



CITY OF
ST. CHARLES
ILLINOIS • 1834

**HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY**

| | | | |
|-----------------------------------|---------------------------|----------------------------|----------|
| Agenda Item Title/Address: | COA: 612 W Main St | | |
| Significance: | Significant | | |
| Petitioner: | Premier Living Properties | | |
| Project Type: | Signs | | |
| PUBLIC HEARING | | MEETING 7/15/20 | X |

Agenda Item Category:

| | | | |
|---|--------------------------------------|--|---------------------------|
| | Preliminary Review | | Grant |
| X | Certificate of Appropriateness (COA) | | Other Commission Business |
| | Landmark/District Designation | | Commission Business |

Attached Documents:

Application, Sign photos, Architectural survey

Additional Requested Documents:

None

Project Description:

- Proposed is to install a monument sign.
- The applicant is also proposing a planter box that the monument sign will be placed inside.
- The monument sign will have external lighting projecting onto it.

Staff Comments:

The monument sign will need to be moved to allow a 5ft. setback from the lot line. This setback does not pertain to the planter box, but is enforced with the sign. The current sign appears to be right on the lot line.

Two wall signs were placed on the dormers. The applicant installed the signs prior to obtaining a building permit or COA approval. Staff has determined that the current wall signs do not meet City Code requirements and will either need to be removed or relocated.

Recommendation / Suggested Action:

- 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 #: 2020 -- 01023 Date Submitted: 7/6/2020 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 6012 W. Main St.

Use of Property: Commercial, business name: Premier Living Properties
 Residential Other: _____

Project Type:

- | | | |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Windows | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Primary Structure |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Additions | <input type="checkbox"/> Garage/Outbuilding |
| <input type="checkbox"/> Siding - Type: _____ | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Other _____ |
| <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 checked="" type="checkbox"/> Awnings/Signs | | |

Description:

Attached signage on S and E side of property "REAL ESTATE". Freestanding sign -- Premier Living Properties

Applicant Information:

Name (print): Amanda Laughlin
 Address: 6012 W. Main St.
 Phone: 847 930 6181
 Email: amanda@plproperties.com

Applicant is (check all that apply):

- Property Owner
- Business Tenant
- Project contractor
- Architect/Designer
- Business manager

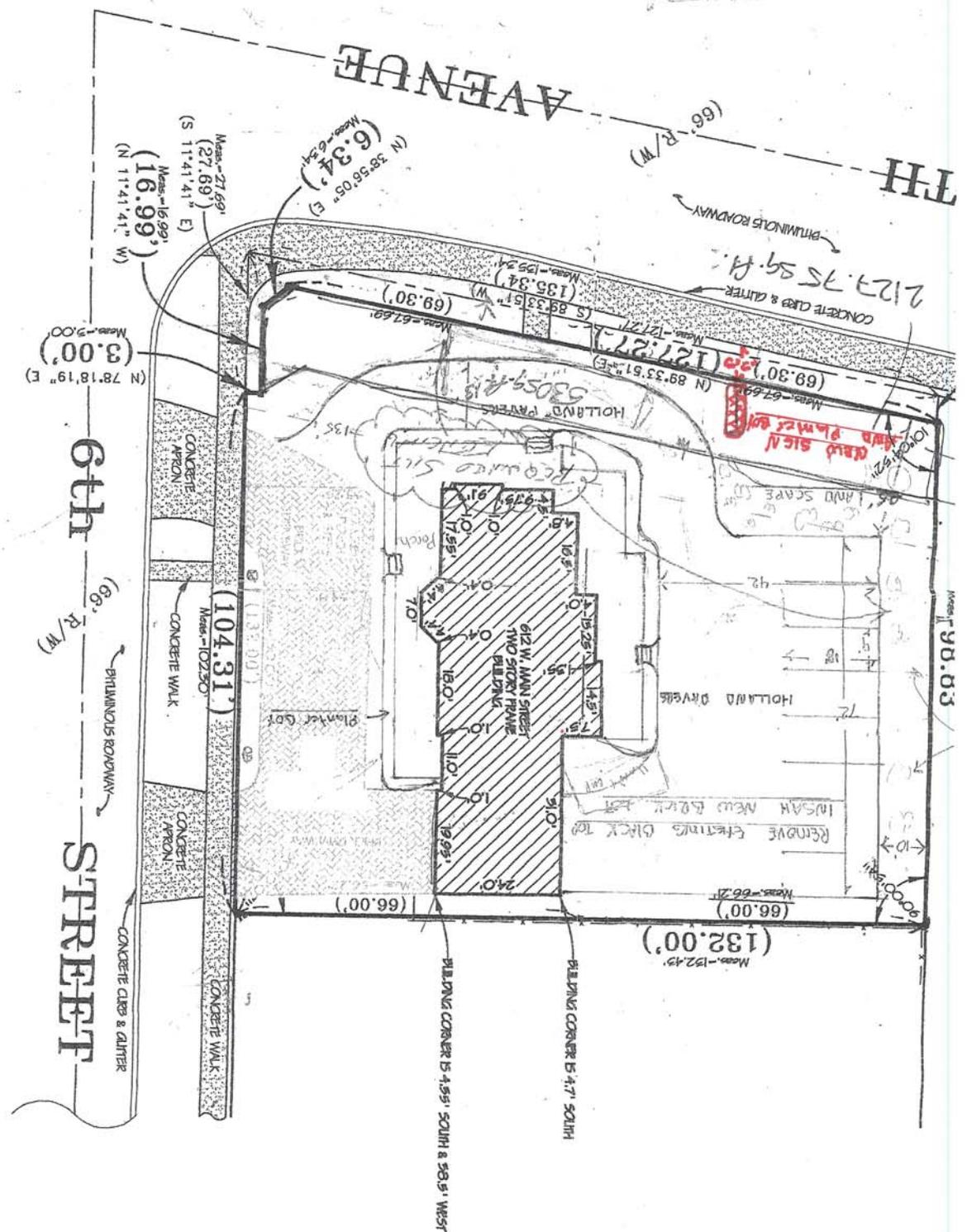
Property Owner Information (if not the Applicant)

Name (print): GARY O'CONNOR (GTAB, LLC)
 Address: 6012 W. Main St
 Signature: [Handwritten 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: [Handwritten Signature] Date: 6/30/2020

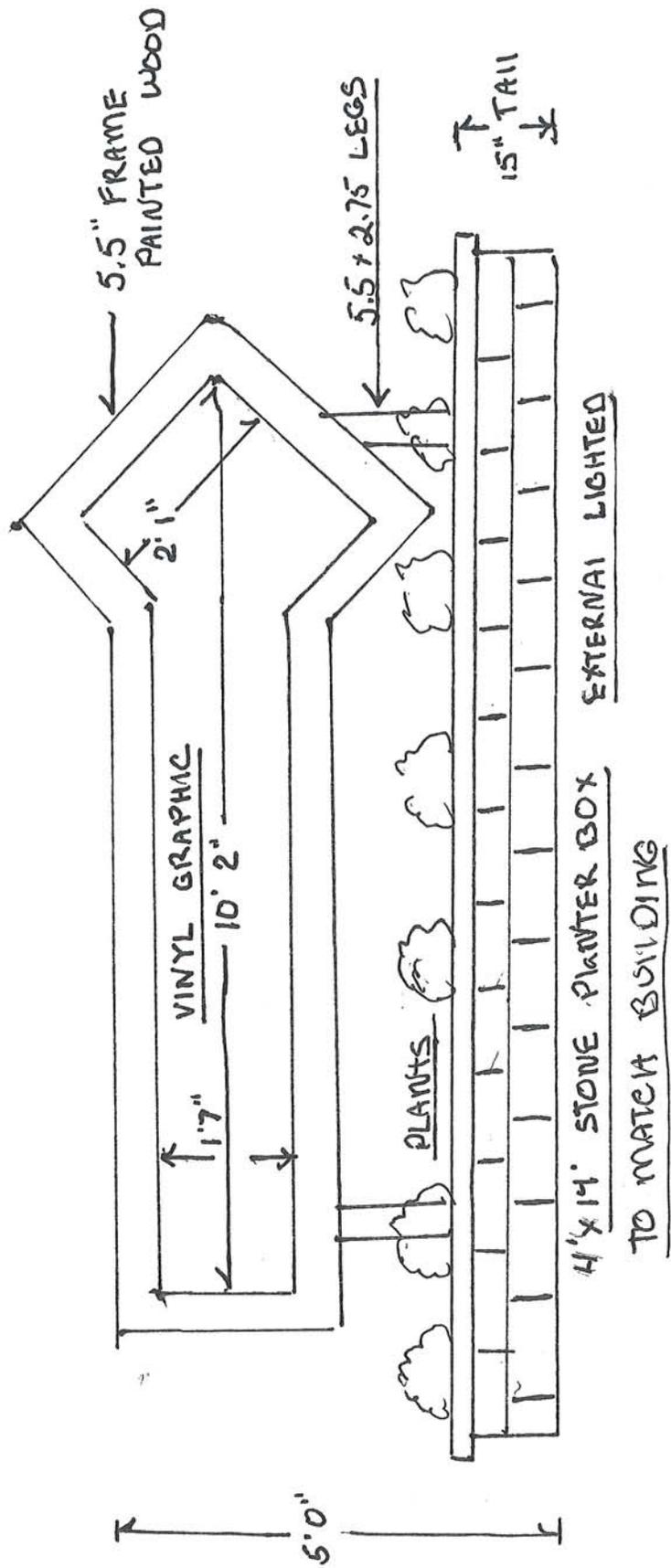


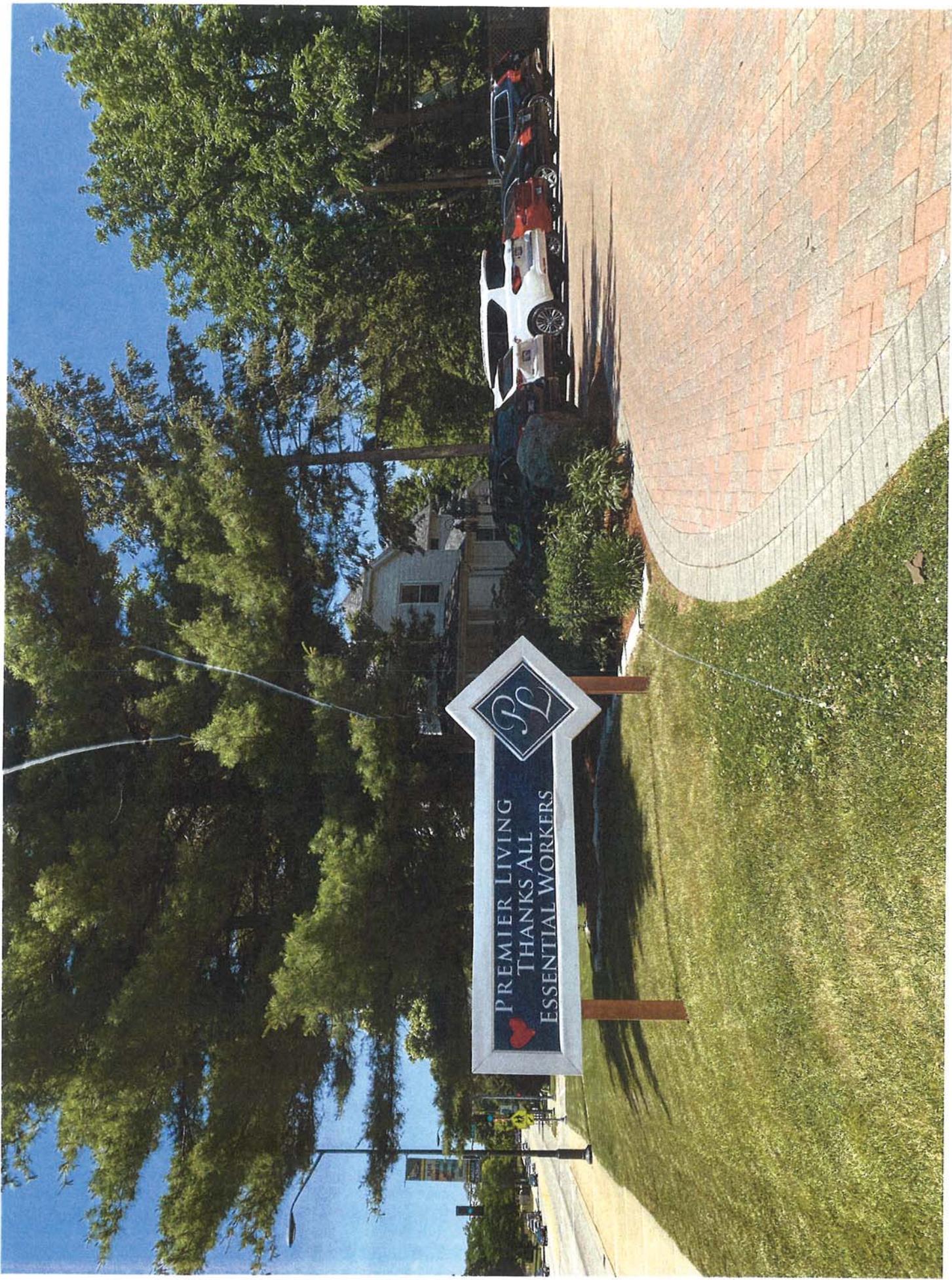
NOTE: 13" 21, 21 ON

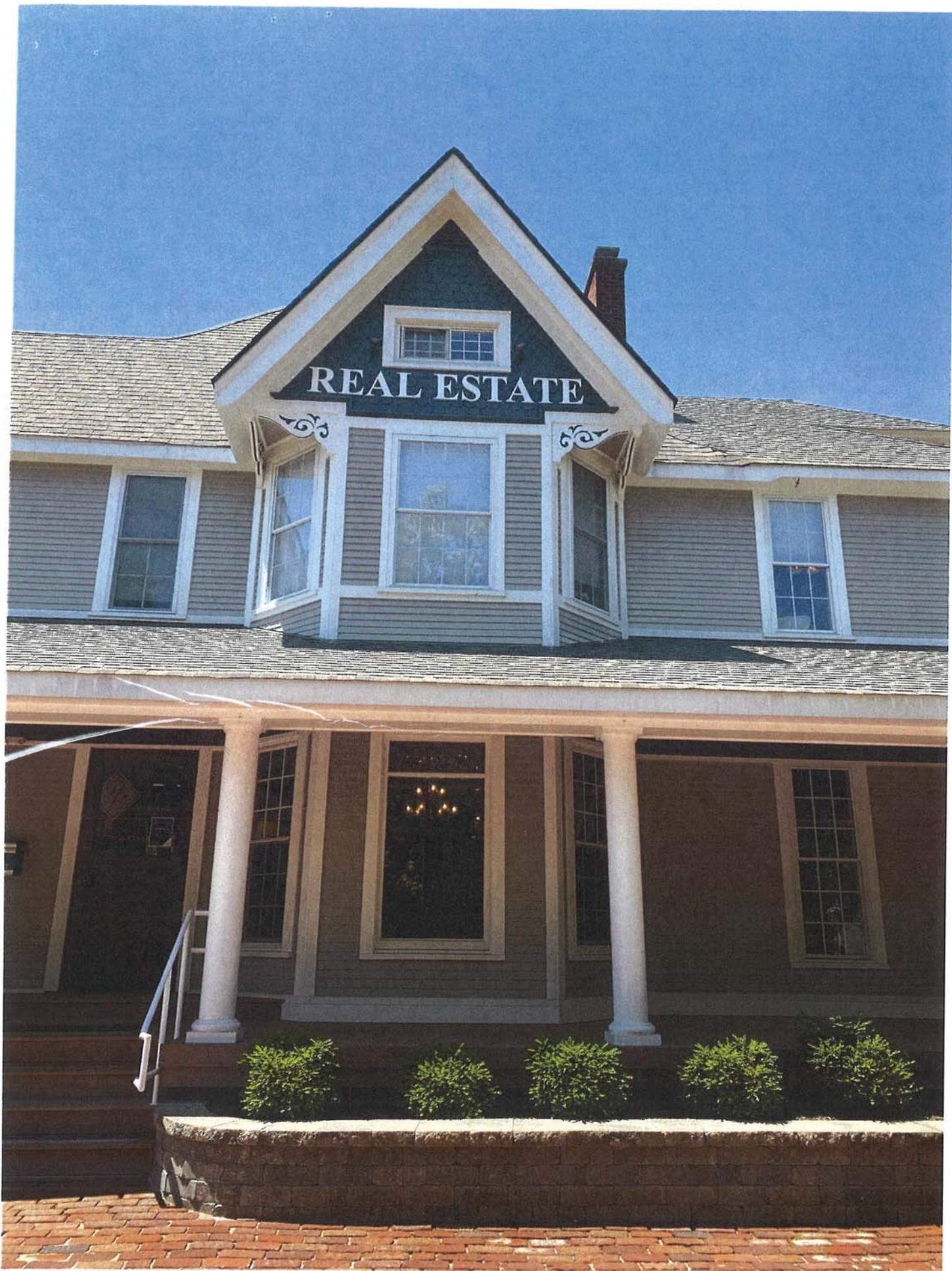
SECOND'S EAST, 27.89 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, IN BLOCK 3 IN LINGTON'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

AREA OF SITE = 14,754 SQ. FT.

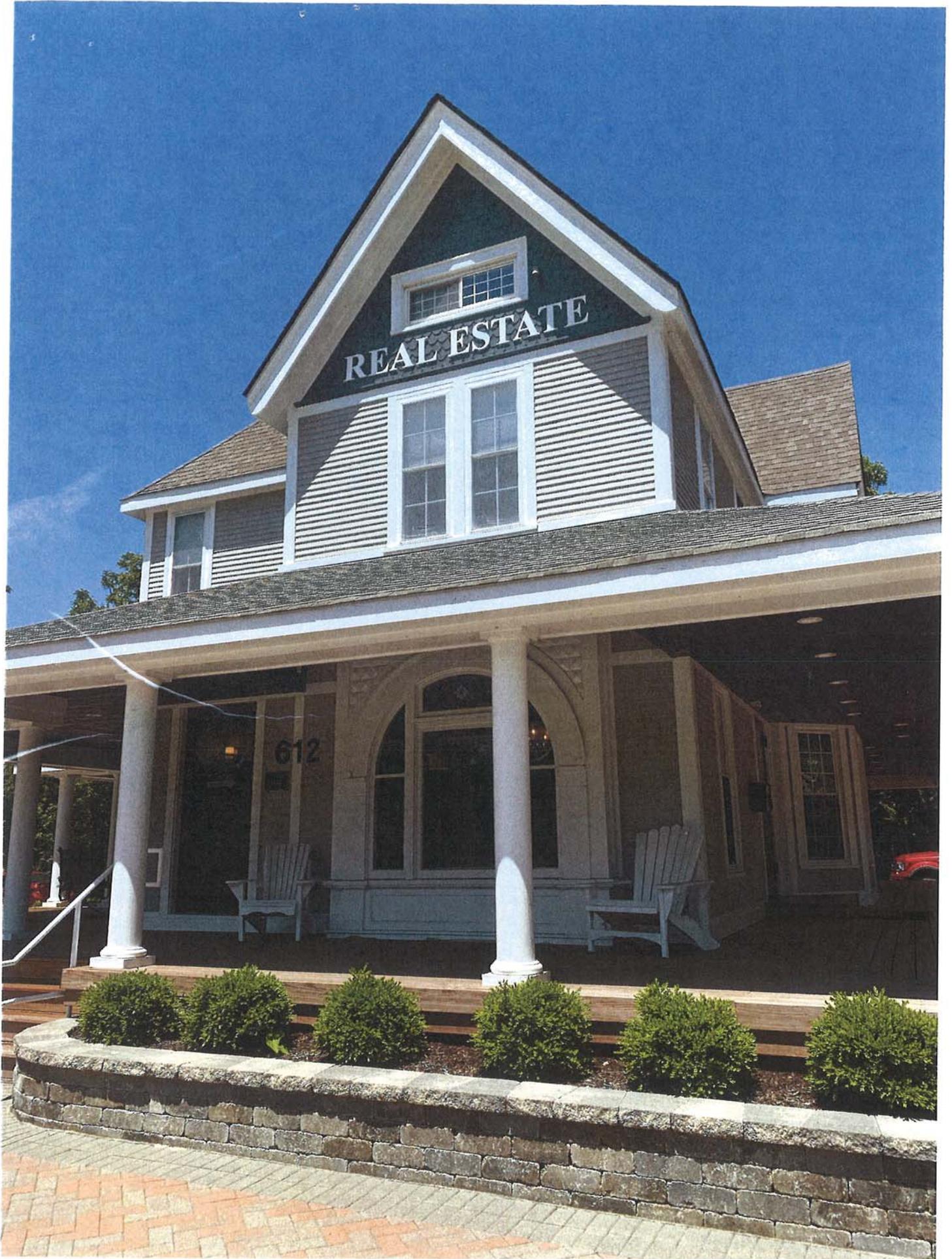
CARRADI







REAL ESTATE



REAL ESTATE

612



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 612 West Main Street

ROLL-IMAGE # 3432 - 33

CD-IMAGE # 4367 - 33



ARCHITECTURAL SIGNIFICANCE

- ▶ **Significant**
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

BUILDING CONDITION

- ▶ **Excellent**
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

| | |
|---|--|
| Architectural Style/Type: <u>Victorian – Queen Anne</u> | Exterior Walls (Current): <u>Wood clapboard with decorative wood shingles.</u> |
| Architectural Features: _____ | Exterior Walls (Original): <u>Wood clapboard with decorative wood shingles</u> |
| Date of Construction: <u>1894</u> | Foundation: <u>Stone</u> |
| Source: <u>Township Assessor's Office</u> | Roof Type/Material: <u>Hipped with lower cross gables.</u> |
| Overall Plan Configuration: <u>Simple rectangle</u> | Window Material/Type: <u>Wd/Alum /Dbl. hung , fixed</u> |

ARCHITECTURAL FEATURES: This house features a hipped roof with lower cross gables. The entry has a small gabled porch with square columns. The front gable is a dominant feature of the asymmetrical front elevation. This feature also has a large arched tripartite window and cut away corners and imbricated shingles under the gable.

ALTERATIONS:



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

612 West Main Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: George Barber
Source St. Charles Historical Society Landmark Application April 1992

BUILDER: Unknown
Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: John and Anna Colson purchased the property in 1891 and built sometime shortly thereafter. John was a prominent businessman who started his career as a clerk in the employ of L.C. Ward & Co. He later started a business in partnership with Charles A. Anderson & Charles Haines that became known as J.F.Colson & Co.

Source St. Charles Historical Society Landmark Application April 1992

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____
STATE: YES
COUNTY: _____
LOCAL: YES. Applied for Local Landmark Status in 1992.