

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 612 W. Main St.		
	Proposal:	Add wrap around porch, relocate door		
	Petitioner:	Amanda O'Connor		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 3/7/18	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Minutes from preliminary review, architectural survey, historic photo, recent photos, proposed plans				
EXECUTIVE SUMMARY:				
<p>On 12/6/17, Commission provided preliminary review comments on this project. The minutes are attached.</p> <p>Proposed is the installation of a wraparound porch at 612 W. Main St. (Colson House).</p> <p>A door on the east elevation, facing 6th Street, would be relocated from the bay window to the adjacent wall, aligned with the proposed porch stairs.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

7. COA: 225 W. Main St.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to table the item.

8. COA: 323 Illinois St.

A motion was made by Mr. Krahenbuhl and seconded by Mr. Kessler with a unanimous voice vote to table the item.

9. Preliminary Review: 612 W. Main St.

Amanda, Tamara and Gary O'Connor, the prospective buyers, were present.

Ms. Amanda O'Connor described the modifications they would like to make to the building. They are proposing adding a large porch around the front and side of the building. Since this is an office, they need handicap accessibility, and the wraparound porch will help them achieve that. The porch will have a wood floor and ceiling. The ramp will be located on the west side of the building. They would also like to relocate a side door that is currently positioned within a lower level bay window and match the lower bay window to the upstairs windows when the door is removed.

Ms. Malay asked about the railings and whether or not they could get leniency due to the fact that is an historic building. She said the lower the railings the better. Mr. Colby said they would first need to check to see if railings are required. If they are, they can work with the building department on the height requirement. Mr. Kessler preferred to see rails because it is an original detail. Mr. Krahenbuhl favored not having railings on the porch in an effort to be able to see more of the details of the arched window.

Dr. Smunt said the columns should be turned columns as shown in photos of the original building. He also expressed concern that some of the unique elements of the main elevation will be covered up. Mr. O'Connor said he can alter the ceiling to make it easier to see these elements.

The Commissioners suggested using *The Field Guide of American Houses* as a reference to assist them in using design elements that match the historical architecture of the building. Ms. Tamara O'Connor expressed concern over maintaining the changes that are being suggested. Mr. Gibson said there are numerous options for the Queen Anne style home. Dr. Smunt noted they can use modern materials that look like the original, but are very durable.

Mr. Pretz was not opposed to the modifications. However, he suggested they make sure the modifications are designed to be architecturally correct and proportioned appropriately with the house. Dr. Smunt said to go with what they know existed versus adding an interpretive element that did not exist.

Chairman Norris noted the arched window is one of the strongest elements on that portion of the building and the wraparound porch will drastically put this in the shadows. Mr. O'Connor said it will still be visible from the street.

The Commissioners were generally supportive of the concept, but suggested the O'Connors provide visual materials incorporating the modifications discussed.

10. Additional Business and Observations from Commissioners or Staff

a. 217 Cedar Ave.

Mr. Colby noted the tour of the house is scheduled for 10:30 a.m. on Saturday and will be noticed as a meeting. A suggestion was made to include the aldermen. Mr. Colby advised some aldermen have already been through the house. He said they have to be careful to avoid having a majority of a quorum of aldermen. Dr. Smunt suggested inviting the 4th ward aldermen if they haven't already been through it. Mr. Gibson suggested Art Lemke and Dan Stellato.

Since this is a public meeting, Mr. Pretz asked about inviting Dan Otto. Mr. Otto has a background in structure and moving buildings. Mr. Pretz felt Mr. Otto would be able to provide some valuable feedback that could be beneficial to the Commission in preparing a response back to the Council. Mr. Colby said it would be acceptable to invite him as it is a public meeting.

Mr. Kessler asked for clarification as to the purpose of the meeting/tour. Was it to show the Council some options? He restated his original position noting he felt their duty was to read the ordinance and see if this meets it. He felt they had already done that. He asked what they believe the outcome of their tour will be. Chairman Norris suggested evaluating a plan after the meeting/tour. Dr. Smunt said if they find the building has a reasonable chance at being part of a redevelopment plan if the property is sold, the Commission needs to say so.

Mr. Gibson said the City Council is asking the Commission to give an opinion and provide guidance in making their decision. He said the Commission could say they have taken their action, made a recommendation, and given a resolution, but this could be an opportunity to further assist the Council and advise them of everything the Commission did on this. Mr. Pretz stated a developer was reaching out to the church to talk about the availability of the property.

Mr. Colby said this discussion will likely return to the P&D meeting in March. Mr. Gibson said he felt the 90 day extension was for the Commission to have time to review a plan. However, he said if they are ready to give their feedback before then, they could move forward in doing so. Ms. Malay said it also gives the Council more time to do what they need to do.



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:

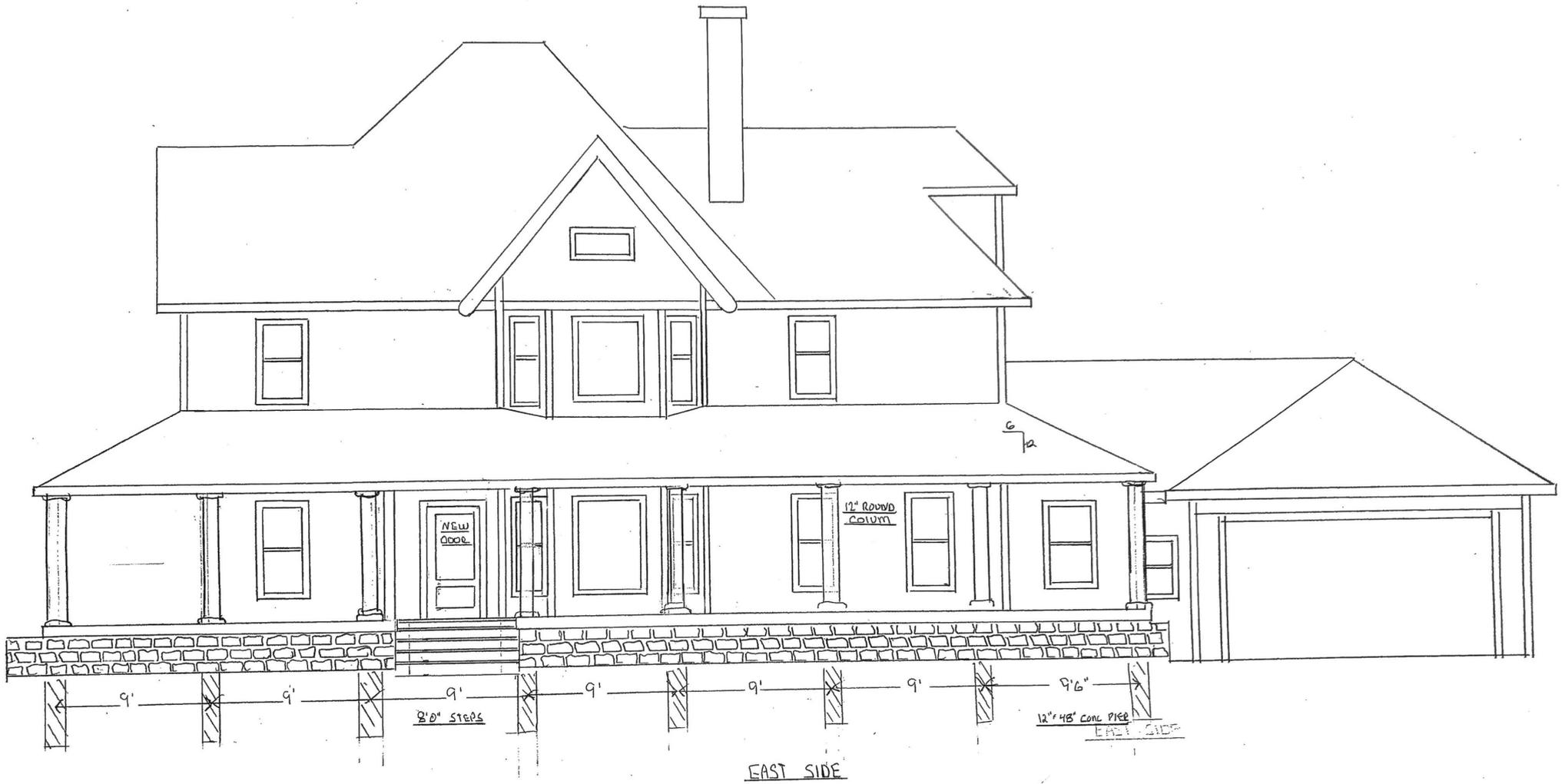
FEDERAL: _____
STATE: YES
COUNTY: _____
LOCAL: YES. Applied for Local Landmark Status in 1992.

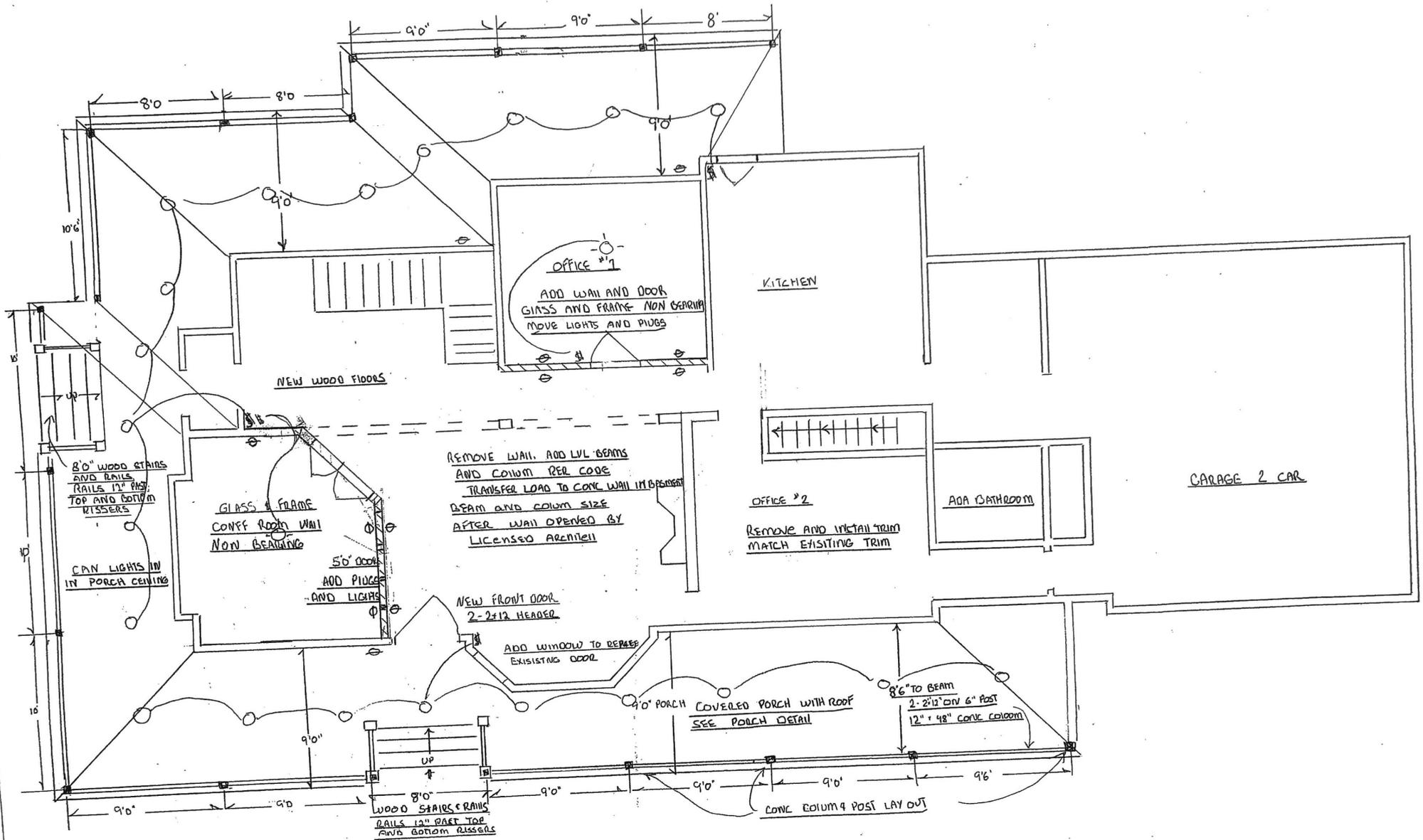


Photo from St. Charles Historic Buildings website, credited from St. Charles History Museum

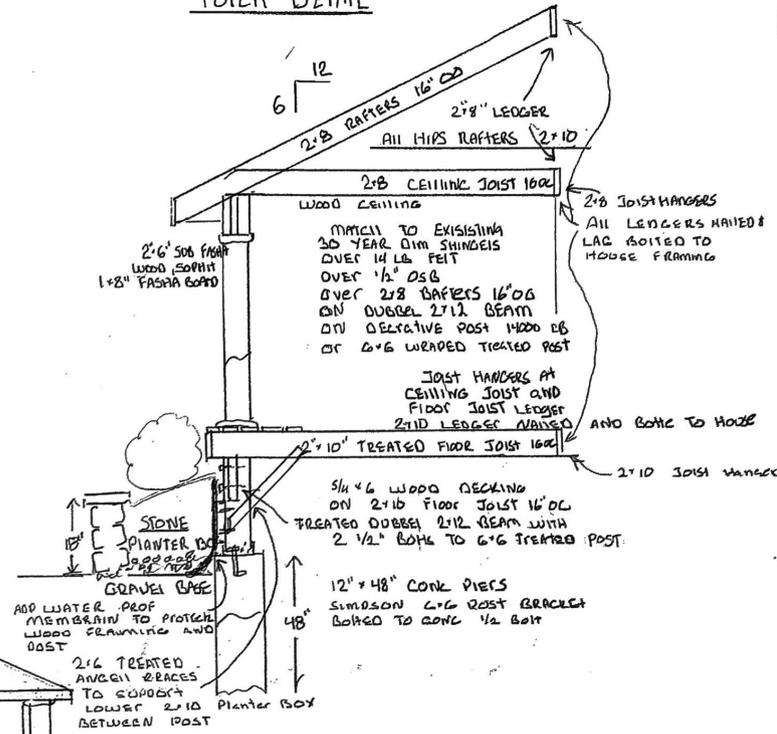








Porch DETAIL



SOUTH SIDE

INTERIOR WALLS AND
NEW COVERED PORCH
612 WEST MAIN ST
GARY O'DONNOR, OWNER
847 815 6468

