CITY OF ST. CHARLES ILLINOIS • 1834	**HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 200-214 Walnut St.		
	Significance:	Non-Contributing & Significant		
	Petitioner:	Bob McDowell		
	Project Type:	Fence		
	PUBLIC HEARING		**MEETING 2/1/23**	**X**

Agenda Item Category:

	Preliminary Review		Grant
X	Certificate of Appropriateness (COA)		Other Commission Business
	Landmark/District Designation		Commission Business

Attached Documents:	**Additional Requested Documents:**
Application, fence information, plat of survey, architectural survey	

Project Description:

- Proposed is to install a gate on the NE corner of the building
- Also proposed is to install a 6’ tall solid dog ear picket fence to act as a dumpster corral. The fence will be made of western red cedar.

Staff Comments:

Recommendation / Suggested Action:

- Provide feedback and recommendation on approval of the COA

APPLICATION FOR COA REVIEW

HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"

ST. CHARLES
SINCE 1834

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES (630) 377-4443

To be filled out by City Staff

Permit #2023 -- 000062 Date Submitted: 1 / 23 / 23 COA # _____ -- _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 214 WALNUT ST. ST. CHARLES IL 60174

Use of Property: ☒ Commercial, business name: LAZARUS HOUSE

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair
- ☐ Windows
- ☐ Doors
- ☐ Siding - Type: _____
- ☐ Masonry Repair
- ☒ Other GATE + CORRAL

☐ Awnings/Signs

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

☐ Demolition
- ☐ Primary Structure
- ☐ Garage/Outbuilding
- ☐ Other _____

☐ Relocation of Building

Description:

INSTALL GATE NEAR NE CORNER OF BUILDING
INSTALL DUMPSTER ENCLOSURE PER CITY APPROVAL

Applicant Information:

Name (print): TROY TAYLOR

Address: 214 WALNUT ST

Phone: 630-587-2144 X 113

Email: TROYT@LAZARUSHOUSE.NET

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): BOB McDOWELL

Address: 214 WALNUT ST. ST. CHARLES IL

Signature: Bob McDowell

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: Troy Taylor Date: 1/17/2023

Troy Taylor

From: Sandy Falk
Sent: Thursday, November 10, 2022 12:32 PM
To: 'Bob McDowell (BobMcDowell@sbcglobal.net)'; 'Steve Figi (SRFigi77@gmail.com)'; Troy Taylor
Cc: Julie Purcell
Subject: Response form the City RE: Refuse Enclosure

Importance: High

Bob, Steve & Troy,

See the response Julie & I just received from Ken at the City. Do we want to meet to talk through our next steps?
I will be in the office all day tomorrow but need to leave today at 1:15 for an appointment.

Sandy Falk
Finance & Administrative Manager
Lazarus House
214 Walnut Street, St. Charles, IL 60174
630.587.2144

From: Jay, Ken <kjay@stcharlesil.gov>
Sent: Thursday, November 10, 2022 11:09 AM
To: Sandy Falk <SandyF@lazarushouse.net>; Julie Purcell <JulieP@lazarushouse.net>
Subject: Refuse Enclosure

Hi Julie and Sandy,
I've gotten the answers I needed in order to get back to you and give you some final direction. Your enclosure will need a permit, that will be reviewed by zoning as well as the historical commission, due to your location in the historic district. Zoning will require the enclosure fence to be 3' from the property lines. Historic commission should not have any objections to a standard style enclosure.

We are okay with your enclosure being wider and taking up part of the parking space adjacent to the striped area, if necessary. If a half parking stall remains, we will consider that as motorcycle parking or possibly future bicycle parking location...but we aren't going to stripe that stall out at this time.

You can proceed with your quotes and permit. Let me know if you have any questions on the above or anything else, thanks!
Ken

CITY OF ST. CHARLES ILLINOIS • 1834

Ken Jay Public Works Manager – Engineering
P: 630.377.4418 | E: kjay@stcharlesil.gov
2 E. Main Street, St. Charles, IL 60174-1984
stcharlesil.gov

PARAMOUNT FENCE INC.

557A S River Street (Route 25) • Batavia, Illinois 60510
630.406.8410 • 847.628.5502 • 815.455.8050 Fax 630.406.8423
ParamountFence.com

NOTES
Credit card wells fargo + 7% = 4

Proposal & Contract

*All pricing below is for check or cash. 3% more for credit cards or the financing.

Date 12/21/22
Referred By Referral
Salesperson Chris S.

Google
x220

County
Township (if unincorporated)
Cross Street
Subdivision
Company LG Lazarus House
Name Troy Taylor
Street Address 214 Walnut St.
City St. Charles State IL Zip Code 60174
E-mail
(815) 761-6136 ( ) ( )

JOB AMOUNT	$ 6,630 *	CIRCLE PAYMENT
DEPOSIT	$1/2 3,315 check price	CHECK / CREDIT CARD
BALANCE DUE	$1/2 3,315	CHECK / CREDIT CARD / FINANCED

Jobsite Name:
Address
City
Jobsite Contact Name:
Contact Phone Number:

CIRCLE ALL THAT APPLY
PLAT OF SURVEY: NEEDED NOT NEEDED
PERMIT: NEEDED NOT NEEDED
CUSTOMER TO OBTAIN WE OBTAIN, CUSTOMER PAYS
HOMEOWNERS ASSOCIATION APPROVAL:
CUSTOMER TO OBTAIN NOT NEEDED
* VISA MasterCard DISCOVER AMERICAN EXPRESS
CARD#
EXPIRATION DATE
CVC2 #

FINANCED
6 MOS 9 MOS 12 MOS 18 MOS

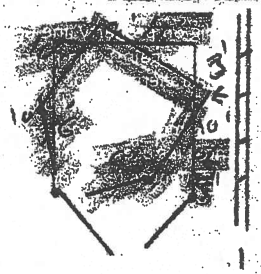
FT.	HGT.	GA/COLOR
TERMINALS	LINE POSTS	TOP RAIL
TENS WIRE: TOP BOTTOM	BRACING: YES	MID RAIL: YES NO BOTTOM RAIL: YES NO
SINGLE 1-48"	GATES	POSTS
DOUBLE 1-12' D.E.		POSTS
CANTILEVER / ROLLING		POSTS
LEVEL ON TOP	FOLLOW GRADE	

TAKE DOWN ____ FT.
HAUL AWAY ____ FT.
CONCRETE / ASPHALT BREAKS #
GENERATOR CHAIN SAW
ROCK DRILL WELDER
CORE DRILL COMPRESSOR
BOARD SIZE 6"
POST SIZE PM 8'
FACE NAIL TOE-NAIL
DIRT: HAUL AWAY LEAVE IN PILES SPREAD

Installing 44' of 6' tall solid privacy cedar picket. Using 6" boards, three 2x4x8's per panel, and 8' PM's. One-12' double gate (steel frame). Also installing one-48" gate & installing pickets to railing on stairs.
All Western Red Cedar - 5 year workmanship warranty
Hauling away all spoils (core drill needed)
All Posts set in 36" deep holes with wet concrete

Dumpster Enclosure

Building 3' off ← concrete



* 3' off Backside & corner post
* ft Front Corner post

parking LOT

GATE & Pickets Attached to Railing

Building
concrete walk
48" gate
Building
STAIR

* Installing one 48" gate w/ steel posts. All hardware
* Screwing in pickets (2x4's) to staircase railing to hinder access to power lines on staircase.

OPTIONS

Customer to read following to place order:
1. Paramount Fence to call J.U.L.I.E.
2. Customer to obtain all needed MUNICIPAL PERMITS & ASSOCIATION APPROVALS
3. Paramount Fence will need a signed contract, plat of survey, permit # (if applicable), and appropriate deposit (as outlined above) before work will be scheduled.
4. Installation dates are always weather permitting.
5. I hereby accept the terms and conditions on both sides of this contract.
6. Customers sometimes have to follow up with dirt or sod after installation. CUSTOMERS TO CALL PERMIT # INTO OFFICE (IF APPLICABLE)
7. Changes initiated, by the customer, after "Approved & Accepted" date, could result in a $250 Contract Change Fee + Re-stock Fee.

APPROVED & ACCEPTED
Customer's Signature — Date 12/21/2022
Customer's Signature — Date

Dirt Removal * Included Add $
Take Down and Haul Away Old Fence Add $
Add $

Company Representative — Date 12/21/22
Paramount Fence, Inc.

*Pricing expires midnight on 12/31/22
(On back, see two bottom paragraphs for details)

Initial KM Paramount Fence Inc. is not responsible, UNDER ANY CIRCUMSTANCES, for damages to private utilities and/or any other buried lines or objects not professionally located by J.U.L.I.E. or Digger, including but not limited to, sprinkler systems, drain tiles, private gas, private electric, pool equipment lines, invisible pet fence, landscape lighting, private water, septic system, etc. Please read back of contract for further details.

(Revision 4/2022)

Installation Process and Proper Expectations

RJM Initials — As of today we are scheduling installations between Jan - March, which could be **subject to change and are always weather dependant**. To be fair to all of our customers, ***we do not*** put the job on the schedule, and/or order special materials, until we have the following: 1) signed contract, 2) appropriate deposit (as outlined on the contract), 3) plat of survey (if applicable), 4) municipality permit number (if applicable), and 5) Homeowners Association approval (if applicable). Call the permit number ***immediately*** to Connie at 630-406-8410 ext. 706

RJM Initials — We would love to give 4-5 days advanced notice for installation but, ***unfortunately in the fence business, things cannot work this way. We can only confirm the fence installation day, one day in advance.*** We will call one day in advance, ***typically after 3 pm***, to confirm the next day's installation. You are always more than welcome to call the office (630) 406-8410 and speak to Connie at ext. 702 to find out your "Installation Window". All installations are based on weather and all installations are ***tentative***, weather permitting, until you receive a call to confirm your fence installation. If it is raining, snowing or extreme cold on the day of the confirmed installation, the decision as to whether or not the crew will be out will be made that morning. You will receive a phone call from our office if the crew cannot install due to inclement weather.

RJM Initials — Typically, the installation should take approximately 1 to 2 days depending on the job, conditions, and any unforeseen circumstances. Please expect the crew to arrive between 7:00 and 10:00 in the morning to begin the installation. Neither we nor our installation experts have control over when or how ***J.U.L.I.E*** (Joint Utility Location Information for Excavators) will mark the property. Keep in mind that J.U.L.I.E's mission is to prevent any damage to underground utility lines. For everyone's safety, please ensure that all marks and flags stay intact before and during installation.

RJM Initials — Installing a fence can be very disruptive--it can be loud, the crew will walk around the property, and there is always a chance that there can be some damage to the grass, plantings, asphalt, concrete, etc. The crew will do their best not to damage the property. Prior to our arrival, please have the fence line clear of any obstacles (for example bricks, firewood, dog poop, etc.) and trim bushes as needed (unless otherwise noted on contract), including the neighbors side. The crew needs approximately 18" on each side of the property line to work. The crew will need access to water (to mix concrete) and electricity (for saws, compressors, etc.).

RJM Initials — When the crew is installing the fence, there is a balance between the top of the fence, bottom of the fence, and any height restrictions for the municipality and/or Homeowner's Association. We follow the ground (grade) of the property and because of this, the fence may appear taller at the top in some parts compared to others. In order to not have large gaps under the fence, the installers must follow the grade. On **average**, the gap below the fence should be between ***1-1/2 to 2 inches***, unless the municipality requires something different. **During or after the installation, do not touch or shake the fence for at least 48 hours. Do not use the gate(s) for at least 48 hours. The footings still need time to cure. Avoid placing bricks, blocks/landscape timbers, railroad ties, excessive mulch, etc. under the fence as these items will push the fence sections up and potentially pull posts up during freeze thaw cycles.**

RJM Initials — If a wood fence is being installed, there is a drying process; please expect the following to happen over the next three months or so: the wood ***should*** shrink, small cracks(check marks) ***should*** develop in the posts, rails(2x4's) and boards(pickets). ***This is normal and part of the drying process.*** The majority of the drying will happen in the first three months, but can take up to one year. These cracks do not get bigger over time. Some of the wood will have a blondish color and some, a more reddish color. ***This is normal.***

RJM Initials — Changes initiated, by the customer, after "Approved and Accepted" date on the contract, could result in a $250 Contract Change Fee and Re-stock Charge.

RJM Initials — Special Notes:

If you have questions or concerns, please feel free to call our office at 630.406.8410.

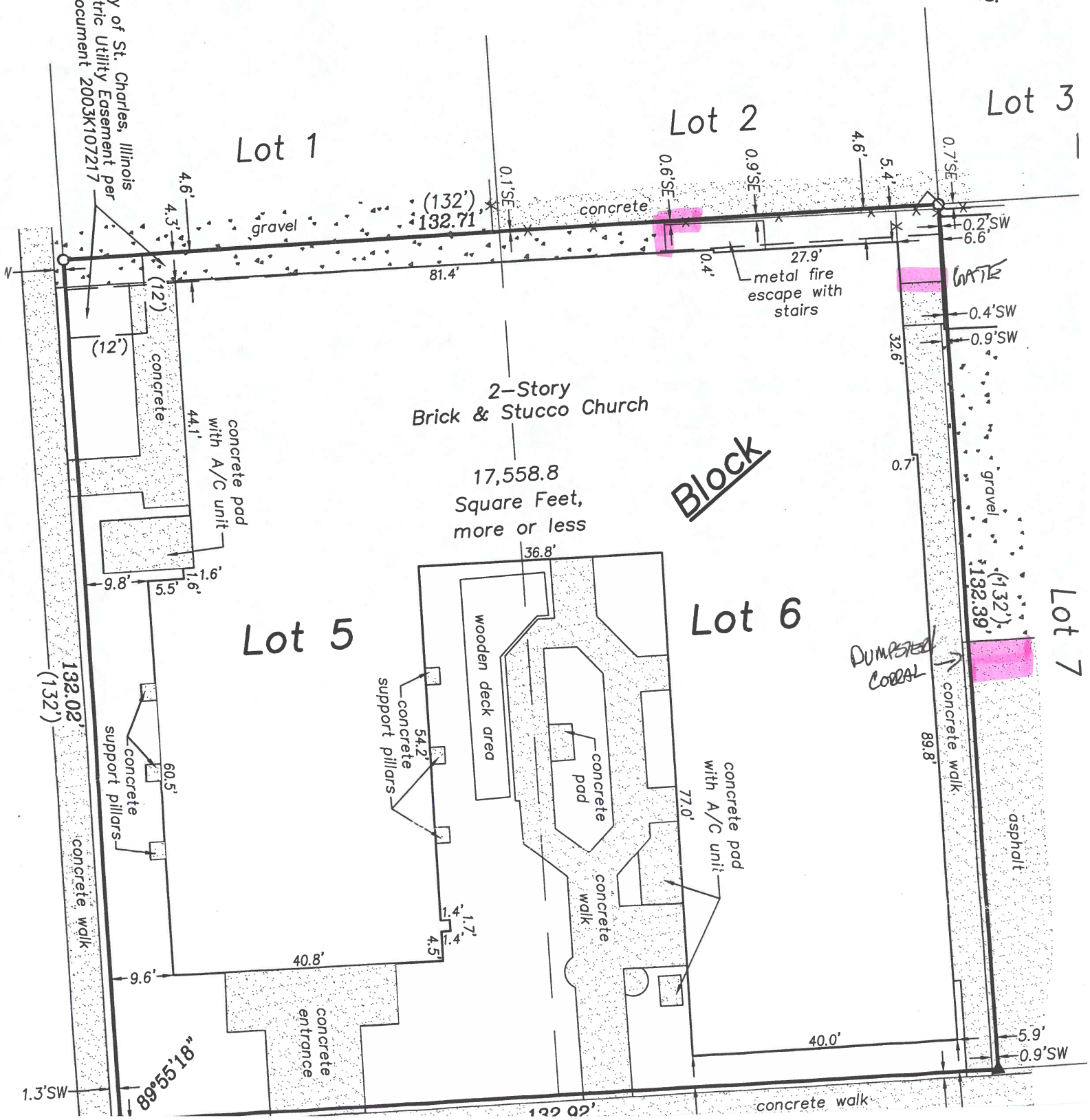
Customer Printed Name	Chris Salvini Salesperson Printed Name
X Customer Signature — Date 12/21/2022	Salesperson Signature — Date 12/21/22

(Revision 7/2021)

PLAT OF SURVEY

LOTS 5 AND 6 IN BLOCK 44 OF THE ORIGINAL TOWN OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 214 WALNUT STREET, SAINT CHARLES, ILLINOIS.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
☒ Unaltered	☒	☐	☒
☐ Minor Alteration	☐	☐	☐
☐ Major Alteration	☐	☐	☐
☐ Additions	☐	☐	☐
Sensitive to original	☐	☐	☐
Insensitive to original	☐	☐	☐

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: Neocolonial

Date of Construction: 1960-1970's

Source: Field Observation

Features:

Front gable roof, single story masonry structure built to be compatible with Greek Revival Congregational Church. Three pairs of triple casement windows. Semi-circular louver in gable.

ROLL NO. 2 **NEGATIVE NO. 12**

Address:
214 West Walnut Street

Representation in Existing Surveys:

☐ **Federal**

☐ **State**

☐ **County**

☐ **Local**

Block No. 10

Building No. 12

SURVEY DATE:
MAY 1994

REF. NO. 116

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1

Address:
214 West Walnut Street

Remarks:
Photo taken 10/2022

ROLL NO. **NEGATIVE NO.**

Block No. 10
Building No. 12

Address:
214 West Walnut Street

Remarks:
Photo taken 10/2022

ROLL NO. **NEGATIVE NO.**

Block No. 10
Building No. 12

REF. NO. 261

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
☐ Unaltered	☐	☐	☐
☒ Minor Alteration	☒	☒	☐
☐ Major Alteration	☐	☐	☐
☒ Additions	☒	☒	☐
Sensitive to original	☒	☒	☐
Insensitive to original	☐	☐	☐

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: Greek Revival

Date of Construction: 1848

Source: A Field Guide to American Architecture

Features:

Simple gable front Greek Revival style with flat roof portico with four square columns. Aluminum spire replaced original wood spire in the late 1980's. Stone building built by mason William Beith, later clad with stucco.

Address:
214 West Walnut Street

Representation in Existing Surveys:

☐ **Federal**

☒ **State**

☐ **County**

☐ **Local**

Block No. 10

Building No. 11

ROLL NO. 2 **NEGATIVE NO. 11**

SURVEY DATE:
MAY 1994

REF. NO. 117

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1

Address:
214 West Walnut Street

Remarks:
West Elevation

ROLL NO. 12 **NEGATIVE NO. 18**

Block No. 10
Building No. 11

Address:
214 West Walnut Street

Remarks:
Photo taken 10/2022

ROLL NO. **NEGATIVE NO.**

Block No. 10
Building No. 11

REF. NO. 117

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1

ROLL NO. **NEGATIVE NO.**

Address:
214 Walnut Street

Remarks:
West Elevation

Photo taken 10/2022

Block No. 10

Building No. 11

ROLL NO. **NEGATIVE NO.**

Address:

Remarks:

Block No.

Building No.

REF. NO. 261