

		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>				
		<b>Agenda Item Title/Address:</b>		COA: 606 Cedar St.		
		<b>Proposal:</b>		New garage		
		<b>Petitioner:</b>		Tim Nelson		
		<b>Please check appropriate box (x)</b>				
		<b>PUBLIC HEARING</b>			<b>MEETING 2/21/18</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>						
X	Certificate of Appropriateness (COA)			Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
<b>ATTACHMENTS:</b>						
Garage plans						
Photo of house						
<b>EXECUTIVE SUMMARY:</b>						
<p>Proposed is a construction of a garage at the northeast corner of the property. The garage has two single-bay doors facing N. 6<sup>th</sup> St. The structure is almost 20 ft. in height, allowing for a partial second-story. The roof is gabled with two shed dormers. The pitch of the gable appears to match that of the house.</p> <p>In 2015, the Commission approved a COA for renovations to the property, including a new garage. The garage currently proposed is different than previously approved.</p>						
<b>RECOMMENDATION / SUGGESTED ACTION:</b>						
Provide feedback and recommendations on approval of the COA.						



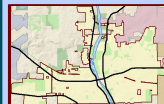
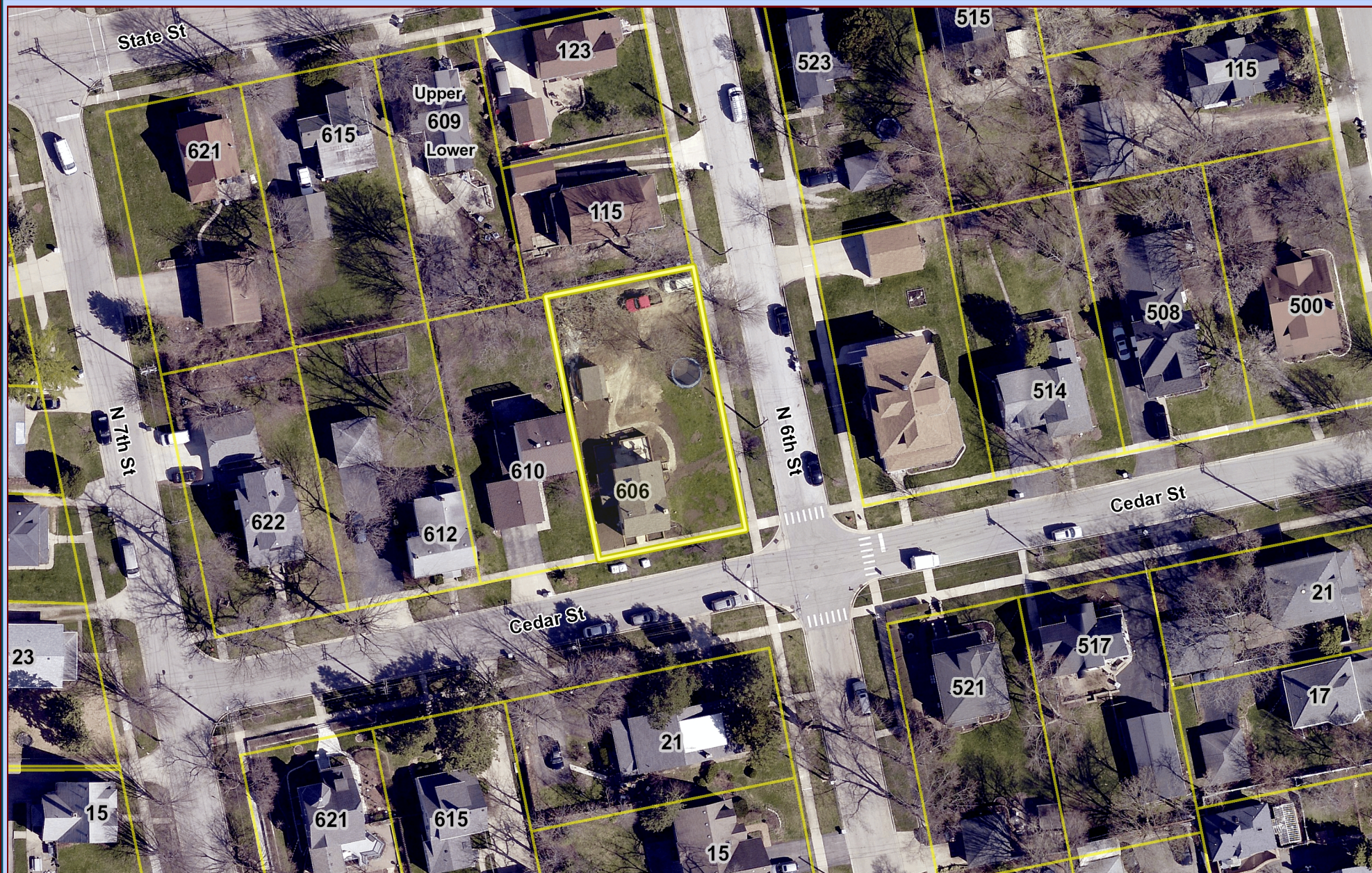


# City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - [www.stcharlesil.gov](http://www.stcharlesil.gov)

## 606 Cedar St

RAYMOND ROGINA *Mayor*  
MARK KOENEN *City Administrator*



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: February 19, 2018 03:47 PM

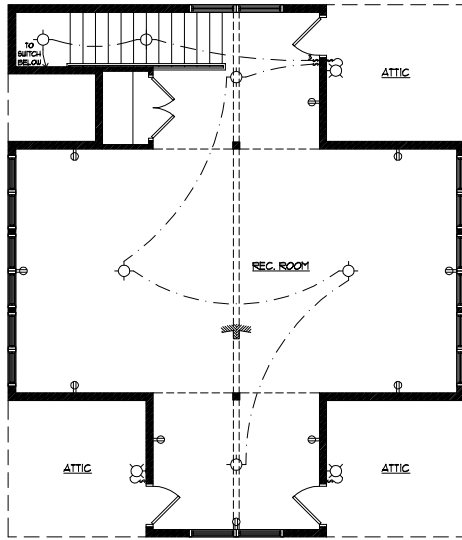


0 33 66 Feet

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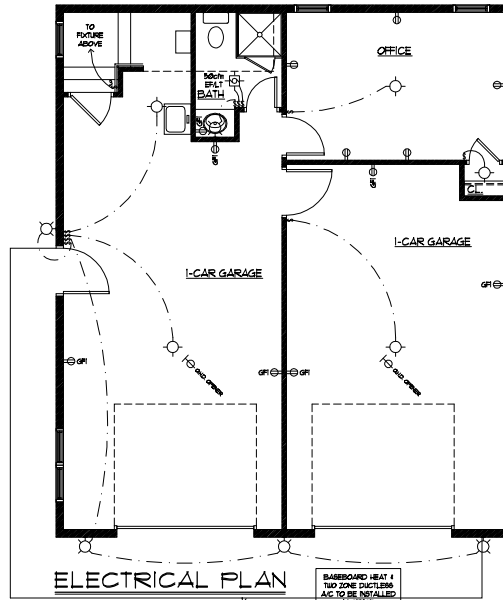




ATTIC ELECTRICAL PLAN

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

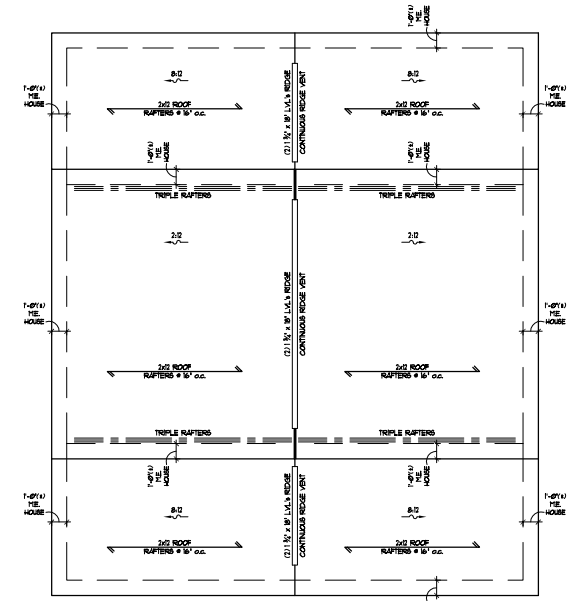
BASEBOARD HEAT & TWO ZONE DUCTLESS A/C TO BE INSTALLED IN REC. ROOM



ELECTRICAL PLAN

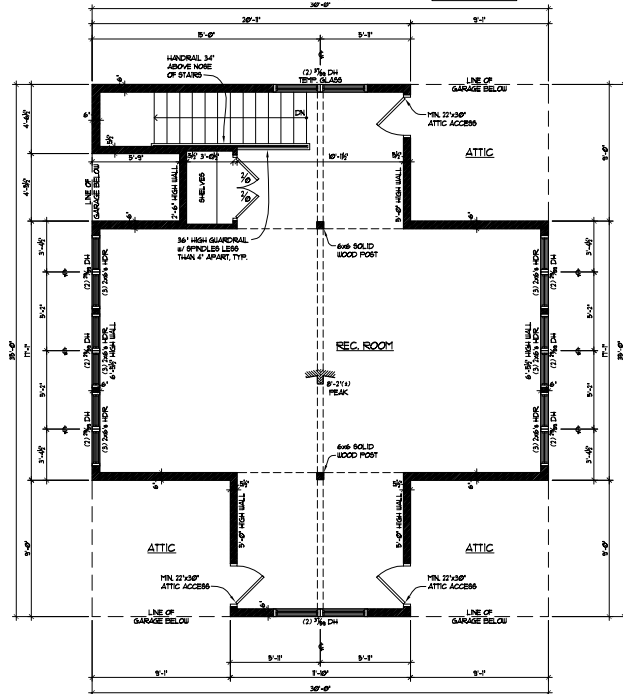
SCALE: 1/4" = 1'-0"

BASEBOARD HEAT & TWO ZONE DUCTLESS A/C TO BE INSTALLED IN OFFICE



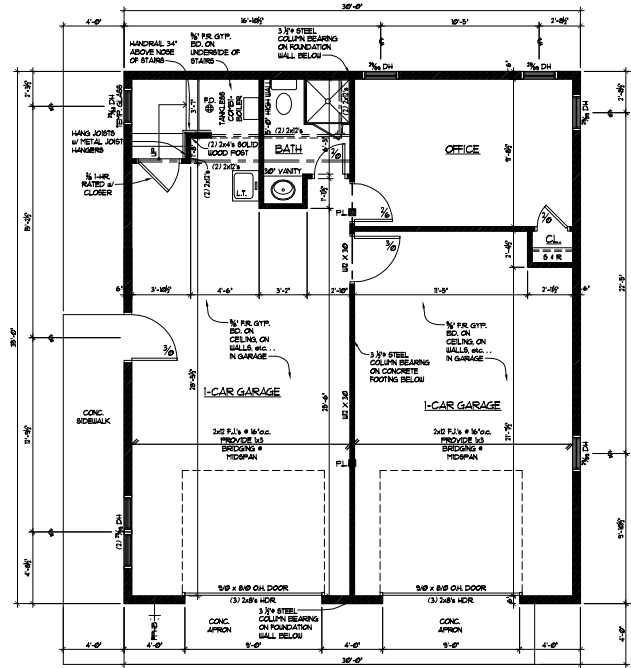
ROOF PLAN

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



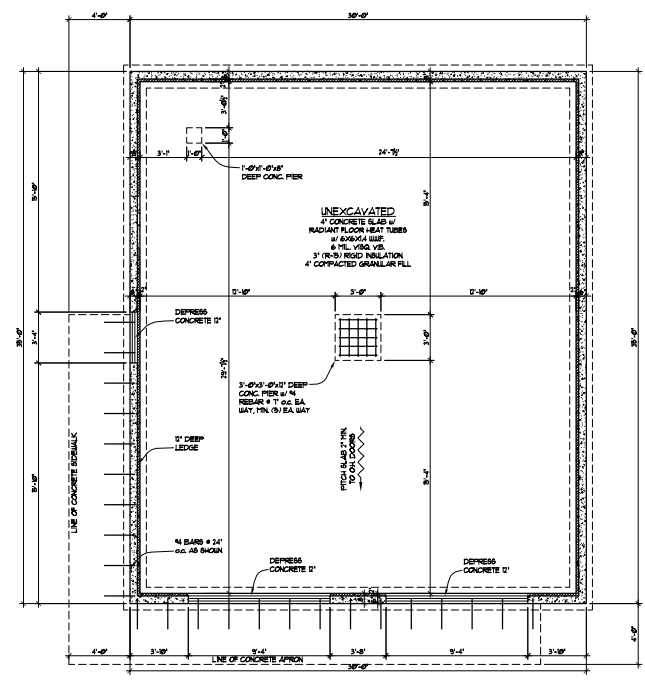
ATTIC PLAN

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



FLOOR PLAN

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



FOUNDATION PLAN

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

Project No.	17072
Drawn By	TN
Design	11/21/17
Client Revision:	1/23/18 2/16/18 2/16/18
Construction	2/16/18
Village Revision:	2/16/18

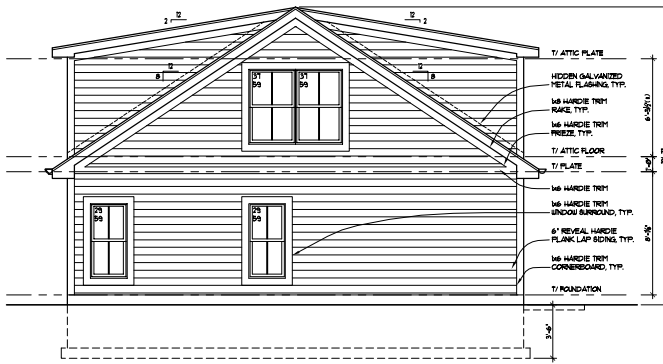
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A DETACHED GARAGE FOR:  
TIM HANCO  
606 CEDAR STREET  
ST. CHARLES, ILLINOIS 60114

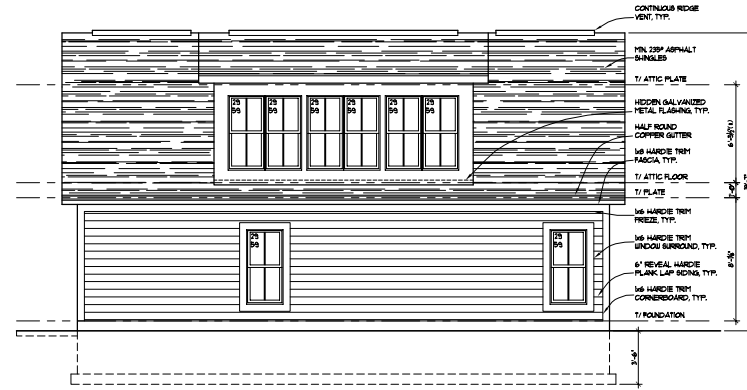
FOUNDATION PLAN,  
FLOOR PLAN,  
ATTIC PLAN,  
ROOF PLAN, &  
ELECTRICAL PLANS

Page	Of
2	4
	Pages





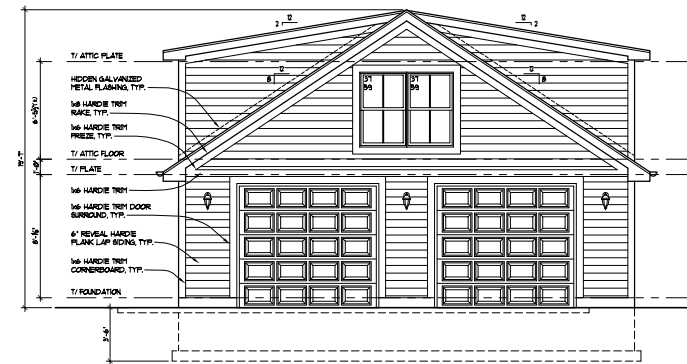
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

Project No.	12024
Drawn By	TN
Design	11/21/17
Client Revisions	1/23/18 2/6/18 2/16/18
Construction	2/3/18 2/15/18
Village Revisions	2/19/18

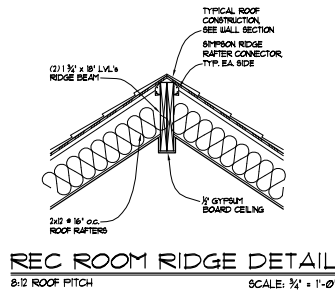
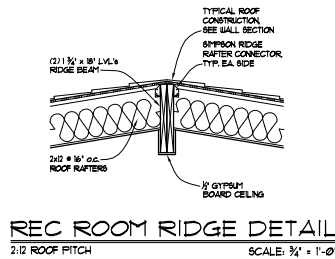
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**TIM NELSON ARCHITECT, LTD.**  
*Custom Homes • Additions • Remodeling*  
401 N. Lincoln Ave., Suite 100  
Tulsa, OK 74103  
Tel: (918) 767-2122 Fax: (918) 767-1157  
tim@timnelsonarchitect.com

**A DETACHED GARAGE FOR:**  
**TIM HANCZ**  
**606 CEDAR STREET**  
**ST. CHARLES, ILLINOIS 60114**

ELEVATIONS

Page	Of
3	4



### ROOF CONSTRUCTION

ASPHALT SHINGLES (MIN. 2209) ON  
 (2) LAYERS 3/4" ASPHALT SATURATED FELT PAPER ON  
 ICE & WATER SHIELD UNDERLAYMENT  
 1/2" PLYWOOD SHEATHING ON  
 2x12 ROOF RAFTERS @ 16" o.c. w/ LVL RIDGE BEAM,  
 SEE ROOF PLAN.  
 AIR BATTLE @ 16" o.c. BETWEEN RAFTERS  
 R-38 BATT INSUL. w/ KRAFT-FACED VLS. ROOFSIDE

SIMPSON HURRICANE  
 TE @ EACH RAFTER

### EAVE/SOFFIT

1/2" HARDIE TRIM FASCIA  
 HARDIE SOFFIT w/ MIN.  
 SCREENED 6x2 VENTS @ 6'-0" o.c.  
 1/2" HARDIE TRIM FREEZE

### EXTERIOR WALL

6" REVEAL HARDIE PLANK LAP SIDING ON  
 TYVEK® BUILDING PAPER OR EQUAL ON  
 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON  
 2x6 STUDS AT 16" o.c.  
 R-7 BATT INSUL. w/ KRAFT-FACED VLS. ROOFSIDE  
 1/2" GYPSUM BOARD WALL FINISH  
 WOOD BASEBOARD  
 WOOD SHOE @ HARD FLOORING SURFACES

HIDDEN GALVANIZED  
 METAL FLASHING

T/ DECKING

T/ PLATE

### EAVE/SOFFIT

COPPER HALF ROUND GUTTER w/ D.S.'s  
 TO MATCH EXISTING HOUSE  
 1/2" HARDIE TRIM FASCIA  
 HARDIE SOFFIT  
 1/2" HARDIE TRIM FREEZE

### EXTERIOR WALL

6" REVEAL HARDIE PLANK LAP SIDING ON  
 TYVEK® BUILDING PAPER OR EQUAL ON  
 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON  
 2x6 STUDS AT 16" o.c.  
 R-7 BATT INSUL. w/ KRAFT-FACED VLS. ROOFSIDE  
 5/8" FIRE RATED GYPSUM BOARD WALL FINISH

T/ CONCRETE FOUNDATION

T/ GRADE

### FOUNDATION WALL

8" POURED CONCRETE  
 w/ 2 - 4" BARS TOP & BOTTOM  
 8" MIN. CONCRETE FOOTING w/  
 CONTINUOUS KEYWAY

### TYPICAL WALL SECTION

AT DORMER SCALE: 3/4" = 1'-0"

BUILD UP PLATE AS NECESSARY

(3) 2x6 1/2" w/ 1/2" PLYWOOD PLATE  
 BETWEEN HEADER AT DORMER  
 WINDOWS

### INTERIOR FINISH

1/2" CEMENT BD. BEHIND ALL TILED WALLS

### FLOOR/CEILING

1/2" CEMENT BD. UNDERLAYMENT AT TILE  
 AREAS ONLY, 3/4" 1/4" PLYWOOD GULFED  
 AND NAILED TO FLOOR TRIMING - SEE  
 PLANS. INSULATE BETWEEN FLOOR JOISTS  
 AT EXT. WALLS, 1/2" GYPSUM BD. CEILING AT  
 HABITABLE SPACES

R-7 BATT INSULATION

5/8" FIRE RATED GYPSUM  
 BOARD CEILING

(3) 2x6 1/2" w/ 1/2" PLYWOOD PLATE  
 BETWEEN HEADER AT WINDOWS AND  
 DOORS UNLESS OTHERWISE NOTED

2x6 TREATED PLATE w/ 1/2" x 10"  
 ANCHOR BOLTS AT 6'-0" o.c.  
 T MIN. INTO CONCRETE  
 MIN. 2 BOLTS PER LENGTH  
 12" MAX FROM CORNERS

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 BORDER OF ICE & WATER SHIELD UNDERLAYMENT  
 (AS SHOWN & IN ALL VALLEYS) ON  
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T/ DECKING

T/ PLATE

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 CONTINUOUS KEYWAY

### TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

ICE & WATER SHIELD

3/4" T & G PLYWOOD

2x12 @ 16" o.c.

5/8" FIRE RATED GYPSUM  
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Drawn By	JN
Design	11/21/17
Client Revisions	1/23/18 2/8/18 2/16/18 2/3/18 2/15/18
Construction	2/29/18
Wedge Revisions	

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 401 S. Cedar Street, Suite 200  
 St. Charles, IL 60114  
 Tel: (618) 747-2122 Fax: (618) 747-1157  
 tim@timnelsonarchitect.com

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Page	Of
4	4
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