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|--|---|--------------------------|-------------------------------|----------|
|  | HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY | | | |
| | Agenda Item Title/Address: | COA: 106 S Riverside Ave | | |
| | Proposal: | Patio | | |
| | Petitioner: | Pollyanna Brewery | | |
| Please check appropriate box (x) | | | | |
| | PUBLIC HEARING | | MEETING 6/19/19 | X |
| AGENDA ITEM CATEGORY: | | | | |
| <input checked="" type="checkbox"/> | Certificate of Appropriateness (COA) | | Façade Improvement Plan | |
| | Preliminary Review | | Landmark/District Designation | |
| | Discussion Item | | Commission Business | |
| ATTACHMENTS: | | | | |
| COA Application | | | | |
| Architectural Survey | | | | |
| Design Drawings | | | | |
| Photos | | | | |
| EXECUTIVE SUMMARY: | | | | |
| Proposed is a patio on the South corner of the building located at 106 S Riverside Ave. The patio will be enclosed with a fence that will match the design of the other railings on the property. The patio will be brick. | | | | |
| RECOMMENDATION / SUGGESTED ACTION: | | | | |
| Provide feedback and recommendations on approval of the COA. | | | | |



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

| | 1 | 2 | 3 |
|--|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> Unaltered | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Minor Alteration | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Major Alteration | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Additions | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sensitive to original | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Insensitive to original | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

Significant

Contributing

Non-Contributing

BUILDING CONDITION

Excellent: Well-maintained

Good: Minor maintenance needed

Fair: Major repairs needed

Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Art Deco

Date of Construction: 1925-1940

Source: A Field Guide to American Architecture

Features:

Brick tower dominates over greatly modified single story building. Once the home of the St. Charles Chronicle newspaper. Single story has recent wood shake mansard roof at north and west sides. Simple forms and flat surfaces are emphasized in the tower.



Address:

105 East Walnut Avenue/
 106 South 1st Avenue

Representation in Existing Surveys:

Federal

State

County

Local

Block No. 52

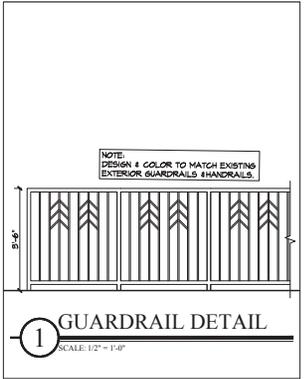
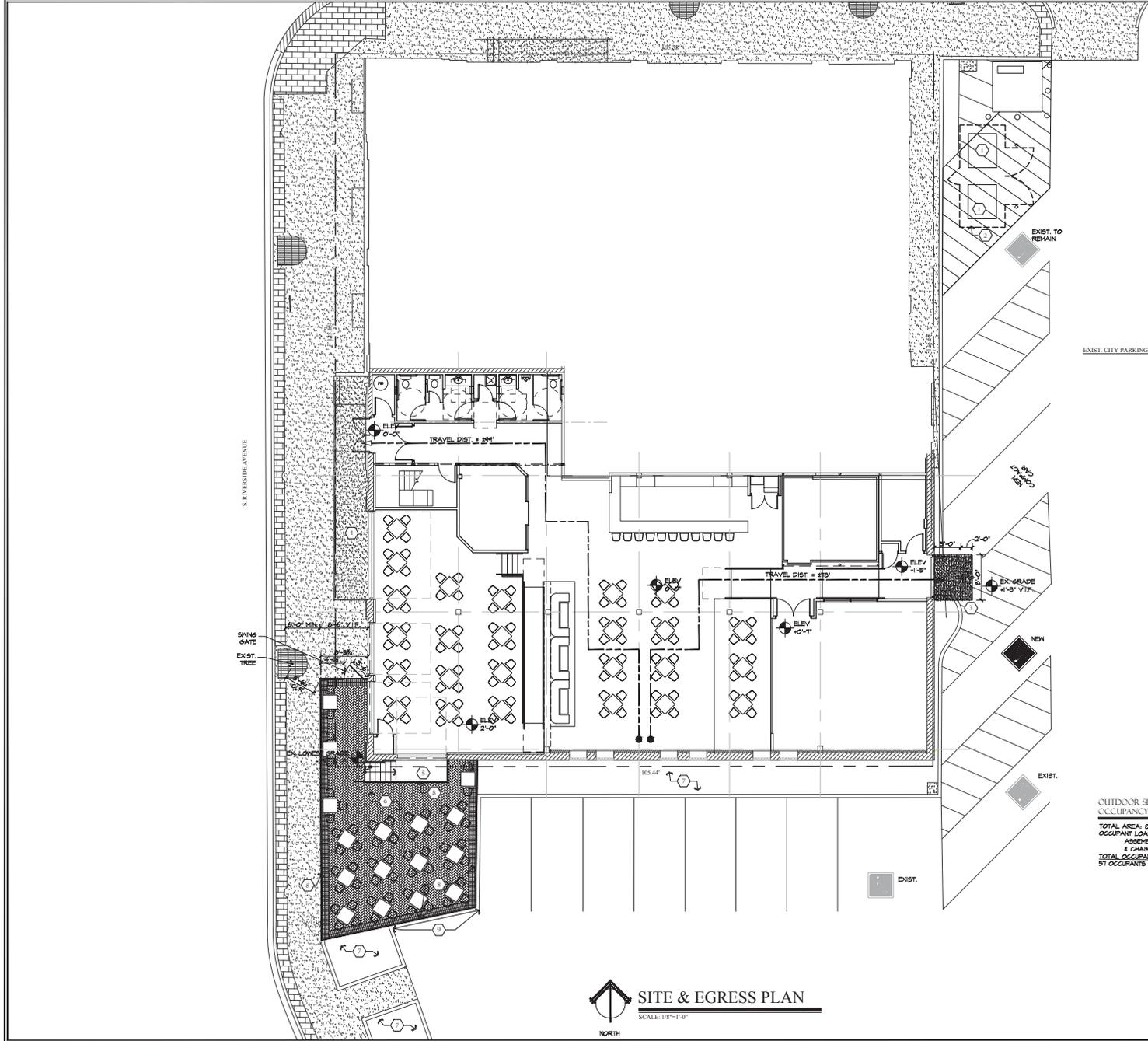
Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 22



OUTDOOR SEATING OCCUPANCY CALCULATION:
TOTAL AREA: 856 SF
OCCUPANT LOAD:
ASSEMBLY (UNCONCENTRATED) TABLES & CHAIRS = 15 SF PER OCCUPANT
TOTAL OCCUPANTS (856 SF / 15 SF) = 57 OCCUPANTS

- SITE PLAN KEY NOTES:**
- 1 NEW TRASH CONTAINERS BY TENANT, COORDINATE SIZE W/ LANDLORD.
 - 2 EXIST. FENCE TRASH ENCLOSURE.
 - 3 NEW CONCRETE RAMP & LANDING BY LANDLORD, SLOPE 1/12 MAX.
 - 4 EXISTING RAMP TO REMAIN.
 - 5 NEW STEEL STAIRS & LANDING.
 - 6 NEW PLAYERS & PATIO BY OWNER, MATCH EXIST. GRADE.
 - 7 EXIST. LANDSCAPING TO REMAIN.
 - 8 NEW HANDRAIL TO MATCH EXIST. EXTERIOR HANDRAIL DESIGN - SEE DETAIL (A101).
 - 9 NEW CONCRETE CURB, MATCH EXIST.

SITE & EGRESS PLAN
SCALE: 1/8" = 1'-0"





CHORD ON
BLUES



FUTURE HOME OF *Pollyanna* BREWING COMPANY ST. CHARLES

ST. CHARLES



ST. CHARLES



FUTURE HOME OF *Pollyanna* BREAD COMPANY ST CHARLES

