

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 21 S 4 th St		
	Proposal:	Garage		
	Petitioner:	Tom Stras		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 4/17/19	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				
9/19/18 Meeting Minutes				
10/3/18 Meeting Minutes				
Site Plan				
Design Drawings				
EXECUTIVE SUMMARY:				
<p>Proposed is to move a previously approved attached garage from the North side of the home on 4th Street to the West side of the home along Walnut St. The Commission previously reviewed plans at the 9/19/18 and 10/3/18 meetings. The applicant is requesting the change due to issues with grading and existing tree roots.</p> <p>The new proposed plans meet zoning requirements.</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: 4/18/19 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 21 S. 4th St.

Use of Property: Commercial, business name: _____

Residential Other: _____

Project Type:

- Exterior Alteration/Repair
 - Windows
 - Doors
 - Siding - Type: _____
 - Masonry Repair
 - Other _____
- Awnings/Signs

- New Construction
 - Primary Structure
 - Additions
 - Deck/Porch
 - Garage/Outbuilding
 - Other _____

- Demolition
 - Primary Structure
 - Garage/Outbuilding
 - Other _____
- Relocation of Building

Description:

Would like to move garage from original design/location to off of Walnut St.

Applicant Information:

Name (print): TOM STAS
Address: 21 S. 4th St
Phone: 630 885 8015
Email: TSQUAREINC99@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): SAME
Address: _____
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: 4-7-19



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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

BUILDING CONDITION

Excellent: Well-maintained

Good: Minor maintenance needed

Fair: Major repairs needed

Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Queen Anne

Date of Construction: 1890's

Source: A Field Guide to American Houses

Features:

Cross gabled roofs. Entry at east side has lower pitched gable roof. Single story porch added to north side. Picture windows with transoms on east and south sides.

Synthetic siding and trim has been added since the original survey. Evidence of structural damage of foundation exists. Majority of windows are not original.

ARCHITECTURAL SIGNIFICANCE

Significant

Contributing

Non-Contributing



Address:

21 South 4th Street

Representation in Existing Surveys:

Federal

State

County

Local

Block No. 8

Building No. 4

SURVEY DATE:

MAY 1994

ROLL NO. 2

NEGATIVE NO. 3

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

b. 109 N. 4th Ave. (Windows)

The proposal is for the replacement of three windows at the rear of the house with aluminum clad windows.

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

c. 21 S. 4th St. (New Addition and Garage)

The proposal is for an addition and a new two-car garage. The garage will need to be set back 5 feet from the rest of the building walls with frontage along S. 4th St.

Vice Chairman Smunt expressed concerns over the design of the garage. He felt the gable on the garage did not follow the slope of the gable on the house and suggested raising the pitch of the one on the middle bay to give it more of a carriage house look. He would like to see a revised rendering of the garage before giving final approval. He also recommended maintaining the trim and carrying it through to the addition.

Mr. Pretz questioned the use of vinyl siding. The home currently has vinyl siding and the Commissioners felt it would not be appropriate to ask the homeowner to use different materials at this point.

Mr. Krahenbuhl suggested including some kind of decorative feature on the garage doors to match back to the house. Vice Chairman Smunt recommended making the doors one foot taller for a vertical feel.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to table the COA until additional/revised information/renderings for the garage are submitted.

6. Landmark Applications

No items were submitted.

7. Grant Applications

No items were submitted.

8. Preliminary Reviews – Open forum for questions or presentation of preliminary concepts to the Commission for feedback.

Overall, the Commission felt that the soffits should be properly repaired and not replaced.

A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous vote to table the COA application until the applicant could be present.

c. 21 S. 4th St. (Addition/Garage)

Two additions to the home are being proposed – an addition of a bedroom to the second floor on the southeast side and a two-car garage on the west side. These additions will require new vinyl windows and 5” vinyl siding. This application was tabled at the September 19, 2018 meeting until the applicant could provide revised plans depicting suggested changes to the garage.

The plan for a two-car garage was reduced in size to a one-car-and-a-half garage, to eliminate the removal of a large walnut tree in the backyard and to adhere to the City’s code to set the garage back another 5 feet. The Commission is in favor of the new garage plan.

Dr. Smunt said there is a grant program that could offset the additional cost of the new siding if the applicant were to consider using “smart siding” – engineered wood products such as Hardy or LP Siding. Mr. Colby explained that a grant application would need to be submitted, come before this Commission for review and if recommended, to City Council for final approval. The grant is a 50/50 matching grant up to a maximum of \$5,000 with an agreement depicting what has been approved. Documentation would be submitted by the applicant showing payment for the work and a reimbursement of 50% would be made. The homeowner will investigate this option further.

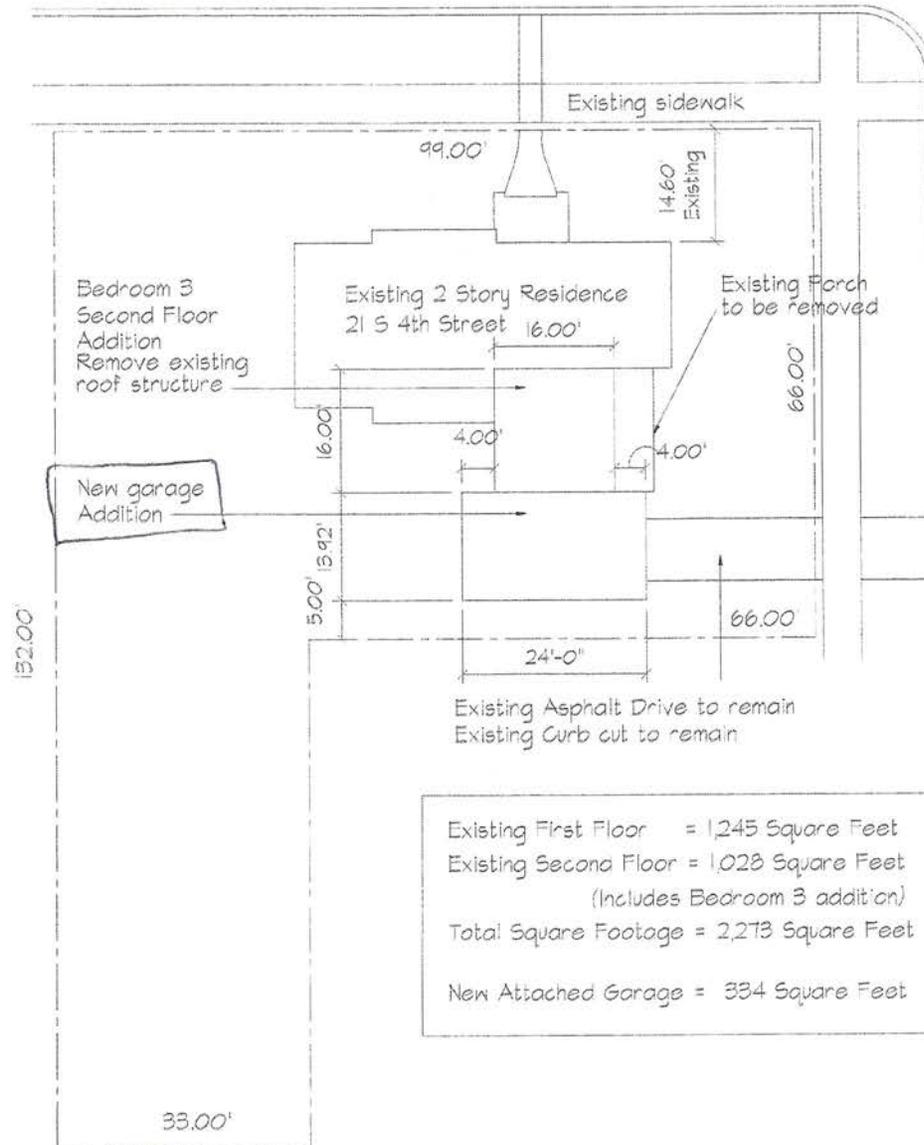
A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the COA as presented.

d. 207 Walnut Ave (duplex)

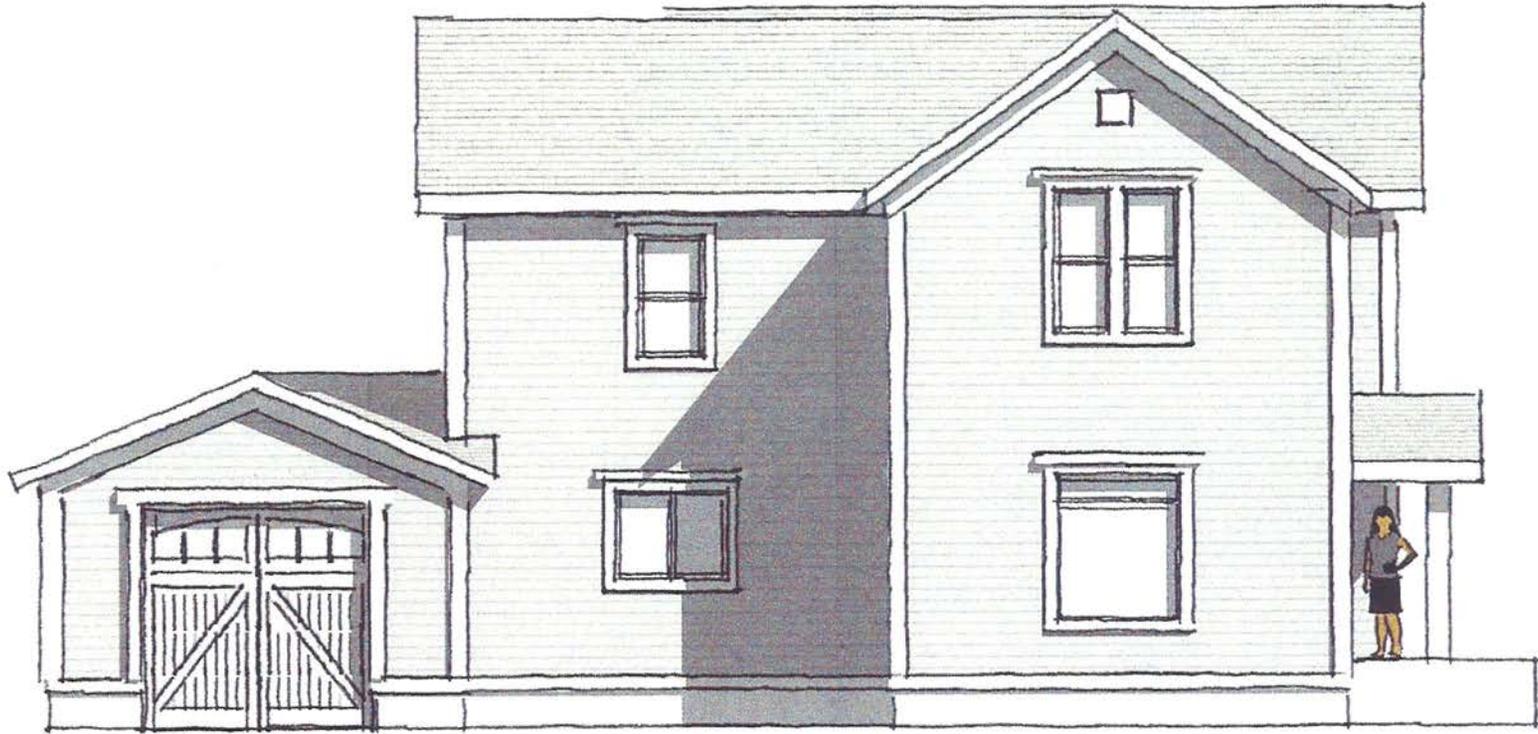
This COA Application was presented at the 9/3/18 meeting by Mr. Greg Derrico. The application was tabled and the Commission requested the applicant provide a streetscape of the whole block displaying elevations of all buildings, as well as a plat showing setbacks of all other homes on the block. No new information has been submitted. Mr. Derrico requested that this item be placed back on the agenda for review.

Mr. Derrico stated that he felt the information requested by the Commission was not needed, as it would support their conclusions that the proposed structure would tower over the rest of the buildings on the block. However, he noted that across the street the parking structure also placed a large presence over the buildings, and that further down the street the back of the Arcada has a large tower like brick building. He stated that the proposed drawings fit in with the height and general streetscape feeling of other buildings further down the street. He further stated that the proposed building has a similar front setback to those other buildings on the street. Mr. Derrico expressed that his design fits into the standards and concepts laid out in the Zoning Ordinance for

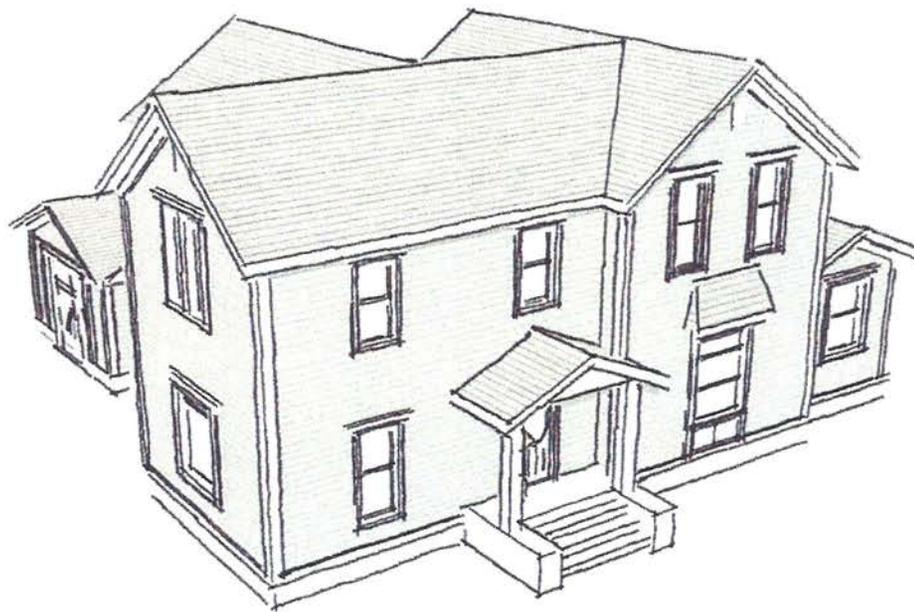
4th Street



Walnut Street



New Garage - Propusac





EXISTING HOUSE