

	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 6/5/19	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				
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. 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 4" Smartside siding with 4" corner trim.</p> <p>The Commission reviewed this application at the 1/16/19 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.</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 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:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Windows | <input checked="" type="checkbox"/> Primary Structure | <input type="checkbox"/> Primary Structure |
| <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Additions | <input type="checkbox"/> Garage/Outbuilding |
| <input checked="" type="checkbox"/> Siding - Type: <u>Replace vinyl</u> | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Other <u>Remove front porch</u> |
| <input type="checkbox"/> Masonry Repair | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Relocation of Building |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Awnings/Signs | | |

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: _____

Applicant is (check all that apply):

Property Owner
 Business Tenant
 Project contractor
 Architect/Designer

Executive Director authorized to represent TCHP.

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: 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

Exterior Walls (Current): _____

Architectural Features: _____

Exterior Walls (Original): _____

Date of Construction: 1914

Foundation: _____

Source: Assessor

Roof Type/Material: Gable/Asphalt Shingle

Overall Plan Configuration: _____

Window Material/Type: _____

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

ALTERATIONS: Lean-to shed addition at rear.

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

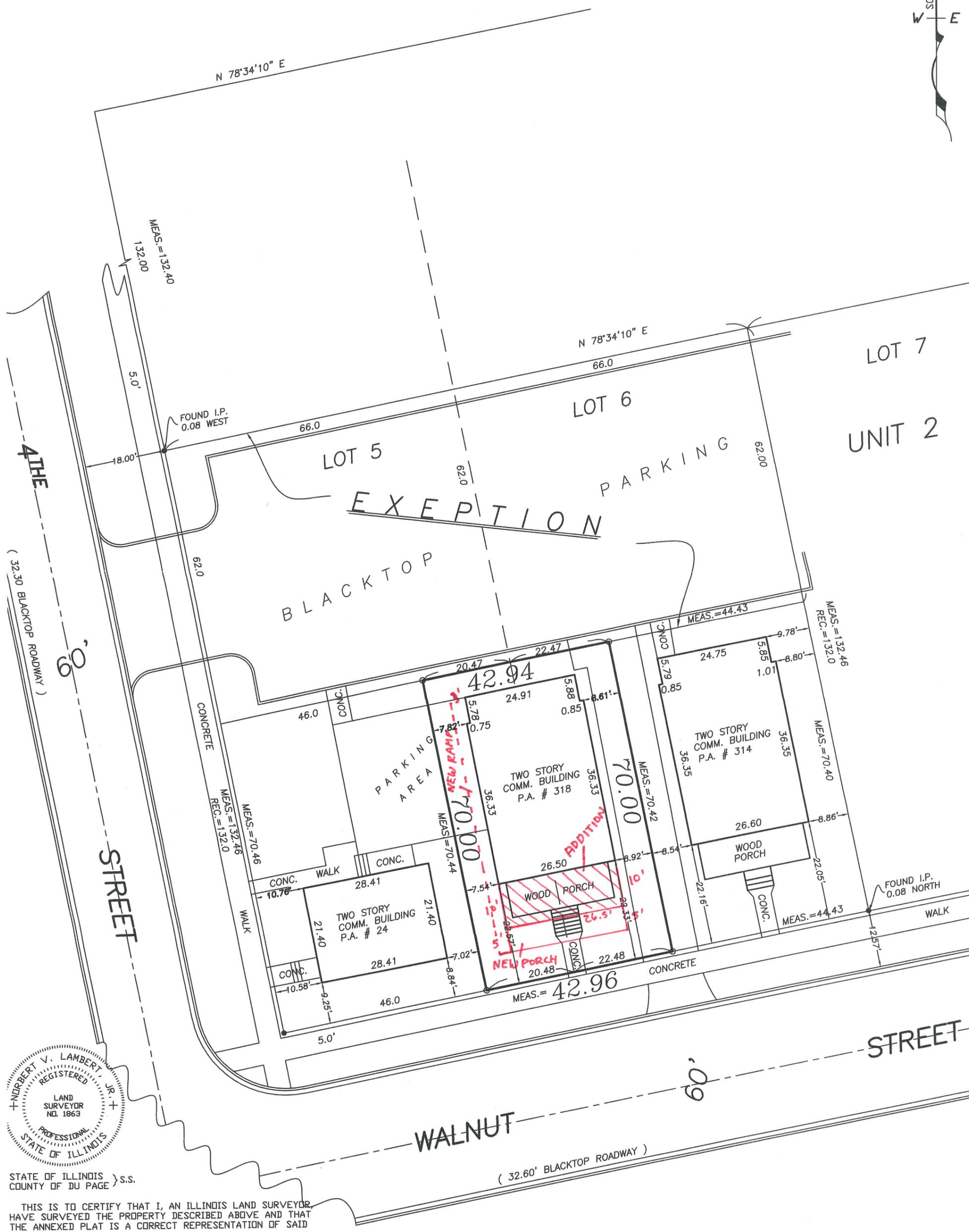
a. PUD Preliminary Plan: First Street Building 8

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

PLAT OF SURVEY

OF LOT 5 (EXCEPTING THEREFROM THE NORTHERLY 62.0 FEET AND THE WESTERLY 46.0 FEET) AND LOT 6 (EXCEPTING THEREFROM THE NORTHERLY 62.0 FEET AND THE EASTERLY 44.0 FEET) ALL IN BLOCK 49 OF ORIGINAL TOWN OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS } s.s.
 COUNTY OF DU PAGE

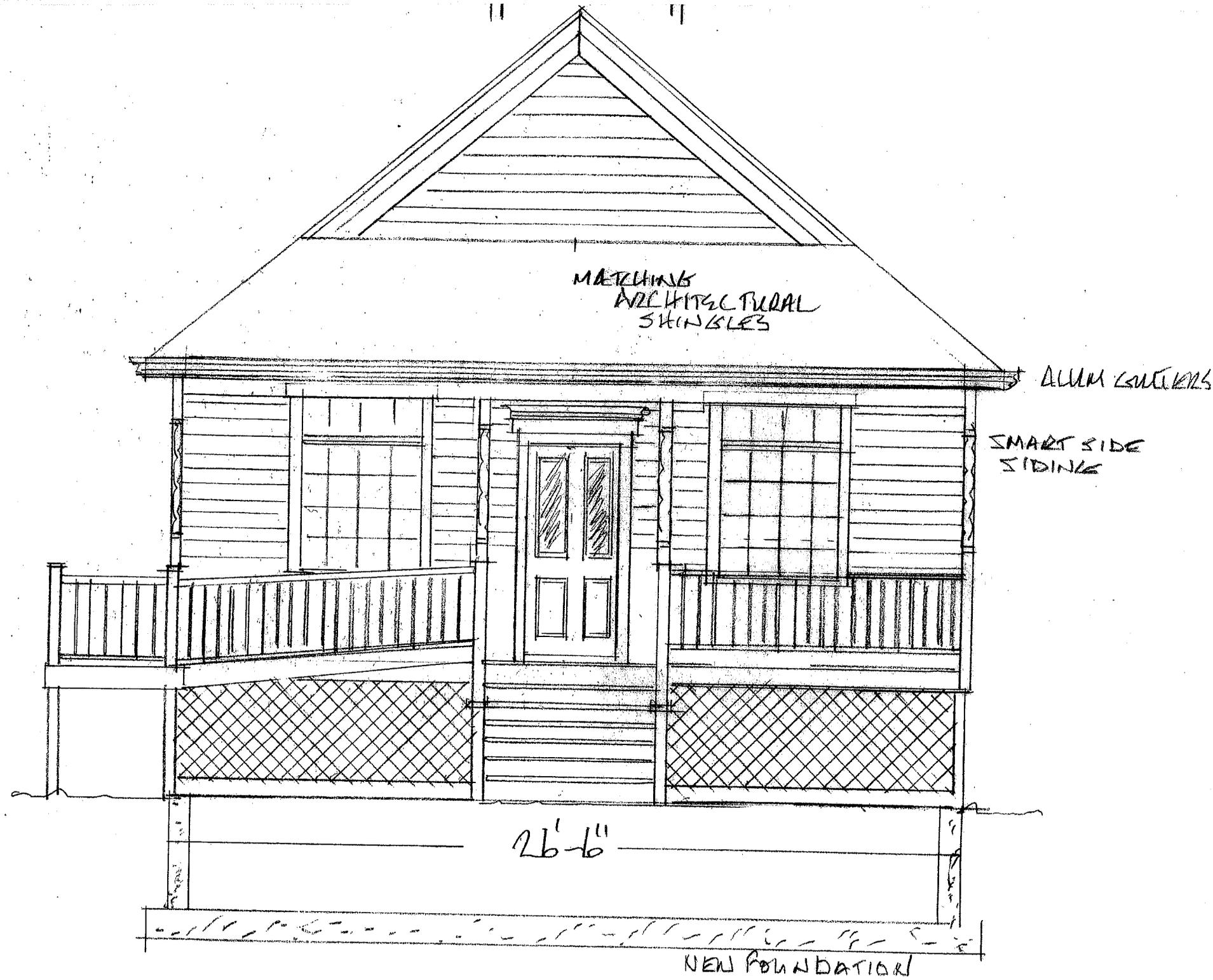
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
 GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 23RD. DAY OF MAY A.D., 2002.

Robert V. Lambert, Jr.
 ILLINOIS LAND SURVEYOR NO. 1863
 REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

• = found iron stake

ORDERED BY: JOHN CRAFT ORDER NO. 02 E 126 FILE NO. 02-0389-2

LAMBERT & ASSOCIATES
 LAND SURVEYORS
 220 SOUTH PERER ST WHEATON ILL 60187



MATCHING
ARCHITECTURAL
SHINGLES

ALUM CORNICES

SMART SIDE
SIDING

26'-6"

NEW FOUNDATION

TRI-CITY HEALTH PARTNERSHIP
CONCEPT ADDITION + PORCH
 $\frac{1}{4}'' = 1'-0''$ SCALE VERIFY IN FIELD

NEW PORCH ROOF

MATCH AND LAY IN NEW ARCHITECTURAL SHINGLES

EAM HEADER

TURNE
D COLUMNS

EXISTING BUILDING
EAST AND WEST WINDOWS TO MATCH EXISTING

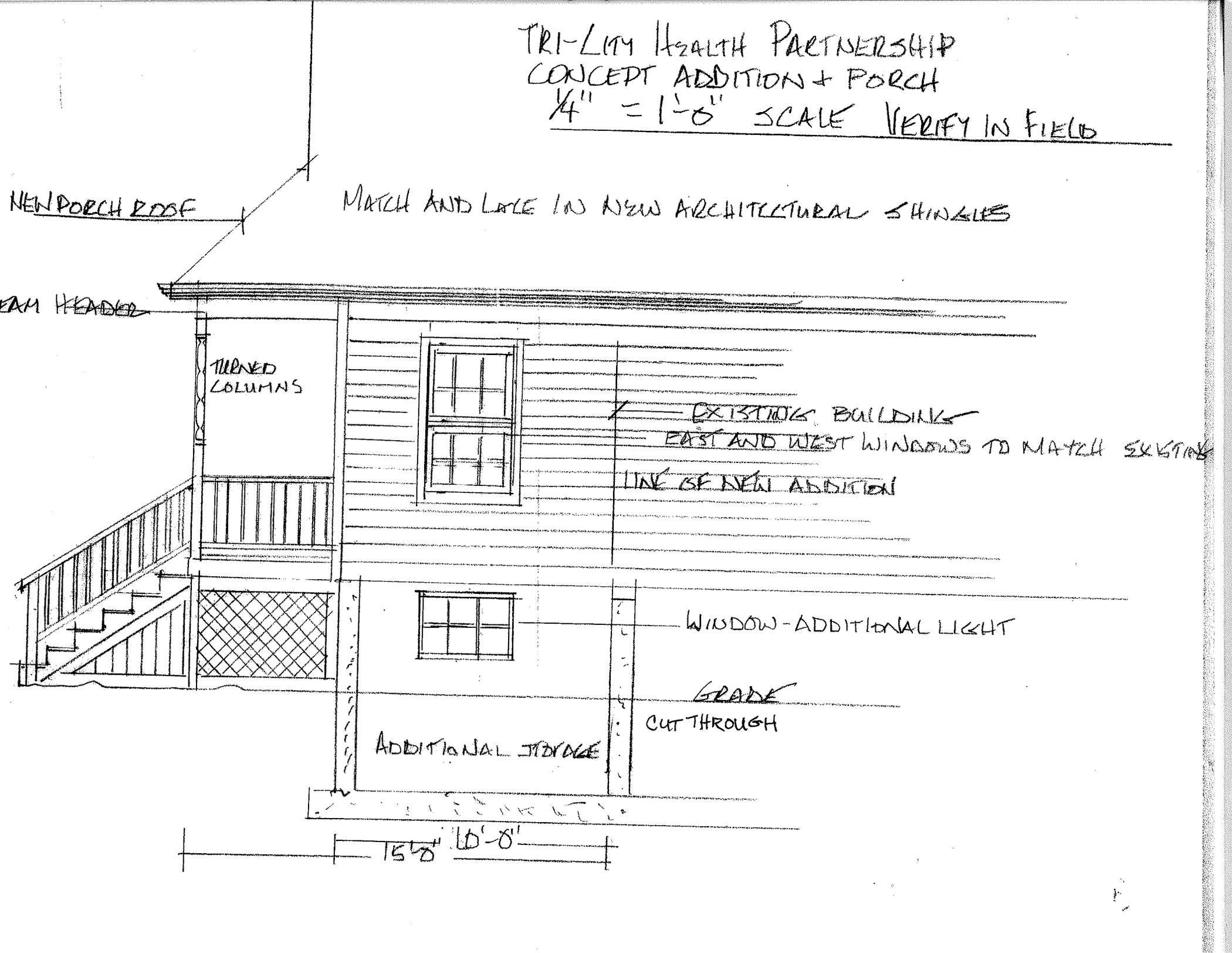
LINE OF NEW ADDITION

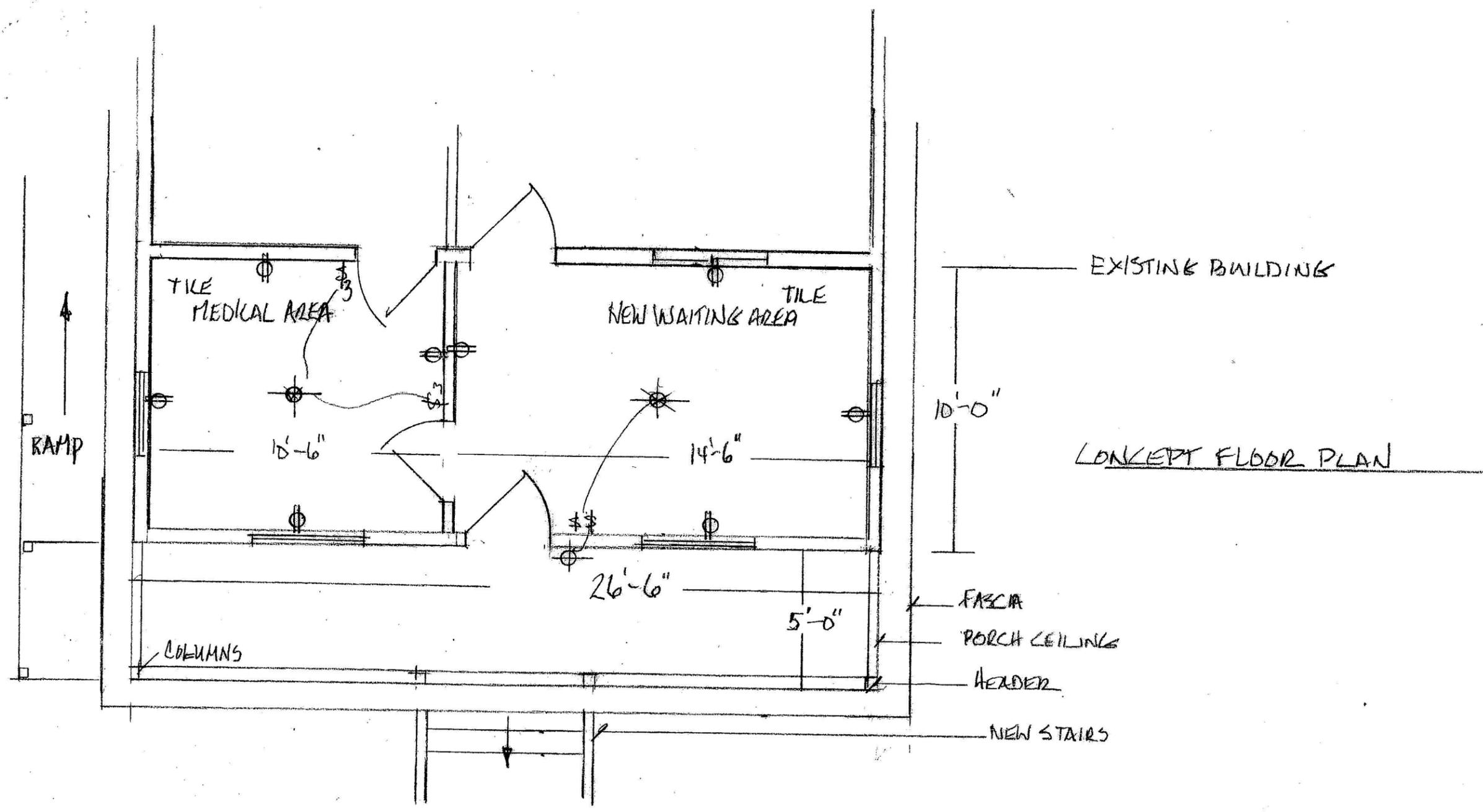
WINDOW - ADDITIONAL LIGHT

GRADE
CUT THROUGH

ADDITIONAL STORAGE

15'-0" 10'-0"







McDowell Inc. of St. Charles
521 West Main Street
St. Charles, Illinois 60174
P. 630-584-2255
F. 630-584-2271
mcdowellinc@sbcglobal.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.



