

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 619 W Main St.		
	Proposal:	Porch Restoration		
	Petitioner:	Eric Larson		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 4/17/19	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
COA Application				
Architectural Survey Page				
11-7-18 Meeting Minutes				
Photos of details				
EXECUTIVE SUMMARY:				
<p>Proposed is to install detail elements onto the newly opened porch. The elements will match details found on the front porch.</p> <p>The “opening up” of the porch was discussed by the Commission at the 11/7/18 meeting. The Commission approved the demolition of the walls, doors, and windows, but requested to table all other construction until specific plans to rebuild the porch were presented.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations 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: 4/10/19 COA# _____ - _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 619 W. Main St
Use of Property: Commercial, business name: Americupise / Marquee
 Residential Other: _____

Project Type:

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

Description: new columns and trim details on side porch

Applicant Information:

Name (print): Eric M. Larson
Address: 619 W. Main St
Phone: 630-669-5101
Email: plan4u2retire@gmail.com

- Applicant is (check all that apply):
- Property Owner
 - Business Tenant
 - Project contractor
 - Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Millington Square LLC
Address: 619 W. Main St
Signature: [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: [Signature] Date: 4-10-19



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
 MILLINGTON HISTORIC DISTRICT
 ST. CHARLES, ILLINOIS
 Date of Survey: 2003

Primary Structure

ADDRESS 619 West Main Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Colonial Revival

Architectural Features: _____

Date of Construction: 1900

Source: Township Assessor's Office

Overall Plan Configuration: Simple w/ additions

Exterior Walls (Current): Brick

Exterior Walls (Original): Brick

Foundation: Stone(orig.),Conc.(Additions)

Roof Type/Material: Hipped/Wood shingle (orig.)

Window Material/Type: Alum/Wd./Dbl. hung

ARCHITECTURAL FEATURES: This is a large imposing façade accentuated by being elevated above the street level and by being located on a very prominent site. The roof is a simple hip with a long ridgeline and is articulated with large triangular roof dormers on the north, east, and west elevations. The east and west dormers crown a two story brick projection serving to break up what could have been an uneventful façade. The top of the stone foundation stops vertically at the first floor line and adds visual interest and character to the massive looking house.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
MILLINGTON HISTORIC DISTRICT
ST. CHARLES, ILLINOIS
Date of Survey: 2003

619 West Main Street - Continuation Sheet

ALTERATIONS: The front porch is an important element of the front façade and has recently been rebuilt using modern materials. The detailing is good and the design appears to be compatible with the main house. Several additions have been made to the west, south, and east sides of the original house. None of these are sympathetic with the original design in any way. There is no sense of scale, material, or detail references in any of these additions. An adjacent one - story house is connected to the main house at the rear.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES:

_____ This is sometimes referred to as the Nelson House. Dr. Nelson, a psychologist, ran a school here in the 1940's. Marshall Field's son was among those who resided here during its operation.

Source _____

Owner _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: Yes _____



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
MILLINGTON HISTORIC DISTRICT
ST. CHARLES, ILLINOIS
Date of Survey: 2003

Secondary Structure

ADDRESS 619 West Main Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Colonial revival</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1890 est.</u>	Foundation: <u>Stone?</u>
Source: <u>Owner</u>	Roof Type/Material: <u>Hipped/Wood shingle</u>
Overall Plan Configuration: <u>Simple square</u>	Window Material/Type: <u>Wood</u>

ARCHITECTURAL FEATURES: The hipped pyramidal roof together with the lone eyebrow dormer and hayloft doors has an eccentrically interesting overall appearance.

ALTERATIONS: This appears to have been a barn that was adaptively reused as a garage. Overhead garage doors have replaced the original doors and are not sympathetic with the original barn design.

b. 105 N. 2nd Ave.

i. Public Hearing

Chairman Norris opened the public hearing.

There was no additional discussion regarding the nomination.

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to close the public hearing.

ii. Landmark Recommendation

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to recommend to the Planning & Development Committee approval of the landmark designation of 105 N. 2nd Ave.

7. Certificate of Appropriateness (COA) applications

a. 113 S. 6th St. (Windows)

The Commission previously reviewed this item and conducted an on-site visit. The proposal calls for the replacement of 13 double-hung vinyl windows. Some of the original windows have already been replaced with vinyl. Dr. Smunt said it would make sense to use one consistent material. The current vinyl windows are in good condition. The windows that are remaining do have some significance. These are the two windows on the east elevation and the porch windows. Dr. Smunt pointed out that these are significant enough to warrant restoration/preservation if they were ever going to be replaced.

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the COA as presented. Mr. Pretz abstained.

b. 619 W. Main St. (Awning & Porch)

This item was previously discussed during a preliminary review. The proposal is to open a side porch and finish it with posts and trim to match the front porch. The applicant is also proposing an awning to be placed over the back door. Dr. Smunt noted the soffit is rather low and the awning may appear squeezed in.

Dr. Smunt preferred to see a close-to-scale drawing before granting approval. He would rather give approval for demolition of the remaining walls and windows so they can see what the structure looks like.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve a COA for demolition of the side porch walls and windows.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to table all other construction within the scope of the proposal until specific plans to rebuild the porch and awning were presented.

c. 117 N. 5th Ave. (Garage Door)

This item was previously approved, but an incorrect door was installed. Frank Florizoone, the homeowner, explained he spoke with the supplier and was advised the door would require modifications that would give it an odd appearance. The door requires customization due to its width. He was not sure what caused the mistake with the original order, but due to the time and cost involved with ordering another door he would prefer to keep the one that was already installed.

A motion was made by Dr. Smunt and seconded by Ms. Malay with a 4-1 voice vote to approve the COA as modified. Mr. Pretz voted no.

d. 121 S. 4th St. (Shed)

The proposal is for a shed in the rear yard. The property is on a corner lot and the shed would be visible from both streets.

There was no further discussion on this item.

A motion was made by Mr. Kessler and seconded by Ms. Malay with a unanimous voice vote to approve the COA as presented.

8. Grant Applications

No items were submitted.

9. Additional Business and Observation from Commissioners or Staff

a. St. Charles History Museum – Preservation Month 2019

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

b. First Street Development Project & Comprehensive Plan Update

Mr. Colby provided an update on downtown development projects.

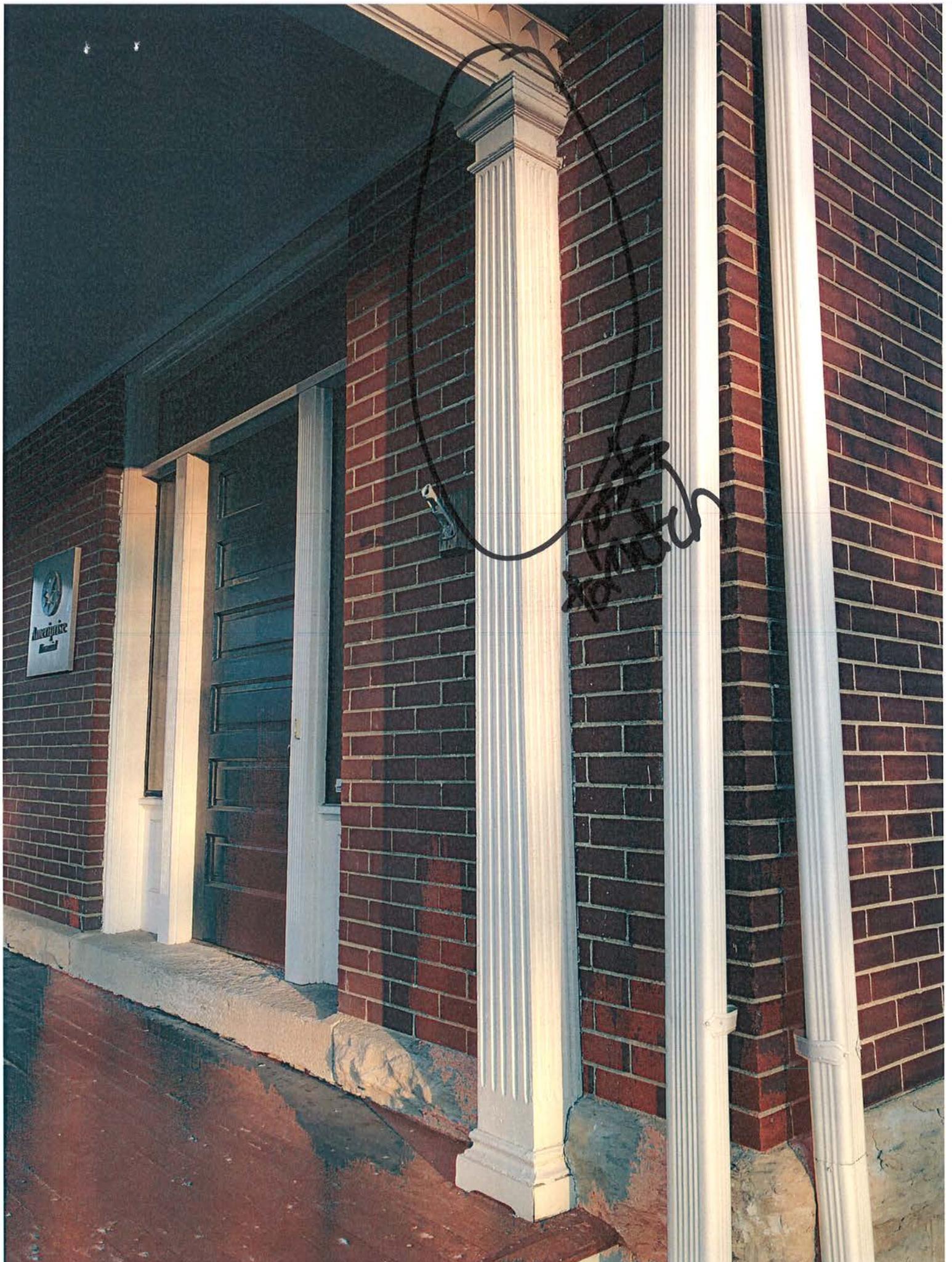
The First Street project is in phase 3. The City is starting to put together concept layouts for the completion of the Riverwalk in the east plaza that will run adjacent to building #2. The plan is to continue the Riverwalk in a theme similar to what was constructed along building #3. The east

619 W. Main New post
Details



Detail to Match front
Porch





posts
to
match

