

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
		Agenda Item Title/Address:		COA: 12 S First St.	
		Proposal:		Signs & Awnings	
		Petitioner:		Karen Dodge/ Alter Brewing	
		Please check appropriate box (x)			
		PUBLIC HEARING		MEETING 6/5/19	X
AGENDA ITEM CATEGORY:					
X	Certificate of Appropriateness (COA)		Façade Improvement Plan		
	Preliminary Review		Landmark/District Designation		
	Discussion Item		Commission Business		
ATTACHMENTS:					
COA Application					
5/15/19 Meeting Minutes					
Proposed sign information					
EXECUTIVE SUMMARY:					
<p>Proposed are two signs and two awnings for the Alter Brewing Company. The applicant was present at the 5/15/19 meeting, and the Commission tabled the item until revisions could be made.</p> <p>The applicant is proposing one large wall sign awnings with lettering on the north elevation of the building, and a projecting sign along First St.</p> <p>The awnings on 1st Street were removed from the proposal, since the increased projection would block the projecting sign.</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: 5/30/19 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 12 S. First

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

signs + awnings

Applicant Information:

Name (print): Karen Dodge
Address: 325 Sandpebble Ln, Aurora
Phone: 630-978-4110
Email: Karen.Dodge@municipal
resolutions.com

Applicant is (check all that apply):

- ☐ Property Owner
☐ Business Tenant
☒ Project contractor - Expeditor
☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): _____
Address: _____
Signature: _____

→ See next page

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: Karen Dodge Date: 5-19-19

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:

- | | | |
|---|---|---|
| <input 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>Fence, Outdoor</u>
<input checked="" type="checkbox"/> Awnings/Signs <u>Bar & Seasonal</u>
<u>Enclosure</u> | <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:

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

7. Certificate of Appropriateness (COA) applications

a. 12 S. First St.

The proposal is for improvements to the private outdoor patio area and new signage. This property is adjacent to the City's East Plaza and the future Riverwalk. The City has a utility easement over the patio area. The plans need to incorporate access to the City's transformer that is located behind the building.

The proposal includes four wall signs and seven awnings. Only two of the awnings will contain text. These will be located on the north elevation. The NW corner will have a 6 ft. projecting sign with pushed through acrylic lettering and LED lighting. Mr. Colby noted the zoning classification for this type of sign needs to be reviewed. The sign may not be able to be mounted as presented.

The proposed patio improvements include adding an element that would serve as a signature piece. This would be done by using containers; one would serve as the first level bar, with another container above it to be used for special functions. The proposal also includes adding a removable enclosure made up of a tent-like roof with glass panels to maximize the view. The fencing around the patio will include metal railings with removable panels to allow access to the transformer.

Mr. Pretz expressed concerns over the longevity of the containers if there was ever a new tenant in the future. Would it be forced removable? Mr. Colby said it is semi-permanent and could be moved. It is on private property and up to the owner to decide if they want the containers removed. Mr. Pretz would prefer not having the monumental sign approved.

Dr. Smunt noted part of the guidelines for box awnings are designed to shield pedestrians using the sidewalks against inclement weather. He felt that wasn't being achieved in this proposal because the projection is very small.

Mr. Krahenbuhl felt the standing sign seemed out of place in the current location, but would work fine located elsewhere. Mr. Kessler would also like the sign relocated. He also preferred to see the temporary structure done in another color.

A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to table the approval for all the awnings and signs.

A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to approve the COA for the patio, auxiliary building and temporary building as presented.

8. Grant Applications

None.




SPECIFICATIONS

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

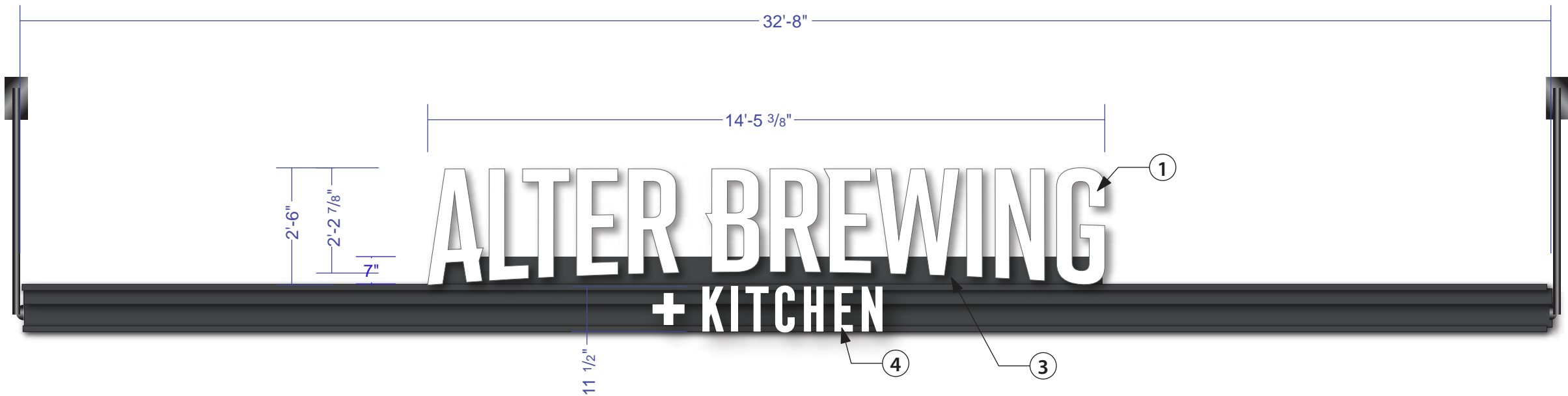
ON CUSTOM RACEWAY AT BOTTOM OF LETTERS MOUNTED TO EXISTING CANOPY

- A. LETTER FACES:**
3/16" Thick # 2447 White Acrylic
- B. LETTER RETURNS:**
Aluminum - Painted
- C. LETTER BACKS:**
Aluminum - Painted
- D. ILLUMINATION:**
Internally Illuminated with White L.E.D.s
- E. ALTER BREWING RACEWAY:**
Fabricated Aluminum - Painted
- F. + KITCHEN MOUNTING:**
Mounted Flush To Front of Existing Canopy

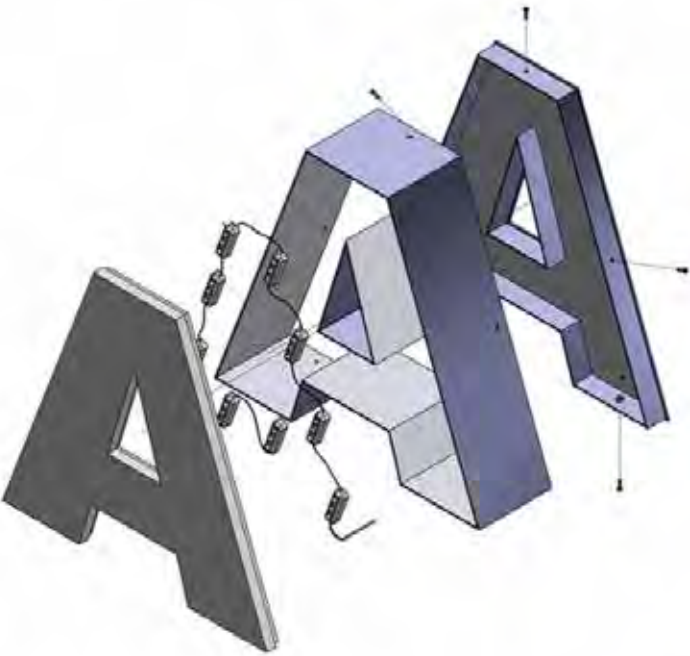
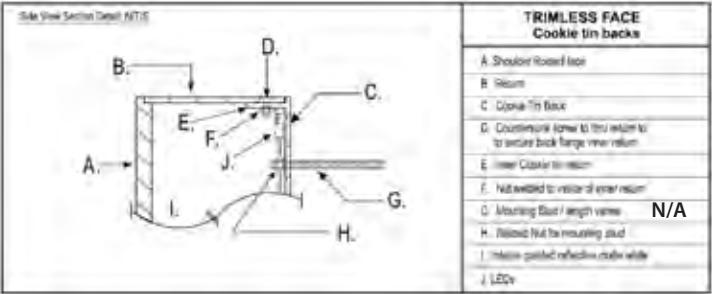
Color / Finish Key:
** All Matthews (MP) Paint Specified to be Satin Finish, Unless Specified otherwise

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

LATEST VERSION DATE: 05.23.19



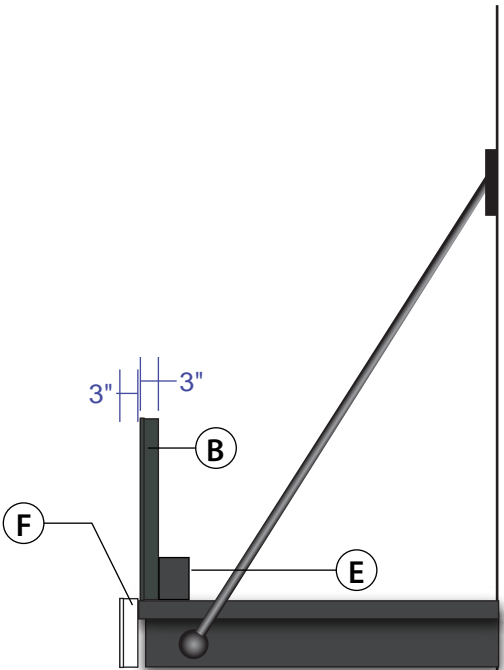
Canopy Elevation View 3/8" = 1'-0"



TRIMLESS FACE-LIT CHANNEL LETTER - NTS



Proposed North Building Elevation Night View - NTS

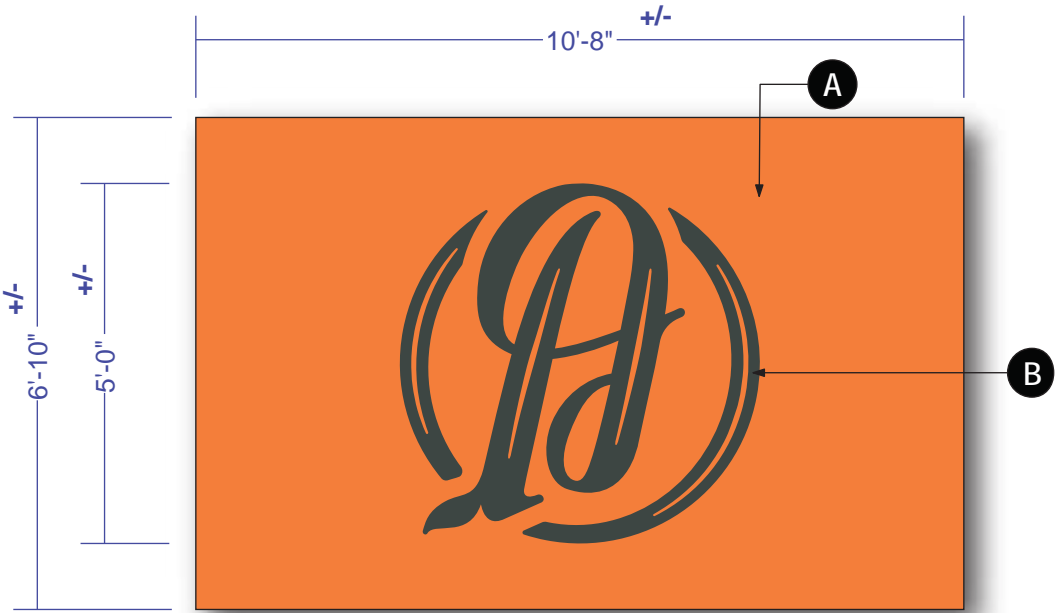


Canopy Side View 3/8" = 1'-0"

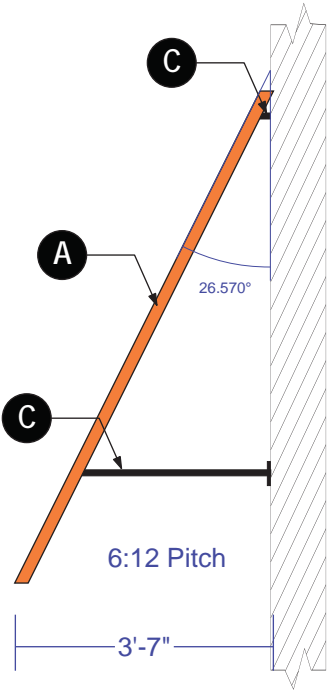
SPECIFICATIONS

TWO (2) NON-ILLUMINATED AWNINGS
MOUNTED TO BRICK FASCIA
ON NORTH ELEVATION

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



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






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



Proposed North Building Elevation - NTS

Installation Method:
Mounted Flush To Brick Fascia Over Two (2) 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: 05.23.19

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:

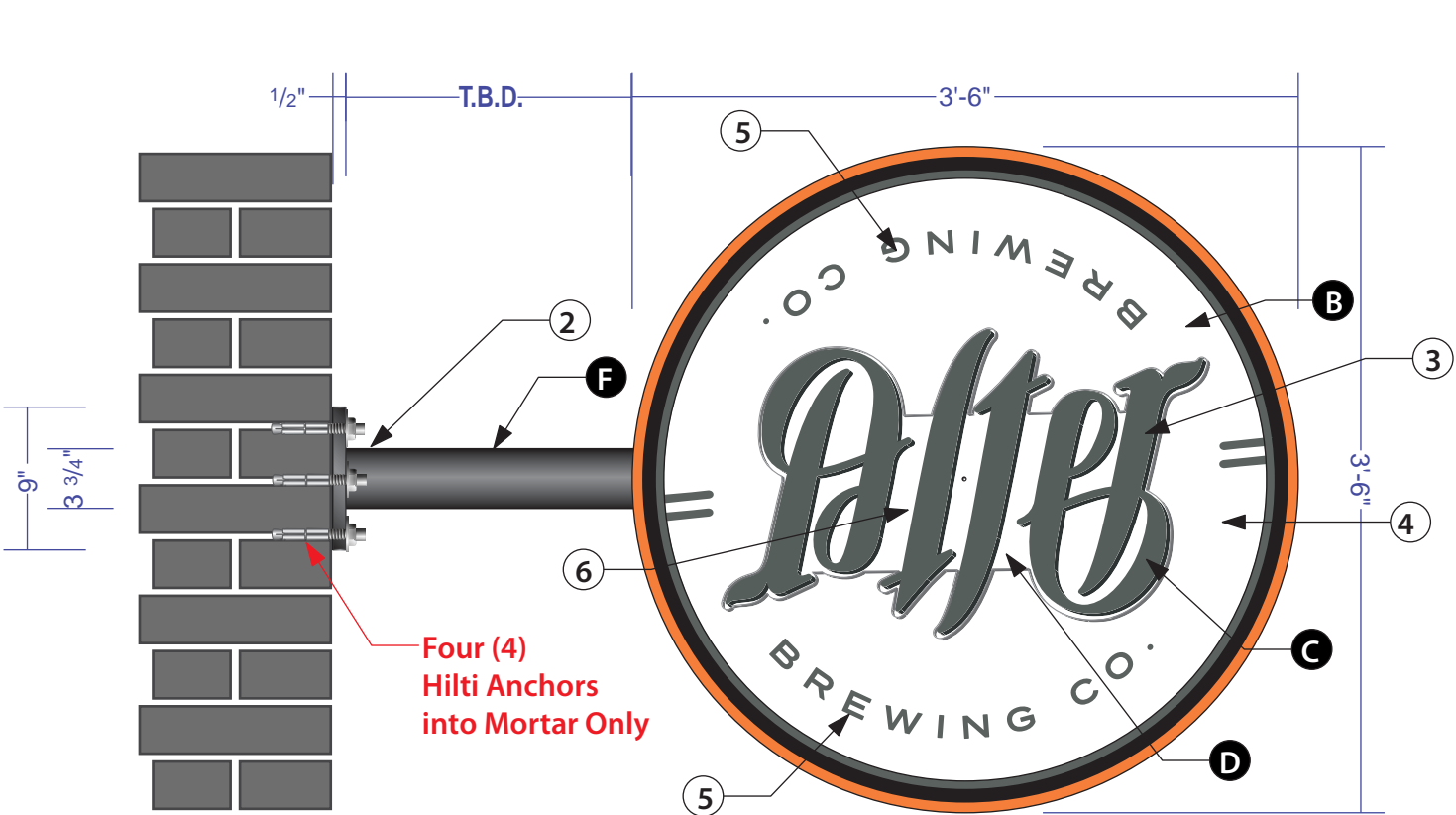
Flag Mounted To Northwest Corner on Brick Fascia

Color / Finish Key:

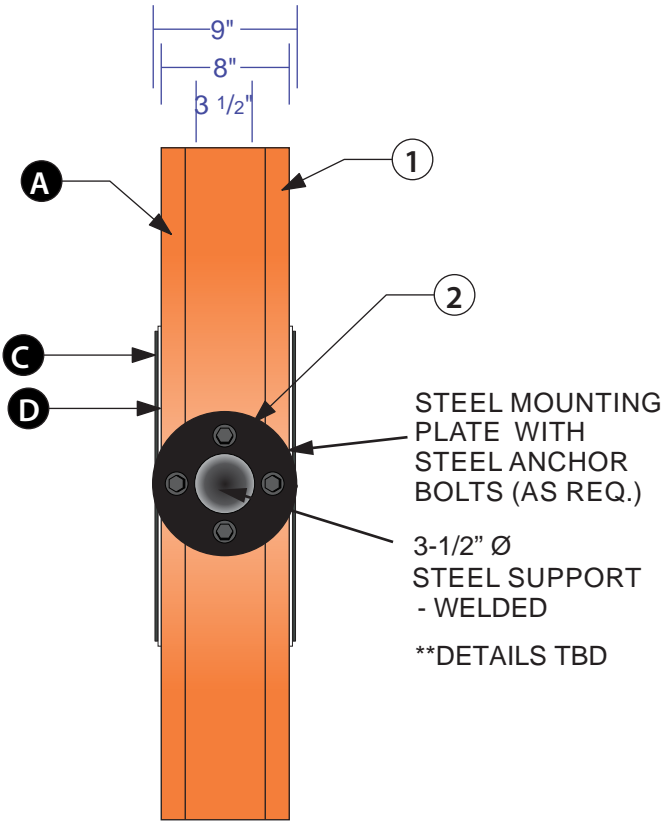
**** All Matthews (MP) Paint Specified to be Satin Finish, Unless Specified otherwise**

- 1.  MP PMS 1575C Orange
- 2.  MP Black
- 3.  MP PMS 446C Gray
- 4.  Translucent White Polycarbonate
- 5.  3M 3630-61 Translucent Slate Gray Vinyl
- 6.  Clear Acrylic

LATEST VERSION DATE: 05.23.19



FRONT VIEW 1" = 1'-0"



SIDE VIEW 1" = 1'-0"

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 North Building Elevation - NTS

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.:

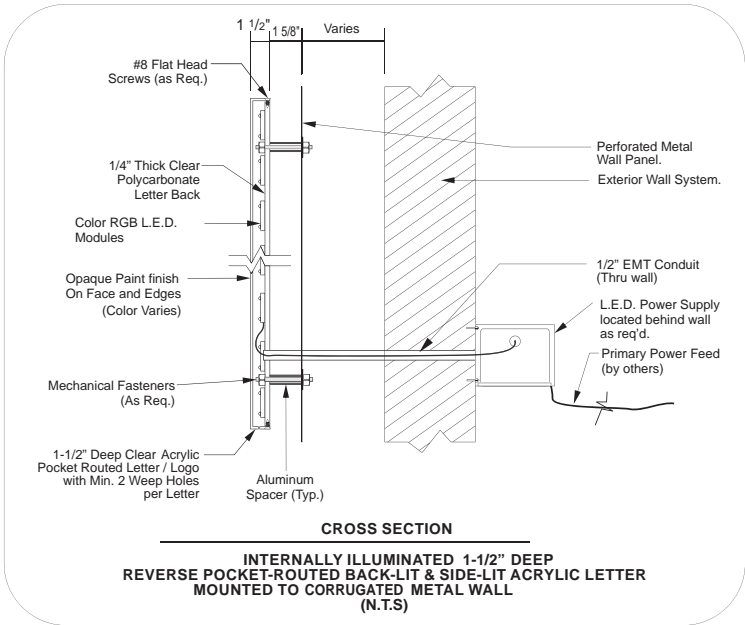
1/2" Thick Acrylic - Painted with Opaque Paint.
Stud Mounted Flush to Container Wall.



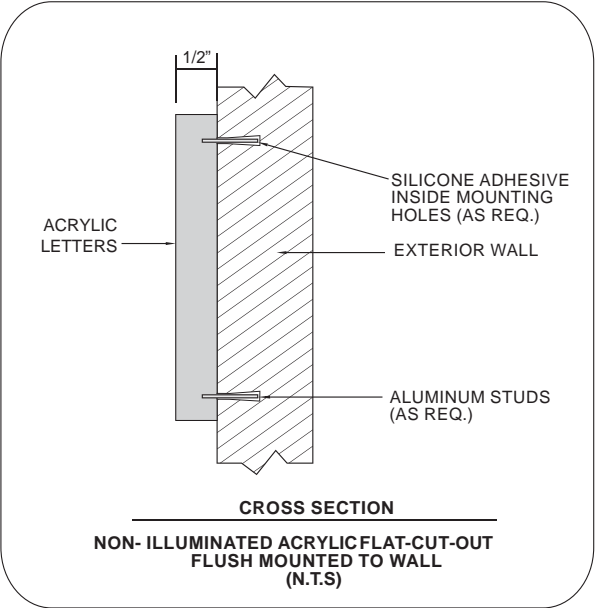
FRONT VIEW 3/4" = 1'-0"



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: 05.23.19