ul style="list-style-type: none"> • Provide feedback on the variance • 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



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

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): _____

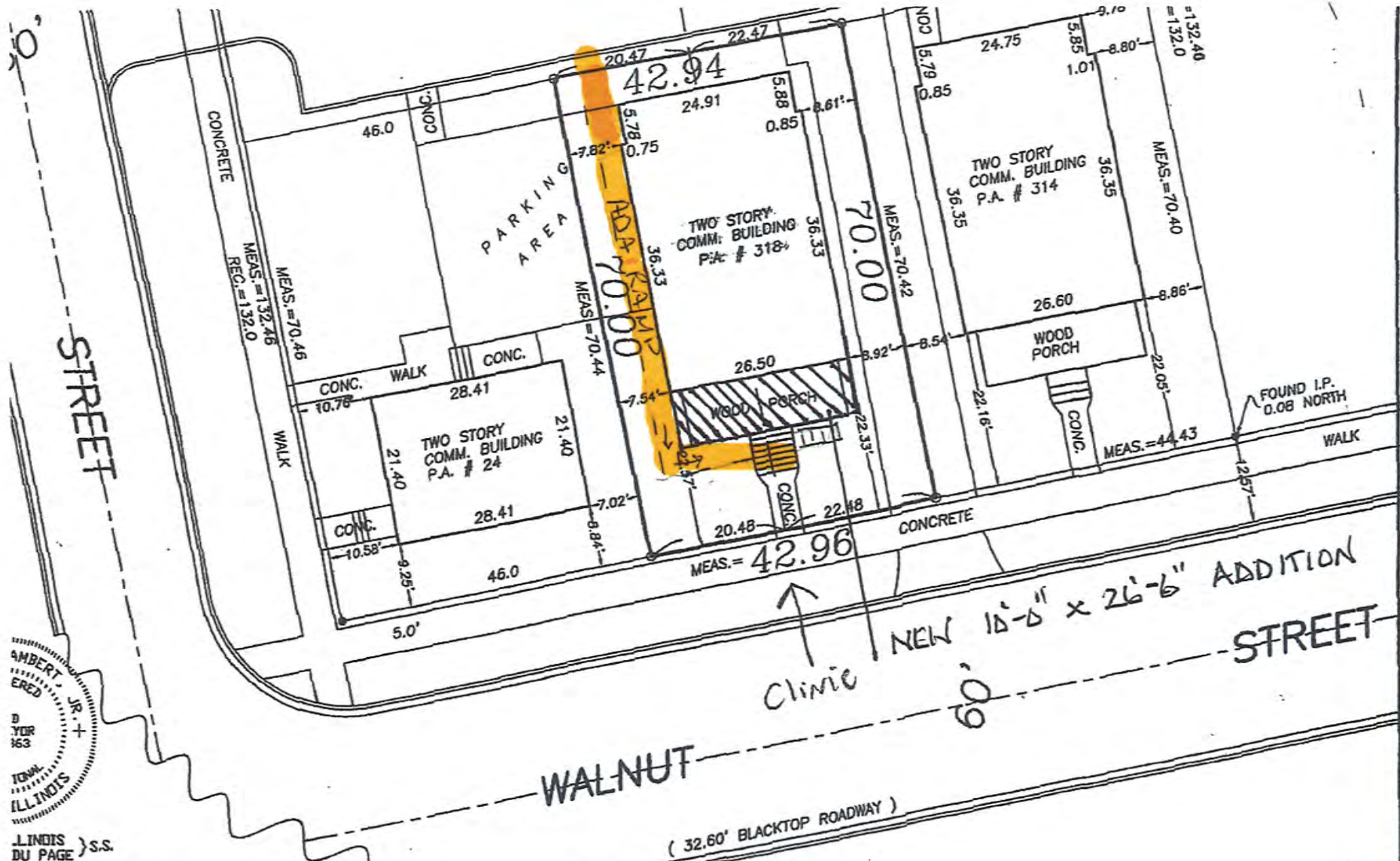
Foundation: _____

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.



LAMBERT & ASSOCIATES
 SURVEYORS
 WHEATON, ILLINOIS
 LINDS DU PAGE } S.S.

TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR,
 HAVE VIEWED THE PROPERTY DESCRIBED ABOVE AND THAT
 THIS PLAT IS A CORRECT REPRESENTATION OF SAID

BY MY HAND AND SEAL AT WHEATON, ILLINOIS,
 MAY 1, A.D. 2002

Robert V. Lamb

LAND SURVEYOR NO. 1863
 I HAVE GUARANTEED THIS PLAT FOR RESTRICTIONS NOT SHOWN

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 POINTS BEFORE BUILDING AND REPORT ANY APPARENT
 ERRORS TO THE SURVEYOR.

● = found iron stake
 ○ = set iron stake

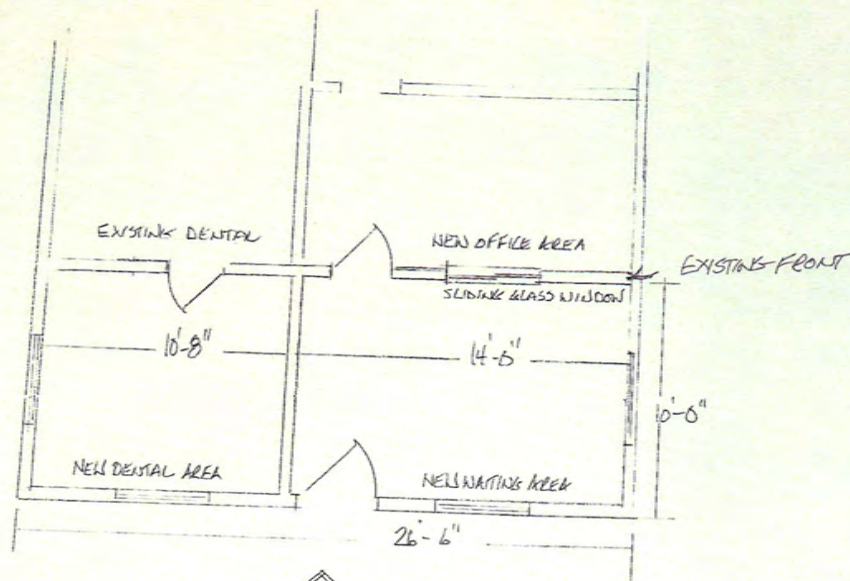
ORDERED BY: JOHN CRAFT

ORDER NO. 02 E 126

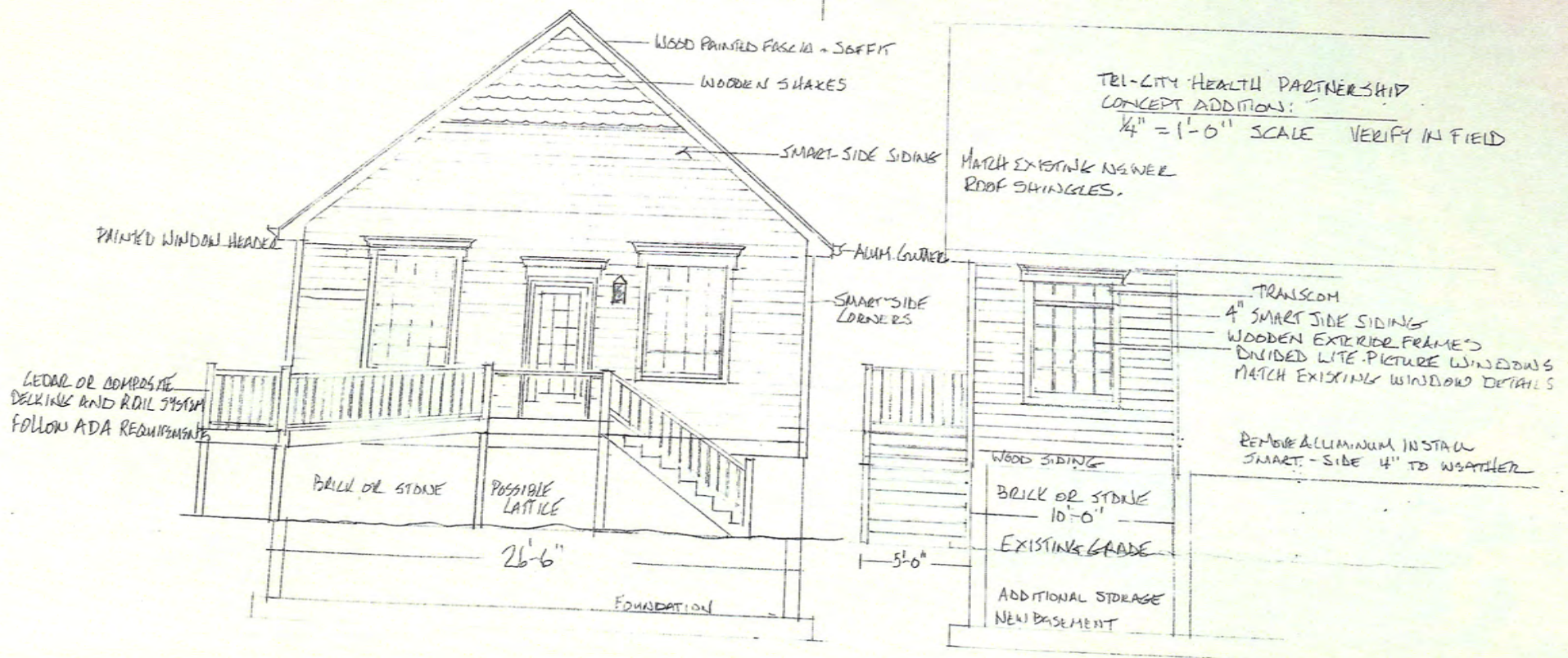
FILE NO. 02-0389-2

LAMBERT & ASSOCIATES
 LAND SURVEYORS

320 SOUTH REBER ST. WHEATON, ILL. 60187
 PHONE (630) 653-6331 FAX (630) 653-6396



PURPOSE: PROVIDE A PRIVATE WAITING ROOM,
 ALLOW MORE SEATING,
 PROVIDE ADDITIONAL DENTAL EXAM AREA,
 FOLLOW CURRENT BUILDING CODES





McDowell Inc. of St. Charles
521 West Main Street
St. Charles, Illinois 60174
P. 630-584-2255
F. 630-584-2271
mcdowellinc@sbeglobal.net
www remodelwithmcdowell.com

January 7, 2019

TO: Kim Lamansky, Executive Director
Tri City Health Partnership
318 Walnut Street
St. Charles, IL

FROM: Bob McDowell
McDowell Remodeling
521 West Main Street
St. Charles, IL

RE: ADDITION TO EXISTING BUILDING / OBJECTIVES FOR THIS PROJECT:

1. To expand the existing space to provide a new private waiting area for patients, and larger office space.
2. To provide a new Dental treatment area

MATERIALS TO BE USED:

ADDITION EXTERIOR – 4" LP SMART-SIDE Wood Siding with 4" corners (smooth side out)

WINDOWS & DOORS – Wood Window units, with Insulated glass, true divided Lite units, factory finished, painted exterior and wood exterior frames.

HEADER DETAILS – to match existing

ROOF – to match existing architectural shingle

STAIRS & DECKING – considering options of cedar or a composite, maintenance free material

RAMP & STAIRS – will meet all A. D. A. requirements

Note: Tri City Health Partnership is planning on evaluating the possibility of removing the existing aluminum siding and aluminum soffit and fascia from balance of building and installing above materials on entire structure.



