		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA: 12 S. 1 st Street		
		Proposal:		Signs and Patio Improvements for Alter Brewing Company		
		Petitioner:		Steve Kismohr, Dacre & Youngquist architects		
		Please check appropriate box (x)				
		PUBLIC HEARING			MEETING 5/15/19	X
AGENDA ITEM CATEGORY:						
X	Certificate of Appropriateness (COA)			Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
ATTACHMENTS:						
COA Application						
Plans						
Aerial photo and Concept Plans for adjacent Riverwalk & East Plaza showing patio location						
EXECUTIVE SUMMARY:						
<p>Alter Brewing Company will occupy the north end of First Street Building #2, which is currently under construction. The business will have use of the private outdoor dining space located east of the building. This outdoor space adjoins the future Riverwalk and East Plaza.</p> <p>Alter Brewing has provided plans showing all of their exterior building and patio improvements. COA approval is required for permanent items, including building signs, fencing, and the container bar.</p> <p>Note the City has a utility easement over the patio area as this functions as a vehicle access to the electric transformer located behind the building. The Electric Utility will need to review these plans. They may have concerns with the placement of the container bar and the seasonal tent enclosure.</p> <p>(The City is currently finishing Final Engineering drawings for the Riverwalk and East Plaza. Concept drawings from 2018 are included for reference. The Final Engineering plans will be presented to the Historic Commission in June. The Riverwalk and East Plaza will be constructed this summer/fall.)</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: ____/____/____ COA # _____ -- _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 12 S. First Street, St. Charles, IL 60174

Use of Property: ☒ Commercial, business name: Alter Brewing Company

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☒ Other Fence, Outdoor

☒ Awnings/Signs Bar & Seasonal

Enclosure

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

Interior Buildout of Restaurant with Brewery proposed to include awnings and signage on West Side (1st Street); awnings and signage on Northside (Riverwalk Plaza); and awnings and signage on East side (Riverwalk). Patio on East side (Riverwalk) also to include perimeter fence, lighting, a transformer enclosure, a "container" bar, and a seasonal enclosure (use for less than 180 days per year).

Applicant Information:

Name (print): Tristan Dacre of Dacre & Youngquist Architects

Address: 118 N. Peoria, Ste 4S, Chicago, IL 60607

Phone: 312.477.0772

Email: tdacre@dandyarchitects.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☐ Project contractor

☒ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Doug Walksler

Address: 2300 Wisconsin Ave., Unit 210-213
Downers Grove, IL 60515

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:  Date: 5/9/2019

THIS PAGE IS TO BE FILLED OUT AT THE HISTORIC COMMISSION MEETING

HISTORIC COMMISSION APPROVAL:

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) authorizing the issuance of a building permit for the proposed work in accordance with the attached plans and any approval conditions, if attached hereto.

Chairman Signature

Date

Approved:

- ☐ As presented
- ☐ Subject to conditions below
- ☐ Complete project scope only
(all elements must be included)

CONDITIONS OF APPROVAL

Project Specific Conditions:

1. _____
2. _____
3. _____

General Conditions:

1. The person signing this form is responsible for communicating the Terms and Conditions listed herein to all contractors for the project.
2. Design, materials and construction methods shall be as shown on the COA, either in the conditions or on the attached plans.
3. The COA approval is limited to the scope of work documented in the plans.
4. No visible or concealed structural elements or historic features may be modified or removed unless identified in the COA approval.
5. Any historic materials that are inadvertently lost or damaged during construction without COA approval must be replaced to the preconstruction condition at the expense of the owner.

What to do if you encounter unforeseen issues during construction, or if a change to the project is being considered:

1. Stop work until a revised COA approval is received. Do not discard any materials- All materials must be stored on site until a new COA review is conducted.
2. Contact the City of St. Charles Community Development Division immediately- 630-377-4443. City staff can contact the Historic Preservation Commission Chairman to seek direction. If the issue is of an urgent nature, a special commission meeting can be scheduled at the discretion of the Chairman. The Historic Commission can meet with a minimum of 48 hour notice.
3. Removal of structural elements or historic features without a COA approval is only permitted where the City has determined there is an imminent safety risk. This determination must be made by the City's Building and Code Enforcement Division- 630-377-4406.
4. In the event that any structural elements or historic features must be, or have been removed or dismantled for safety reasons:
 - a. Any deterioration of structural elements or historic features shall be documented by physical or photographic evidence.
 - b. All materials shall be stored on site until a COA review is conducted – do not discard any materials.

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 and Project Specific Conditions.

Signature: _____ Date: _____

If you have any questions on the information listed above, contact the Community Development Division at 630-377-4443.



St. Charles – Outdoor Patio & Signage
May 10, 2019

DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN

OUR BEER IS A CLARION CALL TO THE COMMUNITY TO ALTER THEIR PRECONCEPTIONS NOT ONLY OF WHAT BEER IS, BUT ALSO OF WHAT BEER CAN BE.



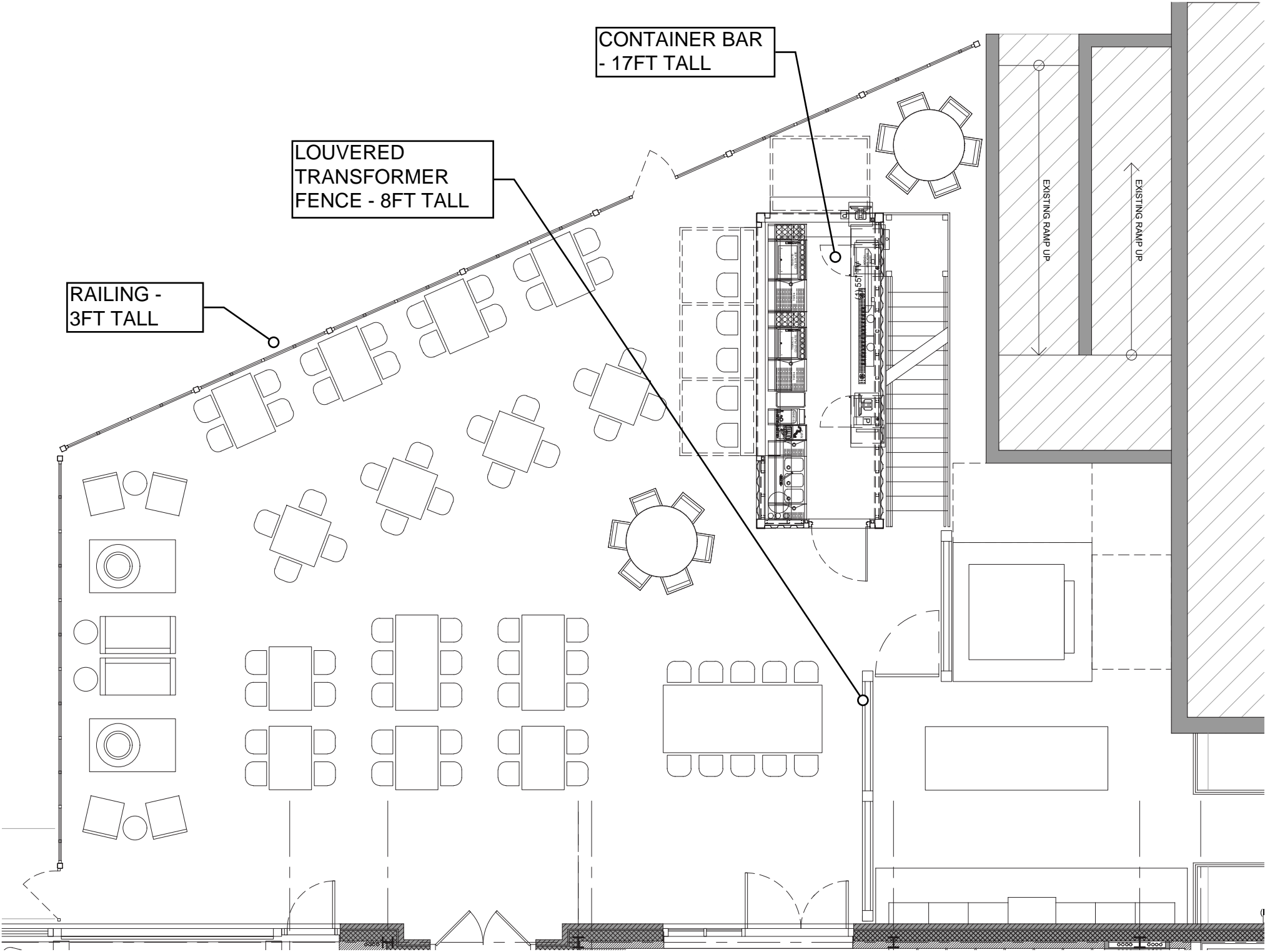
OUR BEER IS A CLARION CALL TO THE COMMUNITY TO ALTER THEIR PRECONCEPTIONS NOT ONLY OF WHAT BEER IS, BUT ALSO OF WHAT BEER CAN BE.

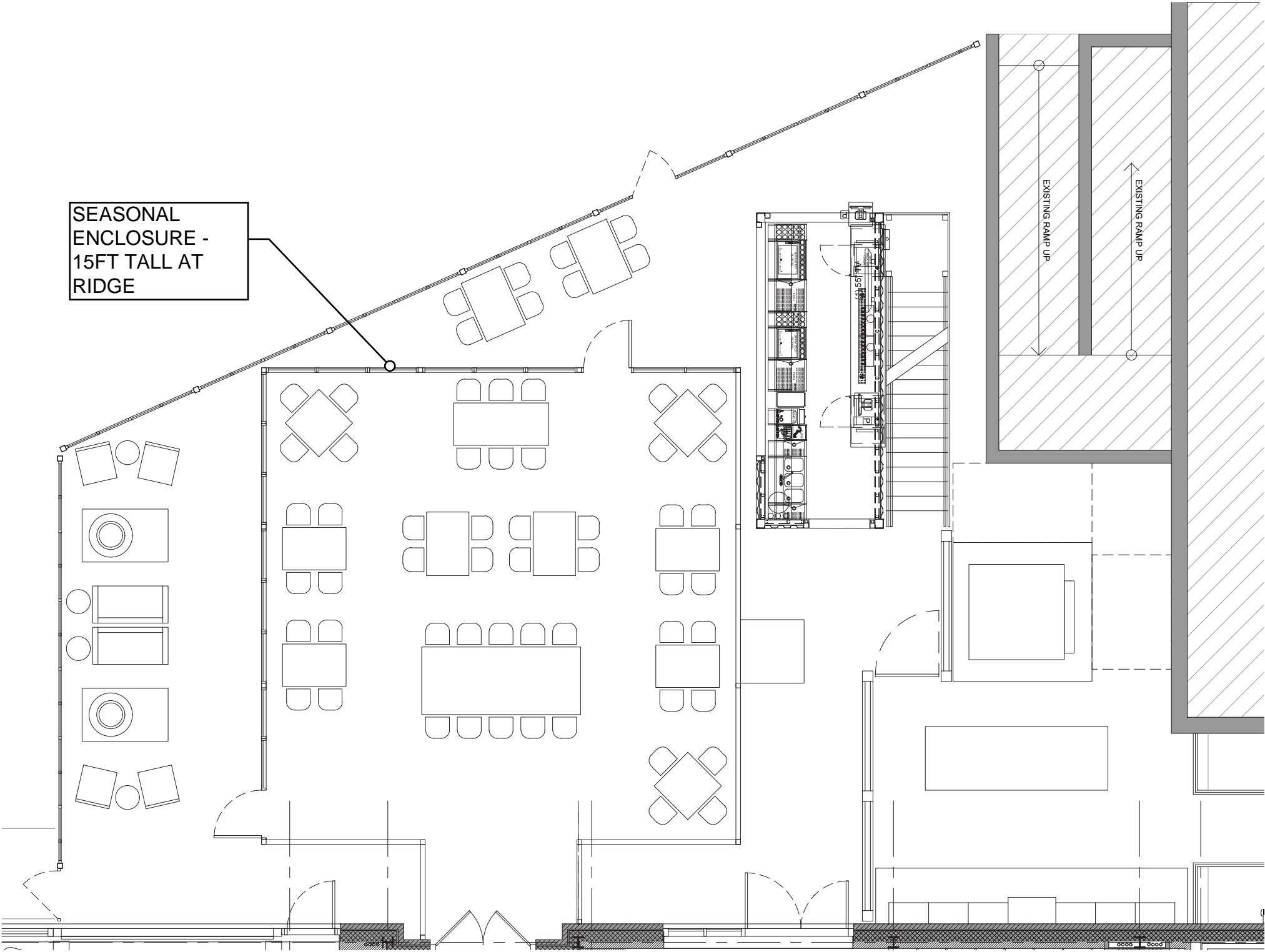


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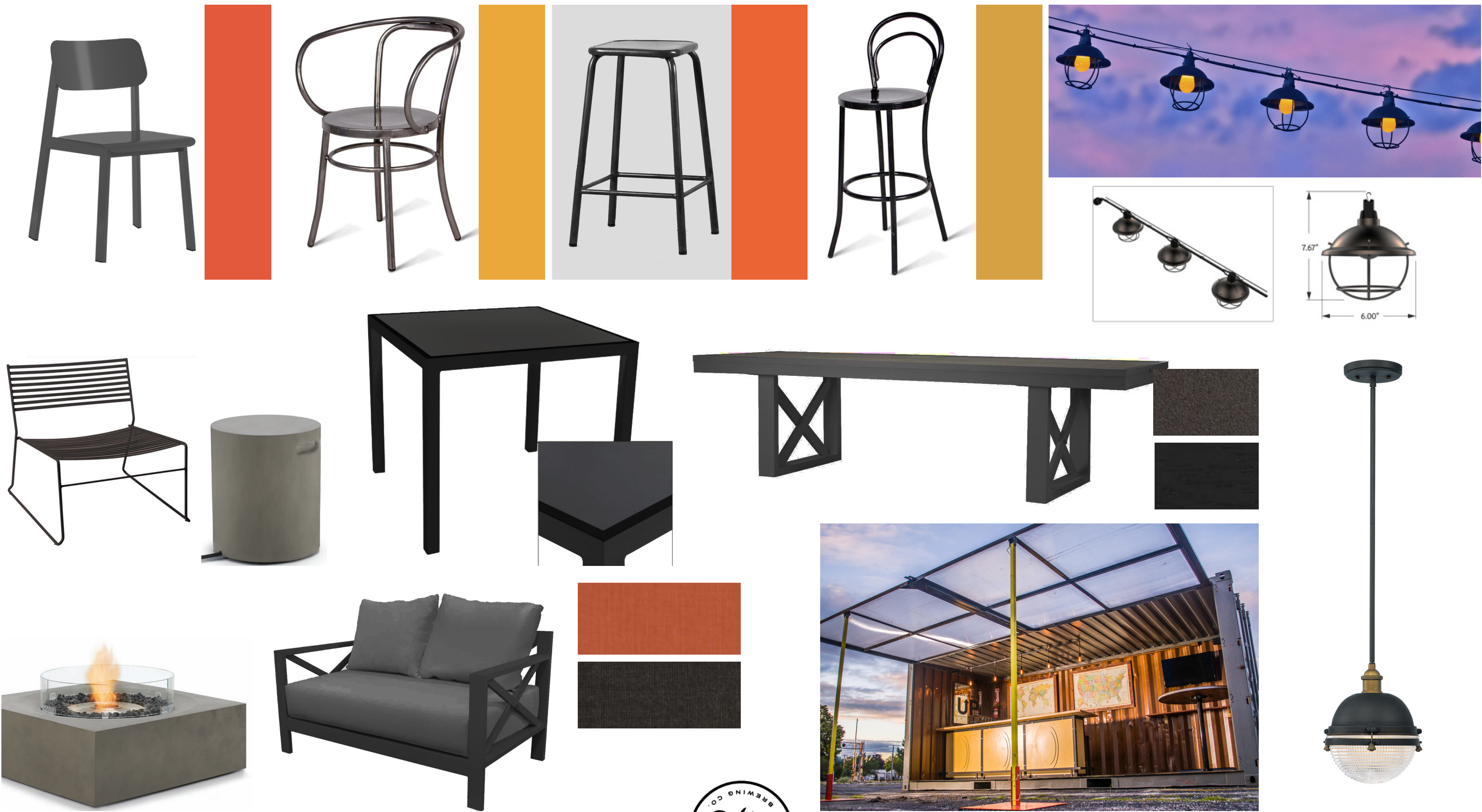
OUR BEER IS A CLARION CALL TO THE COMMUNITY TO ALTER THEIR PRECONCEPTIONS NOT ONLY OF WHAT BEER IS, BUT ALSO OF WHAT BEER CAN BE.



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SPECIFICATIONS

QTY. ONE (1) SET OF TRIMLES FACE-LIT ALTER BREWING
L.E.D. INTERNALLY ILLUMINATED CHANNEL LETTERS
WITH FINISHED BACKS

ON CUSTOM RACEWAY AT BOTTOM OF LETTERS
MOUNTED TO EXISTING CANOPY

A. ALL LETTER FACES:

3/16" Thick # 2447 White Acrylic

B. ALL LETTER RETURNS:

.063 Aluminum - Painted

C. ALL LETTER BACKS:

.040 Aluminum - Painted

D. ILLUMINATION:

Internally Illuminated with White L.E.D.s

E. ALTER BREWING RACEWAY:

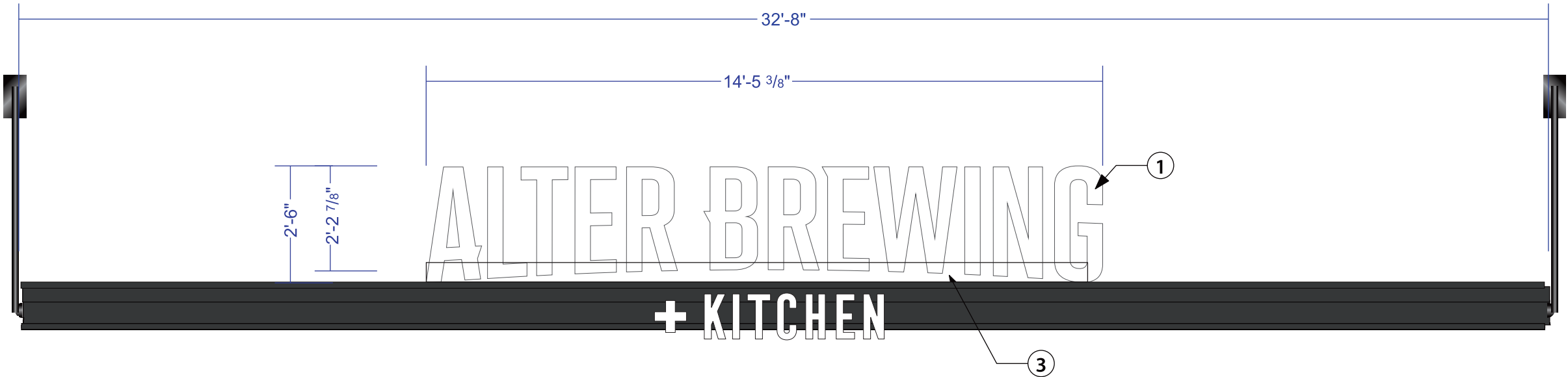
Custom Fabricated Aluminum - Painted

Color / Finish Key:

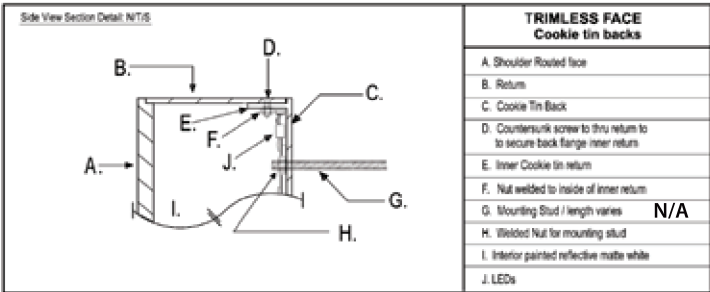
** All Matthews (MP) Paint Specified to be Satin Finish,
Unless Specified otherwise

1. #2447 White Acrylic
2. ALTER RETURNS & BACKS
MP PMS 446C or TBD
3. CUSTOM RACEWAY
MP PMS 446C or TBD

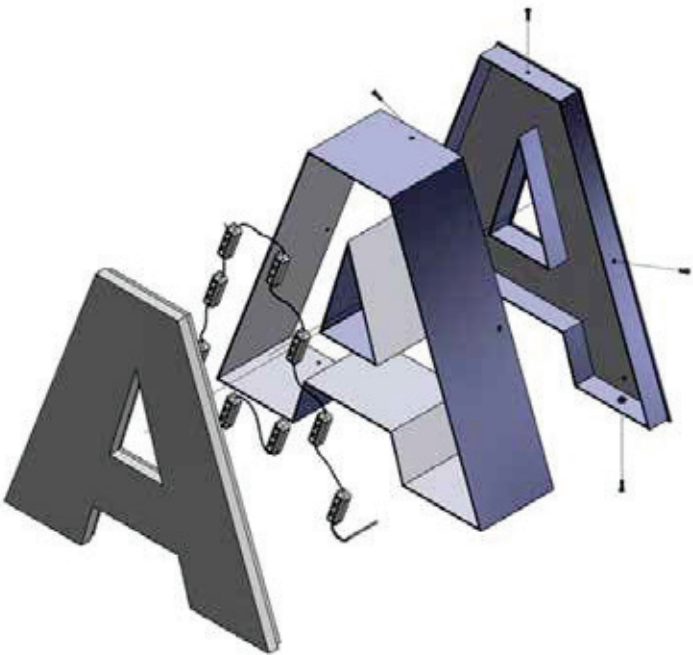
LATEST VERSION DATE: 05.09.19



Canopy Elevation View 3/8" = 1'-0"



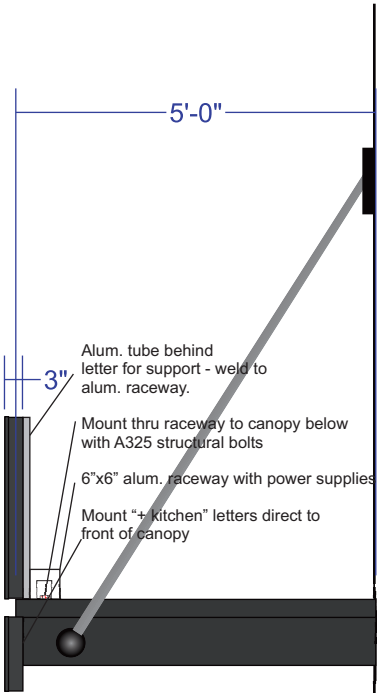
TRIMLESS FACE Cookie tin backs	
A. Shoulder Routed face	
B. Return	
C. Cookie Tin Back	
D. Countersunk screw to thru return to to secure back flange inner return	
E. Inner Cookie tin return	
F. Nut welded to inside of inner return	
G. Mounting Stud / length varies	N/A
H. Welded Nut for mounting stud	
I. Interior painted reflective matte white	
J. LEDs	



TRIMLESS FACE-LIT CHANNEL LETTER - NTS



Proposed North Building Elevation Night View - NTS



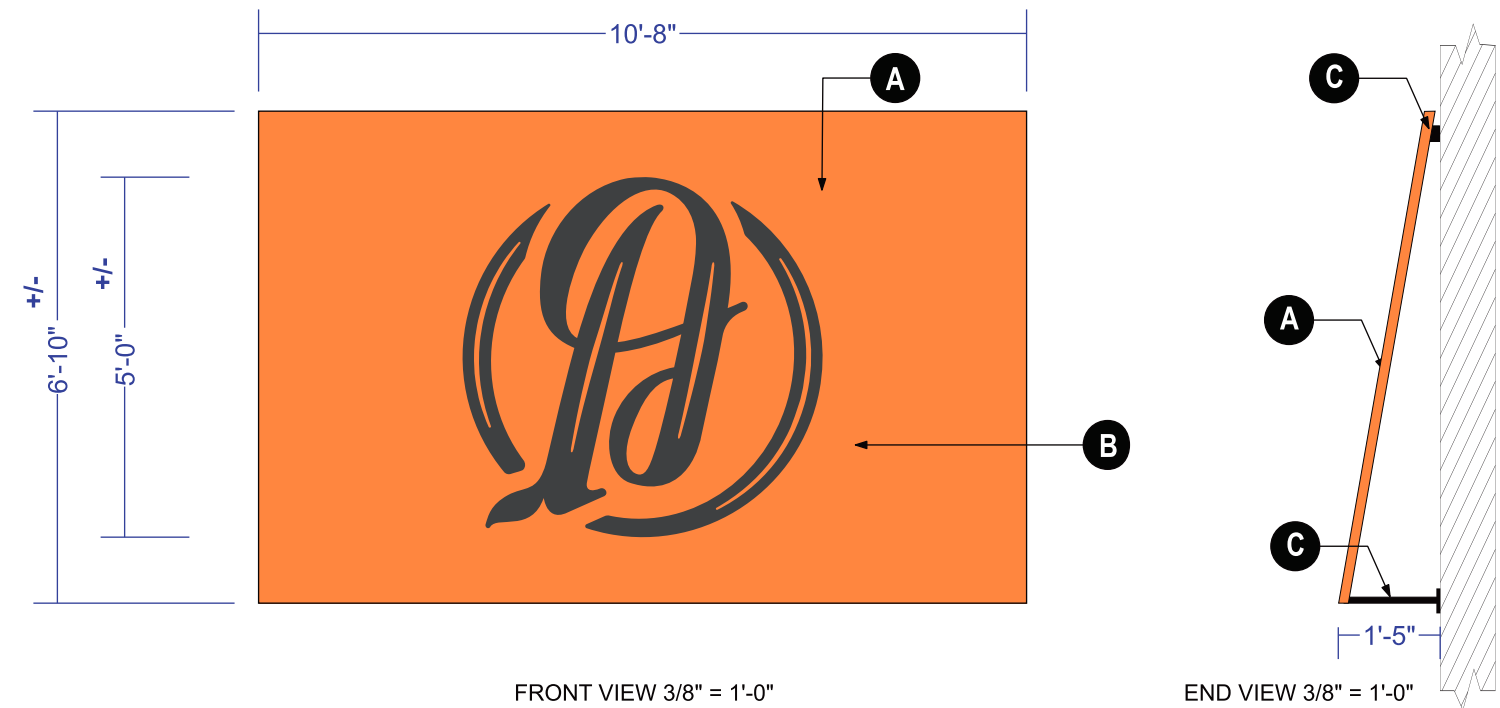
Canopy Side View 3/8" = 1'-0"

SPECIFICATIONS

NON-ILLUMINATED AWNINGS WITH LOGO

QTY. TO BE DETERMINED

- A. AWNINGS:**
Sunbrella Fabric
- B. LOGO:**
Painted or Vinyl - TBD
- C. BRACKETS:**
Aluminum Square Tube - Painted



Proposed North Building Elevation - NTS

Installation Method:
Mounted Flush To Brick Fascia Over Windows

Color / Finish Key:
*** All Matthews (MP) Paint Specified to be Satin Finish, Unless Specified otherwise*

- 1. PMS 1575C or Similar
- 2. PMS 466C Anthracite or Similar
- 3. MP Black

LATEST VERSION DATE: 05.07.19

SPECIFICATIONS

SEVEN (7) NON-ILLUMINATED AWNINGS
MOUNTED TO BRICK FASCIAS
ON NORTH, EAST & WEST
ELEVATIONS

A. AWNINGS:

Sunbrella Fabric

B. LOGO:

Painted or Vinyl - TBD

C. BRACKETS:

Aluminum Square Tube - Painted

Installation Method:

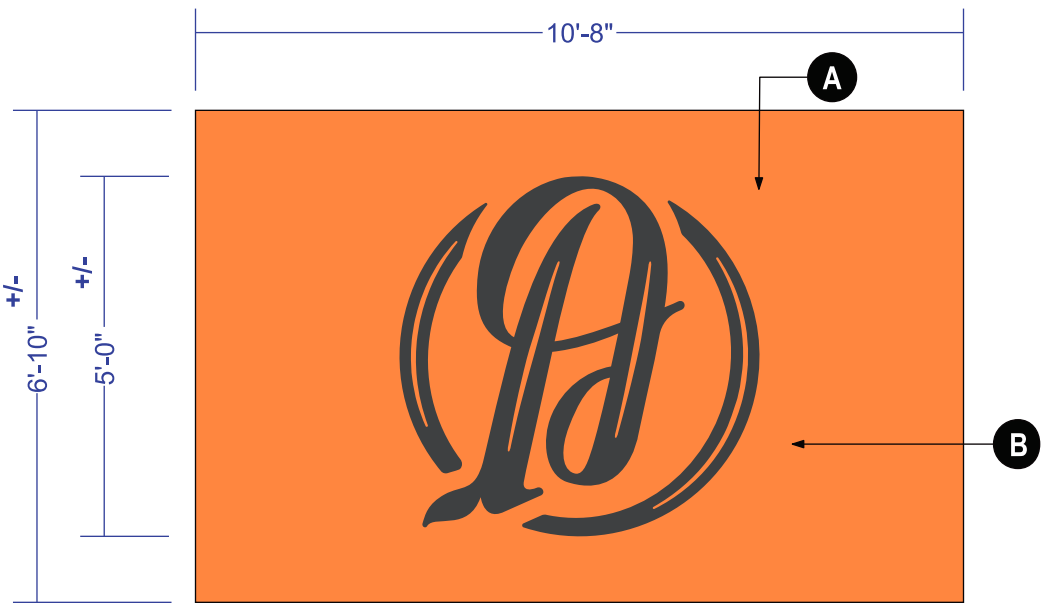
Mounted Flush To Brick Fascia Over Six (6) Windows
and One (1) Door

Color / Finish Key:

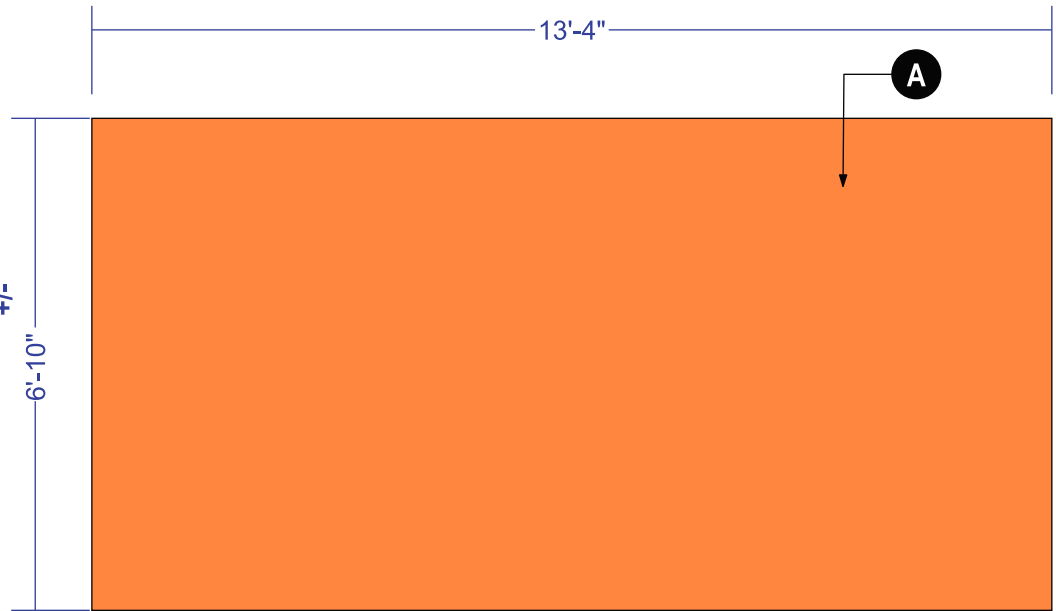
**** All Matthews (MP) Paint Specified to be Satin Finish,
Unless Specified otherwise**

- PMS 1575C or Similar
- PMS 466C Anthracite or Similar
- MP Black

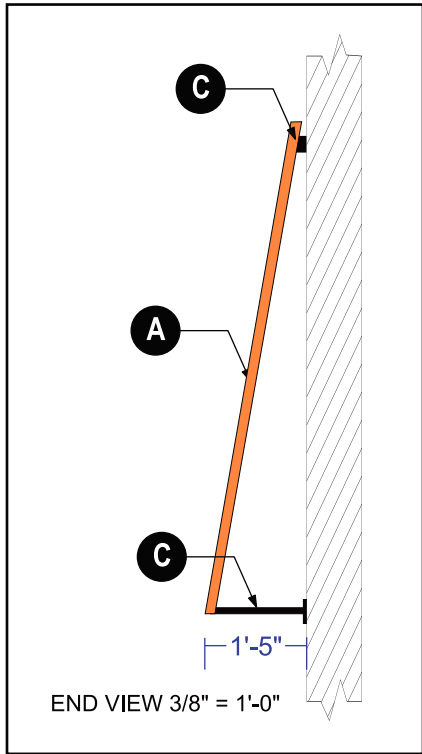
LATEST VERSION DATE: 05.09.19



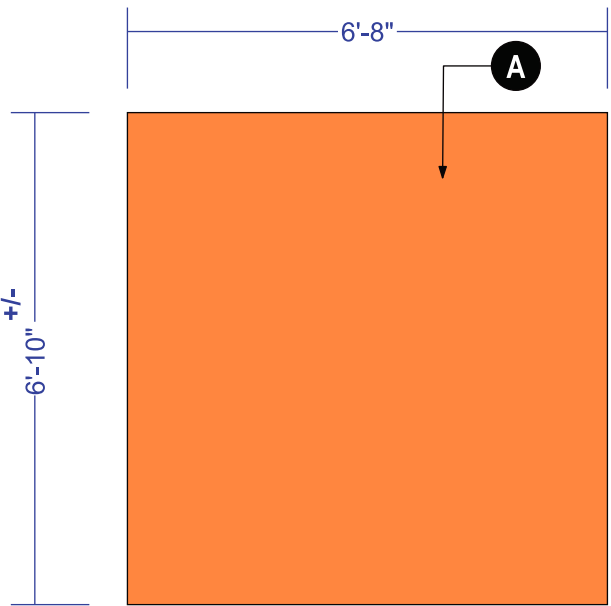
FRONT VIEW 3/8" = 1'-0"
QTY. (2) On North Elevation



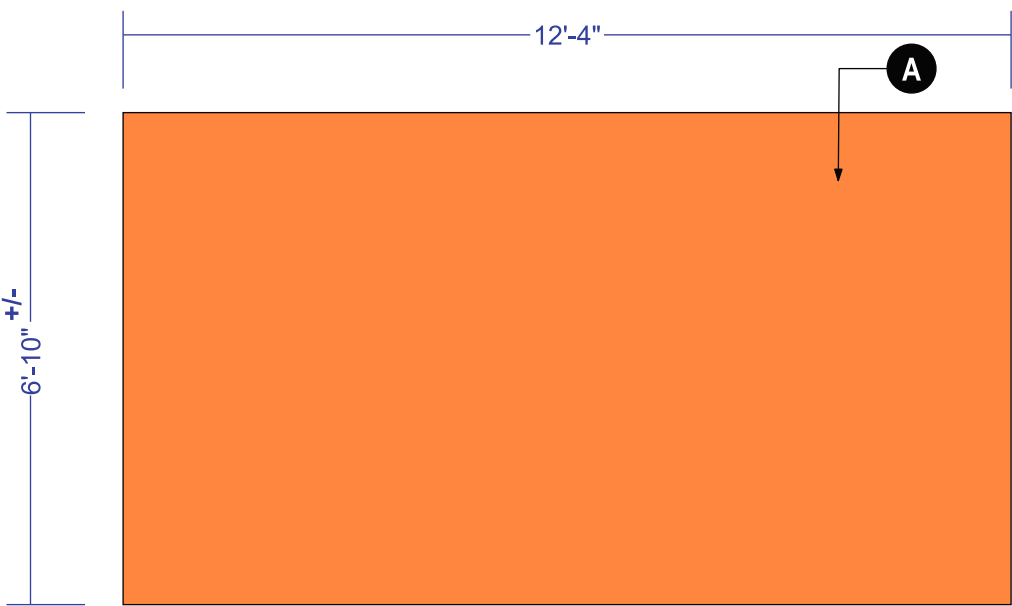
FRONT VIEW 3/8" = 1'-0"
QTY. (2) On West Elevation



END VIEW 3/8" = 1'-0"



FRONT VIEW 3/8" = 1'-0"
QTY. (1) On East Elevation



FRONT VIEW 3/8" = 1'-0"
QTY. (2) On West Elevation




SPECIFICATIONS

SEVEN (7) NON-ILLUMINATED AWNINGS
MOUNTED TO BRICK FASCIAS
ON NORTH, EAST & WEST
ELEVATIONS



Proposed Northeast Corner Sign - NTS

Color / Finish Key:
**** All Matthews (MP) Paint Specified to be Satin Finish,
Unless Specified otherwise**

- 1.  PMS 1575C or Similar
- 2.  PMS 466C Anthracite or Similar
- 3.  MP Black

LATEST VERSION DATE: 05.08.19

SPECIFICATIONS

SEVEN (7) NON-ILLUMINATED AWNINGS
MOUNTED TO BRICK FASCIAS
ON NORTH, EAST & WEST
ELEVATIONS

QTY. ONE (1) DOUBLE FACE
INTERNALLY ILLUMINATED LOGO.
ROUTED FACES WITH ACRYLIC
PUSH-THRUS WITH TRANSLUCENT
VINYL ON FACES

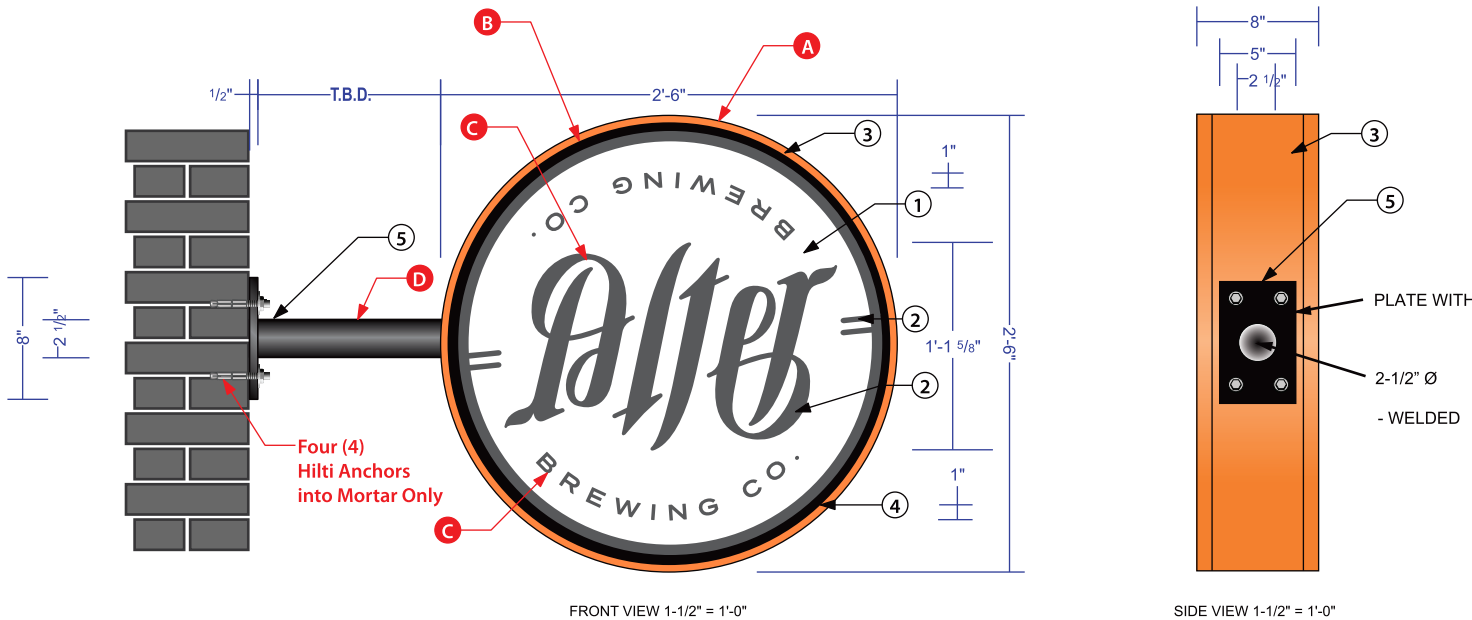
- A. CABINET:**
Fabricated Aluminum - Painted
- B. SIGN FACE:**
Routed Out Aluminum - Painted
- C. LOGO & LETTERS:**
Acrylic Push-Thrus With Applied
3M Translucent Vinyl on Faces
- D. SUPPORT:**
One (1) Steel Tube & Plate - Painted

Installation Method:
Mounted Flush To Brick Fascia Over Windows

Color / Finish Key:
**** All Matthews (MP) Paint Specified to be Satin Finish,
Unless Specified otherwise**

1. MP White
2. 3M 3630-61 Translucent Slate Gray Vinyl
3. MP PMS 1575C Orange
4. 3M Black Vinyl
5. MP Black

LATEST VERSION DATE: 05.09.19



Proposed East Building Elevation - NTS



Proposed North & West Building Elevations - NTS

SPECIFICATIONS

ONE (1) DOUBLE FACE INTERNALLY ILLUMINATED SIGN WITH POLYCARBONATE FACES.

ACRYLIC ALTER LETTERS MOUNTED TO ACRYLIC BACK PANEL - TO ROTATE CLOCKWISE WITH INTERNAL ROTATOR MECHANISM

A. CABINET:

Fabricated Aluminum with 2" Retainers - Painted

B. FACES:

Two (2) White Polycarbonate Faces with Applied 3M Vinyl Copy

C. ALTER LETTERS:

1/4" Thick Acrylic - Painted

D. ALTER BACK PANEL:

1/4" Thick Clear Acrylic

E. ILLUMINATION:

Provided by White L.E.D.s

F. SUPPORT:

Steel Tube - Painted

Installation Method:

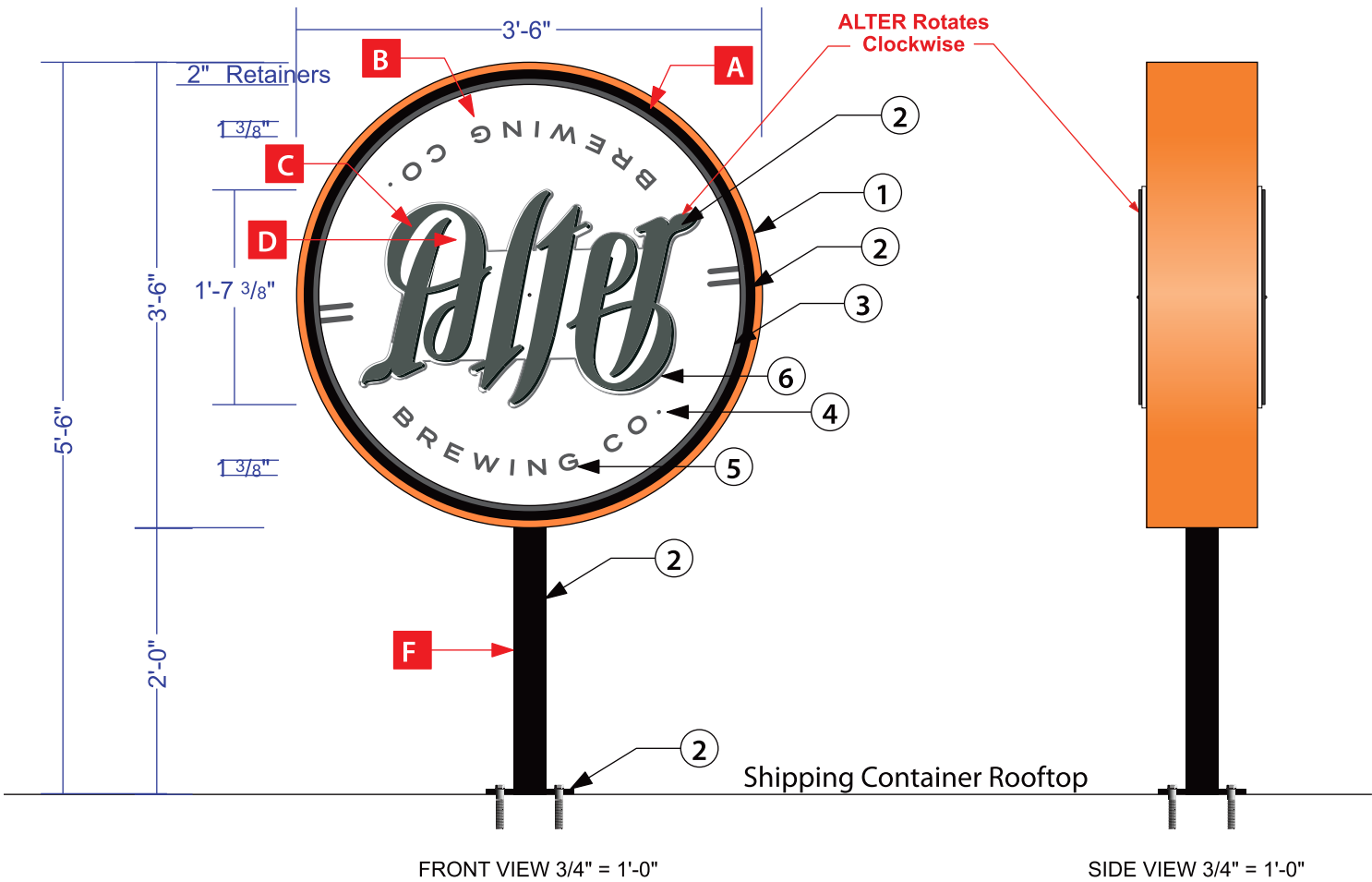
Mounted To Rooftop of Steel Shipping Container Bar

Color / Finish Key:

** All Matthews (MP) Paint Specified to be Satin Finish, Unless Specified otherwise

- MP PMS 1575C Orange
- MP Black
- MP PMS 446C Gray
- Translucent White Polycarbonate
- 3M 3630-61 Translucent Slate Gray Vinyl
- Clear Acrylic

LATEST VERSION DATE: 05.09.19



NATIONAL TIME & SIGNAL CORPORATION

Clock Mechanism 2M, 2MR Series



The National Time 2M / 2MR series clock mechanisms are economical yet employ worm/worm gear drive technology similar to its bigger cousins providing smooth and continuous advancement of the hands. The standard mechanism is driven by a permanent magnet, 115V 50Hz or 60Hz synchronous gear motor. These mechanisms offer mounting options to suit all applications with dial sizes to 42" diameter. Custom shaft lengths can be provided to meet specific project requirements. Either can be set manually by turning the minute hand without damaging the unit. Access to the hands is required to set the time on the 2M series mechanism while the 2MR series incorporates dual motors and the ability to be reset remotely with multiple reset options.

Features

- Dial Sizes to 42"
- Illuminated Dial Applications
- Through Wall Applications to 10"
- Front Mount Applications
- Continuous Positive Drive
- Worm / Worm Gear Drive
- Synchronous Torque Gear Motor
- Manufactured in the U.S.A.



Proposed Container Bar Rooftop Logo - NTS

Customer:

Job Name: Alter Brewing Co.
Address: 1st Street (# TBD)
City: St. Charles

State: IL 60174

Scale: AS NOTED

File Name: Alter Brewing Co. - St. Charles - REV B - page 5

Salesperson: Tom Campana

NOTE: FIELD VERIFICATION SURVEY REQUIRED TO DETERMINE ACTUAL SIZES, CONDITIONS, MATERIALS, ETC. BEFORE PERMITTING, MANUFACTURE AND INSTALLATION OF NEW SIGNS.

This original drawing was specifically created for your project and is property of Quantum Sign Corporation. It is not intended for exhibition or distribution to anyone outside of your organization and should not be reproduced or copied in any fashion.

Drawn By: JM

Page 6 of 7

SPECIFICATIONS

ONE (1) BACK-LIT ILLUMINATED
“ALTER” LOGO WITH TWO (2) SETS
OF NON-ILLUMINATED FLAT CUT OUT
“BREWING CO.” LETTERS

A. ALTER LOGO:

Pocket-Routed 1-1/2” Acrylic - Painted
On Face & Sides with Opaque Paint.

Reverse Illuminated with Color RGB
L.E.D.s with Color Remote Control

B. BREWING CO.:

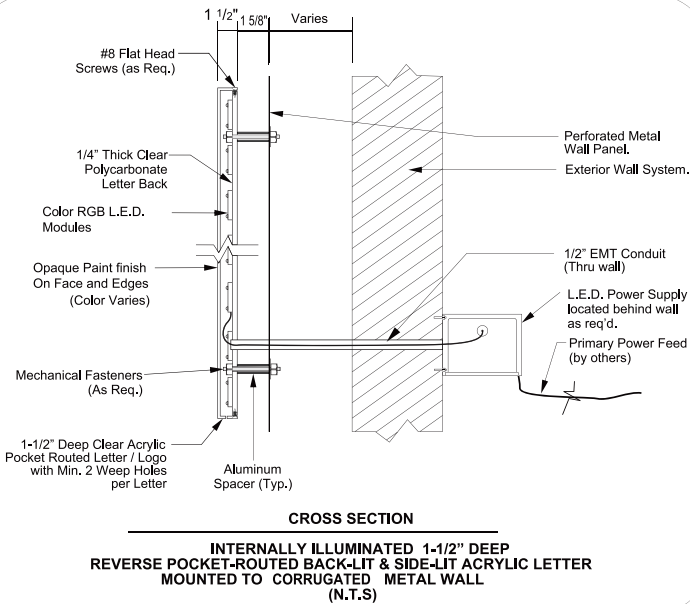
1/2” Thick Acrylic - Painted with Opaque Paint.
Stud Mounted Flush to Container Wall.



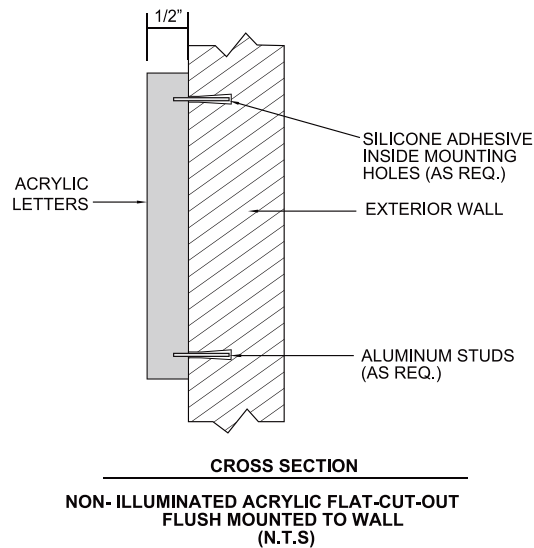
FRONT VIEW 3/4" = 1'-0"



Proposed Container Bar Interior Logo - NTS



ALTER LOGO LETTERS - NTS



BREWING CO. LETTERS - NTS

Installation Method:

Stud Mounted To Interior of Steel Shipping Container Wall

Color / Finish Key:

** All Matthews (MP) Paint Specified to be Satin Finish,
Unless Specified otherwise

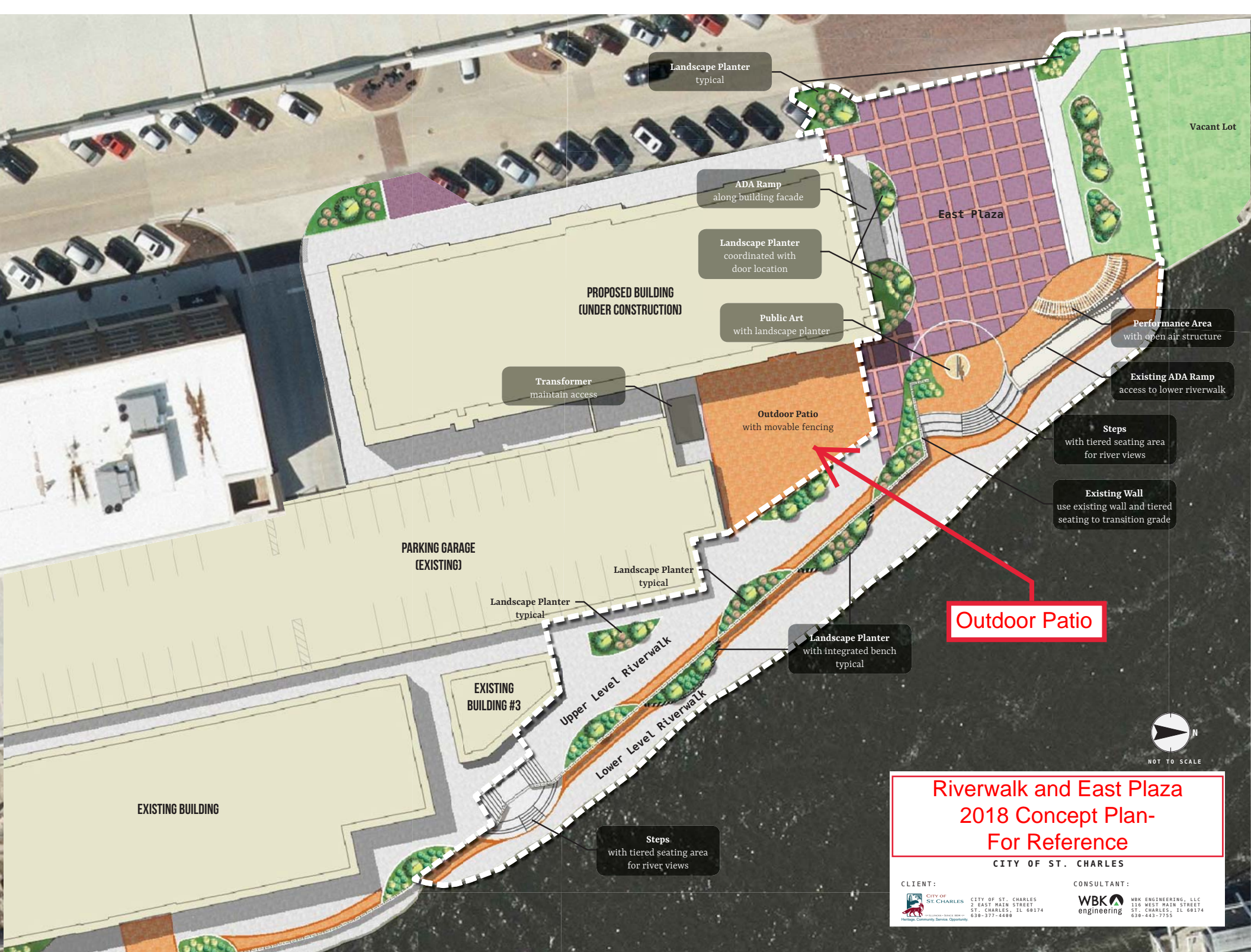
1. MP PMS 446C Gray
2. MP PMS 443C Lt. Gray
3. 3M 7725-54 Light Orange Opaque Vinyl

LATEST VERSION DATE: 05.08.19



Outdoor Patio

Riverwalk and East Plaza
2018 Concept Plan-
For Reference



Landscape Planter
typical

ADA Ramp
along building facade

Landscape Planter
coordinated with
door location

Public Art
with landscape planter

Transformer
maintain access

Outdoor Patio
with movable fencing

Performance Area
with open air structure

Existing ADA Ramp
access to lower riverwalk

Steps
with tiered seating area
for river views

Existing Wall
use existing wall and tiered
seating to transition grade

Outdoor Patio



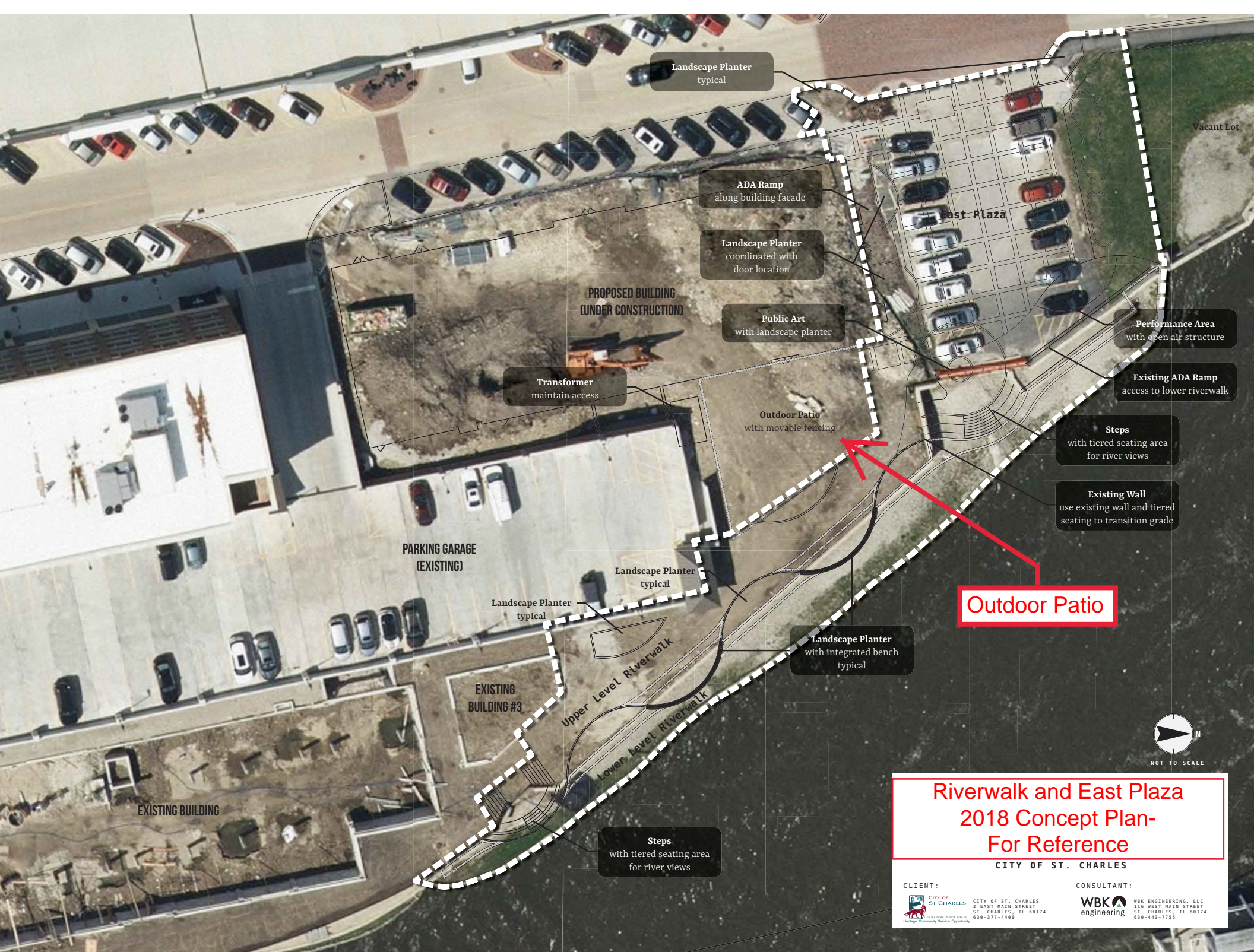
NOT TO SCALE

Riverwalk and East Plaza 2018 Concept Plan- For Reference

CITY OF ST. CHARLES

CLIENT: CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL 60174
630-377-4400

CONSULTANT: WBK engineering
WBK ENGINEERING, LLC
116 WEST MAIN STREET
ST. CHARLES, IL 60174
630-443-7755



Outdoor Patio

Riverwalk and East Plaza
2018 Concept Plan-
For Reference

CITY OF ST. CHARLES

CLIENT:



CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL 60174
630-377-4400

CONSULTANT:



WBK ENGINEERING, LLC
116 WEST MAIN STREET
ST. CHARLES, IL 60174
630-443-7755



Recent aerial photo