		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY					
		Agenda Item Title/Address:		COA: 215 N 3 rd Ave			
		Proposal:		Porch			
		Petitioner:		Elizabeth Suwanski			
		Please check appropriate box (x)					
		PUBLIC HEARING			MEETING 717/19		X
AGENDA ITEM CATEGORY:							
X	Certificate of Appropriateness (COA)				Façade Improvement Plan		
	Preliminary Review				Landmark/District Designation		
	Discussion Item				Commission Business		
ATTACHMENTS:							
COA Application							
Plat of Survey							
Porch Details							
Photos							
EXECUTIVE SUMMARY:							
<p>Proposed is to replace the rotted back porch. The dimensions and general look of the porch will remain the same, with 3" boards, 25" railings and existing carved posts and brackets.</p> <p>The 25" height of the handrails were approved by the Building and Code Department.</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: 6/25/19 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 215 N 3rd Ave, St Charles IL 60174

Use of Property: ☐ Commercial, business name: _____

☒ 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 checked="" type="checkbox"/> Other replacing deck on existing back porch | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Awnings/Signs | | |

Description:

The deck of the back porch is rotten and needs to be replaced. The dimensions & general look of the porch will remain the same, with the 3" boards, 25" railings and existing carved posts and brackets. The porch roof will be secured, the deck and concrete beneath it removed and repoured with footers for the vertical posts. The existing columns will be lengthened with a new bottom via a metal spline and set into footers and the deck will then be built around these posts.

Applicant Information:

Name (print): Elizabeth Suwanski

Address: 215 N 3rd Ave, St Charles, IL 60174

Phone: 773-420-7362

Email: elizabethsuwanski@yahoo.com

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): _____

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: _____ Date: _____

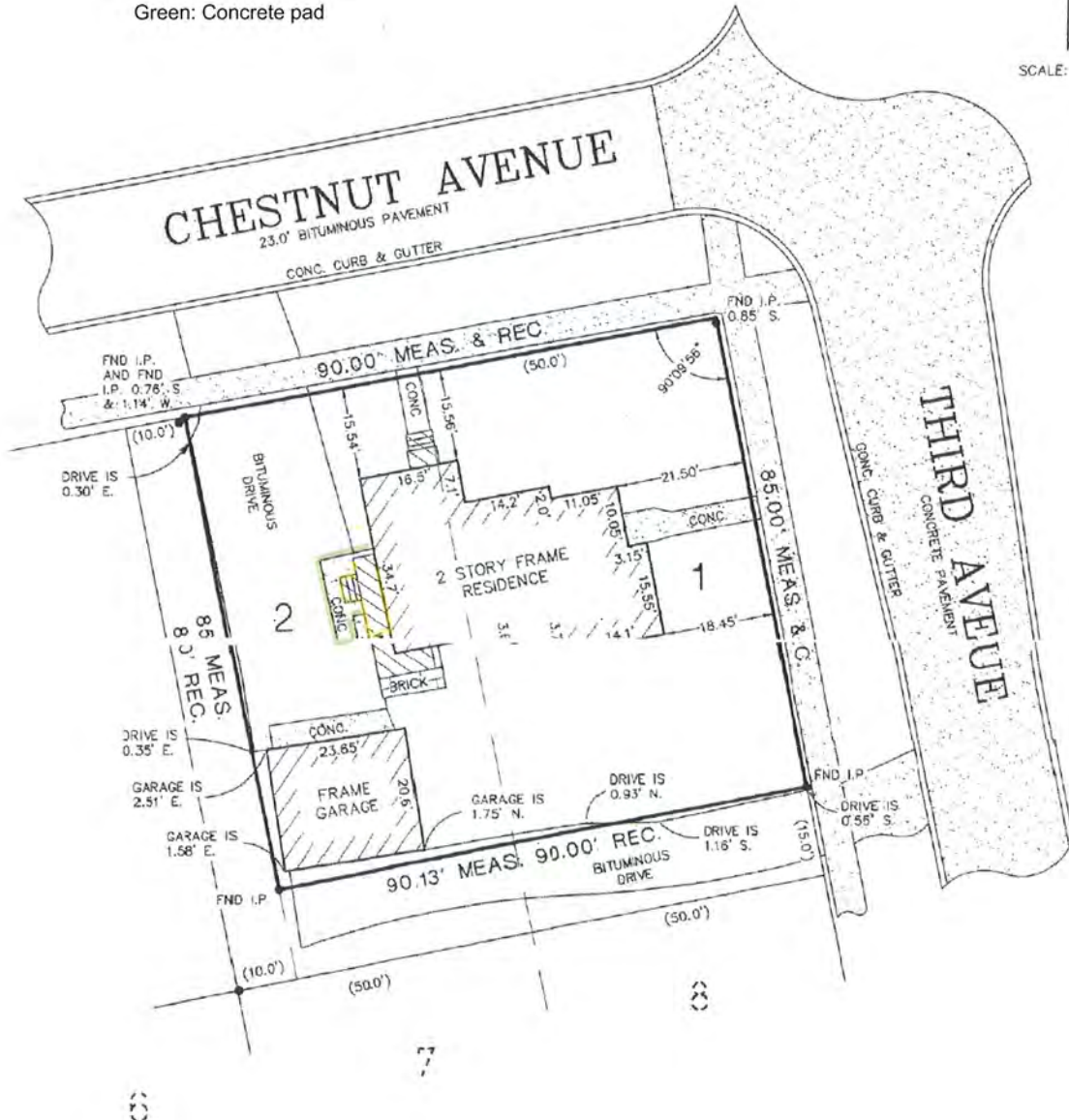
PLAT OF SURVEY

OF
The Northerly 85 feet of Lot 1 and the Northerly 85 feet of Lot 2 (except the Westerly 10 feet) of Block 27 of the Original Town of St. Charles, Kane County, Illinois.

Key
Yellow: Porch
Green: Concrete pad



SCALE: 1" = 20'



State of Illinois)
County of Kane)

I, Frank J. McDaniel, an Illinois Professional Land Surveyor, No. 3256, do hereby certify that the Plat shown hereon is a correct representation of a survey performed at and under my direction. This professional service conforms to the current Illinois minimum standards for a boundary survey.

All dimensions shown in feet and decimal parts thereof.

Given under my hand and seal in St. Charles, Illinois, this 29th day of June, A.D. 2015.

Prepared for: Law Offices of Fred T. Myers, P.C.

Job No. 15-10852

Address: 215 N. Third Ave., St. Charles

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FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL ORDINANCES

○ IRON PIPE SET R=RADIUS
● IRON PIPE FOUND A=ARC LENGTH

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

FJM LAND SURVEYING

TELEPHONE:
(633) 587-8080
FACSIMILE
(633) 587-8061

EMAIL: FJMSURVEY@AOL.COM
6 N 566 WILLOWBROOK DRIVE
ST. CHARLES, ILLINOIS 60175

Frank J. McDaniel
Frank J. McDaniel, P.L.S. #3256
License Renewal/Date of
Expiration = 11/30/2018

25 June 2019

St Charles Historic Preservation Commission

2 E Main Street, 2nd Floor

St Charles, IL 60174

Members of the St Charles Historic Preservation Commission;

Quickly upon moving into our new house, we found that the back porch floor and supporting horizontal beams are rotten. In addition, the vertical posts that support the porch roof are not one piece but rather two pieces; one piece sits on the ground and supports the rotten deck and one piece sits on top of the rotten deck and supports the porch roof. If the horizontal beams give, the vertical column atop it will fall and so might the porch roof. Neither are the vertical posts directly aligned with one another, to properly support the load. The porch is currently in stable condition but we will need to replace the lower deck soon, preferably before winter. The concrete pad below the porch is also buckled and in somewhat poor condition, so we intend to also have this repoured, with footers for the deck and the newel posts at the bottom of the stair strings. The original top vertical columns will be retained and lengthened by splining it together with a new, longer lower post, which will sit in a concrete footer. The deck will then be built around the vertical posts to the left and right of the entry.

Grandfathering in the existing 25" height of the handrails was verbally approved by Tom Medernach on 6/25, to preserve the historic aesthetic of the design.

Since we will be undertaking this project, we felt that we could add some elements to the porch that better suit the existing columns and brackets than the existing plain horizontal double rail. The details on the newel posts and balustrades we think would suit the porch are at the bottom of this document.

The "How"

The porch roof will be supported with a beam that lays on vertical support posts outside of the concrete pad area on which the porch rests. The deck will then be demo'd and the original vertical posts will be stripped and repainted. The will be attached to a thicker post via a 1" thick metal spline, to elongate the post such that it can extend from the brace supporting the roof through to the bottom of the footer in the ground. The horizontal deck will then be built around the vertical posts. Three inch wide planks will be used on the porch floor and the handrails will be rebuilt with same height as current – 25".

I would like to replace the 2 plain horizontal hand-rails with one top hand rails and balusters that mimic the design of the original columns, placed approx. every 4 inches. The balusters are 1-58" x 23-3/4" and will have a 1" thick rail set on top. Material is Hemlock wood:

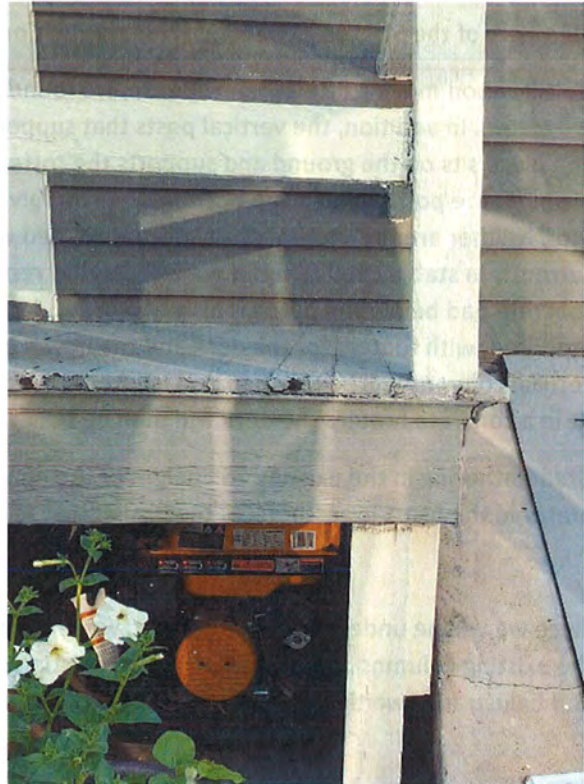


With new newel Posts set in footers at the bottom of the stairs. The Newel posts are 4"x4", also Hemlock:



The “Why”

Lack of alignment of top and bottom vertical posts, which isn't properly supporting the load:



Front view of damaged deck:







Wet, soft support beams supporting the deck:



Columns to be restored (stripped and repainted):



Approx modified front view:



Approx modified side view:

