

 <b>ST. CHARLES</b> <small>SINCE 1834</small>	<b>HISTORIC PRESERVATION COMMISSION</b>		
	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		
	<b>Agenda Item Title/Address:</b>	COA: 520 Indiana St.	
	<b>Proposal:</b>	Addition- change to door and windows	
<b>Petitioner:</b>	Zach Derrico		
<b>Please check appropriate box (x)</b>			
	<b>PUBLIC HEARING</b>		<b>MEETING 9/21/16</b>
			<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>			
<b>X</b>	Certificate of Appropriateness (COA)		Façade Improvement Plan
	Preliminary Review		Landmark/District Designation
	Discussion Item		Commission Business
<b>ATTACHMENTS:</b>			
Minutes from 8/17/16 Elevations and floor plans Previously approved elevations			
<b>EXECUTIVE SUMMARY:</b>			
<p>The Commission approved a COA for an addition to the house on 8/17/16.</p> <p>Two modifications to the approved plans are now proposed:</p> <ol style="list-style-type: none"> <li>1. Change one of the single doors on the north elevation to a double door.</li> <li>2. Change the new windows on the second floor of the north elevation to casement windows.</li> </ol>			
<b>RECOMMENDATION / SUGGESTED ACTION:</b>			
Provide feedback and recommendations on approval of the COA.			

**6. COA: 520 Indiana St. (addition)**

Zach Derrico, applicant, was present. He presented plans for a second story addition to the rear of the house that would be above an existing 1 story portion.

Mr. Pretz asked whether the two types of doors shown on the north elevation are the appropriate style, or if they should be the same. The Commission discussed that these doors are on the rear elevation and not visible from the street due to the fence.

Dr. Smunt noted the proposed windows appear to be a wider and have a different proportion than the existing windows in the house. Mr. Derrico said he can utilize the same dimension windows in the addition.

Dr. Smunt asked about the placement of the windows on the east elevation. Mr. Derrico said he may eliminate the new window near the chimney. Dr. Smunt said if that is the case, then the other window should be moved to align with the first floor window below.

The Commission asked about materials. Mr. Derrico said all materials on the addition would match the existing house. The windows will be wood aluminum clad.

**A motion was made by Dr. Smunt and seconded by Mr. Bobowiec with unanimous voice vote to approve the COA with conditions: 1) If the window north of the chimney is omitted, then center the other window over the first floor window, 2) All windows to match existing 2<sup>nd</sup> floor window dimensions, and 3) All materials to match existing.**

**7. Additional Business from Commissioners or Staff**

**a. 2016 Projects**

- i. City Council Tour/**
- ii. Survey of Pottawatomie Area**
- iii. Residential Design Guidelines update.**

Chairman Norris noted that Mr. Colby provided a paper copy of the Design Guidelines to use at the meeting to track edits. The Commission decided not to discuss these items further out of an interest of conducting the site visit at 103 S. 4<sup>th</sup> St. before dark.

**b. 214 S. 1<sup>st</sup> Street**

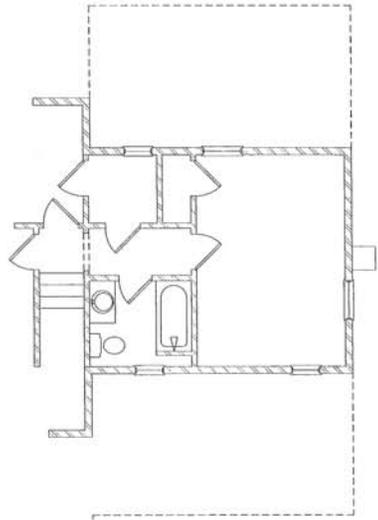
Mr. Colby said the owner of the Fox Valley Cleaners building has inquired about tearing down parts of the drive through canopy, which has structurally deteriorated. Contractor Chris Manny said they originally looked into repairing the structure but it was too expensive. He said the only part to be demolished would be the angular portion connecting the sign portion to the building. Property owner Vern Oie said they might propose installing some awnings in place of the canopy. The Commission discussed that they are supportive of the proposal, but would need



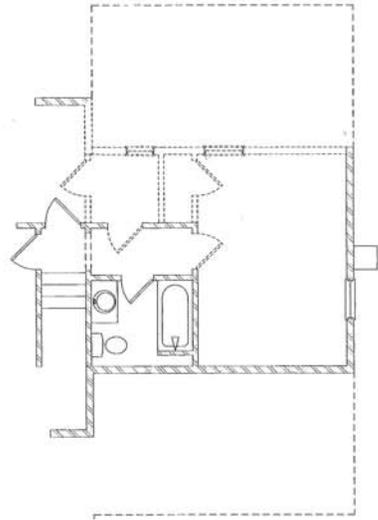
**TYPICAL NOTES**

ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE AND LOCAL APPLICABLES.

- PROVIDE ARC FLASH HAZARD PER NEC 105.8. IDENTIFY DEGREE OR LEVEL OF POTENTIAL FLASH HAZARD PRESENT IN THE INSTALLATION SO THAT THE APPROPRIATE FLASH PROTECTION CLOTHING WILL BE WORN.
- PROVIDE (2) 20 AMP CIRCUITS FOR KITCHEN COUNTER OUTLETS.
- PROVIDE DEDICATED CIRCUITS FOR DISHWASHER, DISPOSAL AND SINK IN KITCHEN/PAVING.
- EVALUATE GROUNDING/BONDING SYSTEMS, INCLUDING BUT NOT LIMITED TO GAS PIPING, BUILDING STEEL, WATER PIPING, WATER HEATERS AND PANEL BOARDS, MUST CONFORM TO NFPA70, ARTICLE 250.
- PROVIDE A LIFE GROUND IN THE FOUNDATION FOOTING.
- PROVIDE TWO (2) 5/8" X 18" COPPER GROUNDING RODS FOR ELECTRICAL SYSTEM. RODS TO BE SPACED MINIMUM OF 4'-0" APART.
- ALL RECESSED LIGHTING FIXTURES IN THE BUILDING THERMAL ENVELOPE MUST BE SEALED.
- WITH FORCE AIR HEAT SYSTEMS, PROVIDE MINIMUM OF ONE PROGRAMMED THERMOSTAT.
- MINIMUM OF TEN (10) OF ALL LAMPS BE PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY.
- WORKING CLEARANCE AROUND ELECTRICAL EQUIPMENT, 600 VOLTS OR LESS, SHALL BE 30" HIGH IN FRONT OF ELECTRICAL EQUIPMENT AND 3'-0" DEEP FROM THE ELECTRICAL EQUIPMENT.
- GROUNDING FOR SERVICE DISTRIBUTION PANELS TO AND TO STREET SIDE OF WATER METER AND BE SO IDENTIFIED.
- LOCATION OF 120" CIRCUMFERENCE WATER METER TO BE COORDINATED WITH CITY WATER DEPARTMENT.
- ALL WIRING 25 VOLTS OR GREATER IN NEW CONSTRUCTION SHALL BE DIVERTED THROUGH RIGID METAL CONDUIT, PVC IS NOT ALLOWED.
- VENT ALL BATH EXHAUST FANS TO THE EXTERIOR.
- CEILING FAN J-BOXES MUST BE RATED AND APPROVED FOR FAN SUPPORT.
- PROVIDE TAMPER RESISTANT WALL RECEPTACLE OUTLETS IN ALL BEDROOMS.
- PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.
- ALL RECEPTACLES REQUIRE A PARTIAL GROUNDING WIRE TO THE BOX.
- PROVIDE A GROUNDING WIRE IN ALL RACEWAYS.
- PROVIDE ARC FAULT PROTECTION AT ALL CIRCUITS SUPPLYING 120 VOLT AND SINGLE PHASE IS AMP AND 20 AMP OUTLETS.
- ELECTRICIAN TO PROVIDE CONCRETE ENCASED GROUNDING ELECTRODE IN THE FOOTING TO THE STEEL REINFORCING BARS. CLAMP SHALL BE LISTED FOR CONCRETE ENCASEMENT.
- DOWNWINDERS TO HAVE DISCONNECT LOCATED WITHIN SIGHT OF APPLIANCE PER E4001'S.



**SECOND FLOOR PLAN - EXISTING**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN - DEMOLITION**  
SCALE: 1/4" = 1'-0"

FIELD VERIFY A COMPLETED PERMANENT CERTIFICATE SHALL BE COMPLETED POSITIONED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR EMPLOYER HOLDER.

ALL 120 VOLT SINGLE PHASE, IS AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING BEDROOMS, HALLS, CLOSETS, DINETTE, GREAT ROOM, SUN ROOM, STUDY, TV/DINING OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) TYPE INSTALLED TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT PER NEC 301.2.

ALL RECEPTACLES ON IS AND 20 AMP CIRCUITS TO BE BRANDING TYPE PER NEC 300.20. A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS REQUIRED IN KITCHEN PER NEC 210.12.

IN ADDITION TO BONDING JAMPERS AT THE WATER SERVICE LINE, ADDITIONAL BONDING REQUIRED FOR PERSONAL PROTECTION. REQUIRED BONDING FOR PERSONAL PROTECTION REQUIRE SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO, HVAC SYSTEMS, RECREATIONAL EQUIPMENT (SPAS), AND STRUCTURAL STEEL SYSTEMS.

NORMALLY NON-CURRENT-CARRYING, ELECTRICALLY CONDUCTIVE MATERIALS THAT ARE LIKELY TO BECOME ENERGIZED SHALL BE CONNECTED TOGETHER AND TO ELECTRICAL SUPPLY SOURCE IN A MANNER THAT ESTABLISHES AN EFFECTIVE GROUND-Fault CURRENT PATH.

**GO AND SMOKE DETECTOR NOTE**

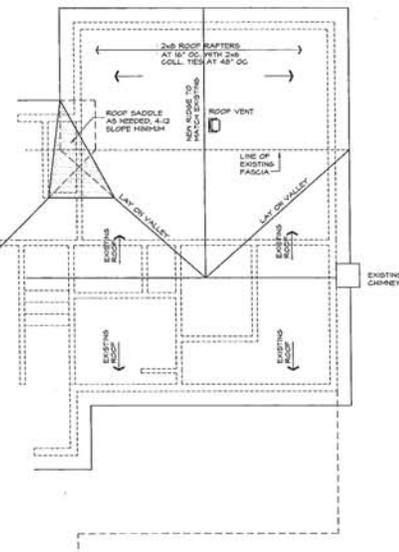
ONE APPROVED CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES. THE CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE DETECTING DEVICES PROVIDED THAT THE COMBINED UNIT COMPLIES WITH THE RESPECTIVE PROVISIONS OF THE ADMINISTRATIVE CODE, REFERENCE STANDARDS, AND DETECTING DEVICES AND CARBON MONOXIDE ALARM ALARMS IS A WARNING THAT CLEARLY DIFFERENTIATES THE HAZARD. DETECTOR SHALL BE EITHER BATTERY POWERED FLASH WITH BATTERY BACK-UP, OR WIRE INTO THE STRUCTURE'S AC POWER LINE WITH SECONDARY BATTERY BACK-UP.

SMOKE DETECTORS IN ALL BEDROOMS SHALL BE ARC-FAULT RECEPTACLES.

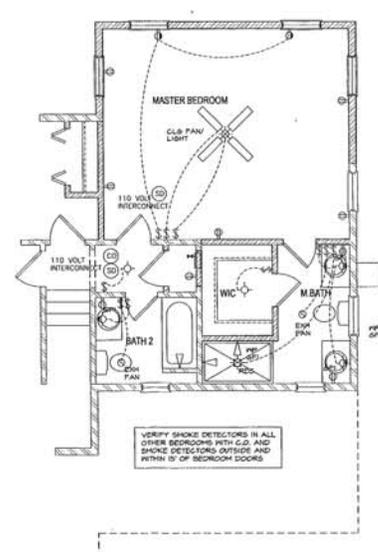
ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED 120V WITH BATTERY BACK-UPS.

**ELECTRICAL KEY**

- DO DUPLEX CONVENIENCE OUTLET
- DP HEATHERPROOF DUPLEX OUTLET
- DO GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- DO HALF-SWITCHED DUPLEX OUTLET
- SW WALL SWITCH
- CI CEILING HTD INCANDESCENT FIXTURE
- MI WALL HTD INCANDESCENT FIXTURE
- RI RECESSED INCANDESCENT FIXTURE
- LC LIGHT FIXTURE WITH WALL CHAIN
- FLI FLUORESCENT LIGHT FIXTURE
- EF EXHAUST FAN
- ELF EXHAUST FAN LIGHT COMBINATION
- SD SMOKE DETECTOR
- CLF CEILING FAN WITH LIGHT



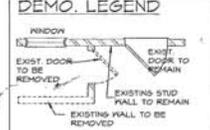
**ROOF PLAN REMODELED**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

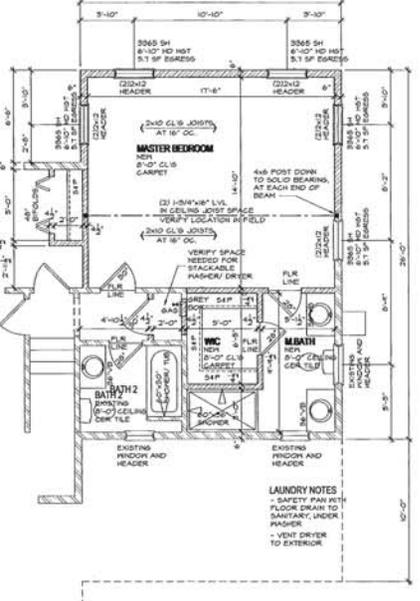
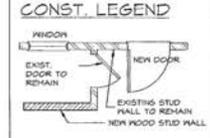


**PARTIAL FIRST FLOOR PLAN - REMODEL**  
SCALE: 1/4" = 1'-0"



**EXISTING STRUCTURE**

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



**SECOND FLOOR PLAN - REMODEL**  
SCALE: 1/4" = 1'-0"

REVISIONS:	
BY:	DATE:
DATE:	08-28-16
SCALE:	
COMPUTER FILE:	

cell: 647.204.3971  
mccgeearch@gmail.com

P.O. Box 469  
Barrville, IL 60510

*McGee Architects*

2nd Story Add'n  
St Charles, IL

**Derico**  
CUSTOM HOMES INC.  
111 BARTMAN PARKWAY  
ST CHARLES, ILLINOIS 62278



SHEET NUMBER  
**A2**

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2016-566

Approved Plan



Northern Elevation

Proposed Addition for  
520 W. INDIANA STREET  
ST. CHARLES IL. 60174

DERRICO CUSTOM HOMES  
311 E. WALNUT AVE.  
ST. CHARLES IL. 60174  
630 387-8100