

	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 2/5/2020	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
COA Application				
7-17-19 Meeting Minutes				
Plat of Survey				
Scaled Drawings				
Porch Details				
Architectural Survey				
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, 36” railings and existing carved posts and brackets.</p> <p>The project was previously discussed at the 7/17/19 meeting, but was tabled until scaled elevations were submitted.</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: _____

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 17, 2019
COMMITTEE ROOM**

Members Present: Malay, Smunt, Norris, Kessler, Mann, Pretz, Krahenbuhl

Members Absent:

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

1. Call to order

Chairman Norris called the meeting to order at 7:00 p.m.

2. Roll call

Ms. Hitzemann called roll with seven members present. There was a quorum.

3. Approval of Agenda

The following items were added/modified:

5a. 210 Cedar St.

7b. Tabled

9c. Marker for Camp Kane

4. Presentation of minutes of the June 19th, 2019 meeting

A motion was made by Ms. Malay and seconded by Mr. Kessler with a 5-0 voice vote to approve the minutes of the June 19th, 2019 meeting. Mr. Krahenbuhl abstained.

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

a. 210 Cedar St.

The intent is to change and expand the front façade. The Commissioners discussed the plans that were presented for review. The initial response was favorable, but some expressed concern over the style of the doors and windows.

6. Landmark Applications

a. 218 Park Ave.

i. Public Hearing

Mr. Colby presented the application for landmark designation of this property. The application was updated to reflect the change in architectural style as discussed at the last meeting.

A motion was made by Ms. Malay and seconded by Ms. Mann with a unanimous voice vote to close the public hearing.

ii. Landmark Recommendation

A motion was made by Mr. Krahenbuhl and seconded by Ms. Malay with a unanimous voice vote to recommend to City Council approval of landmark designation for 218 Park Avenue.

7. Certificate of Appropriateness (COA) applications

a. 215 N. 3rd Ave.

The proposal is for the replacement of a back porch. The applicant reviewed the various aspects of the project. The plan is to incorporate a look that better matches the house. The current soffit and roof will remain. The deck boards will be replaced with new 3” wide wood. New posts and balusters will be added. The Commissioners suggested using tongue & groove flooring in a synthetic material for better performance. A recommendation was made to build a bottom rail instead of having the balusters go directly into the flooring. The applicant will provide a scaled elevation when she applies for a permit. The project may not begin until the fall or next spring. It was suggested the item be tabled until the applicant can return with more details.

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

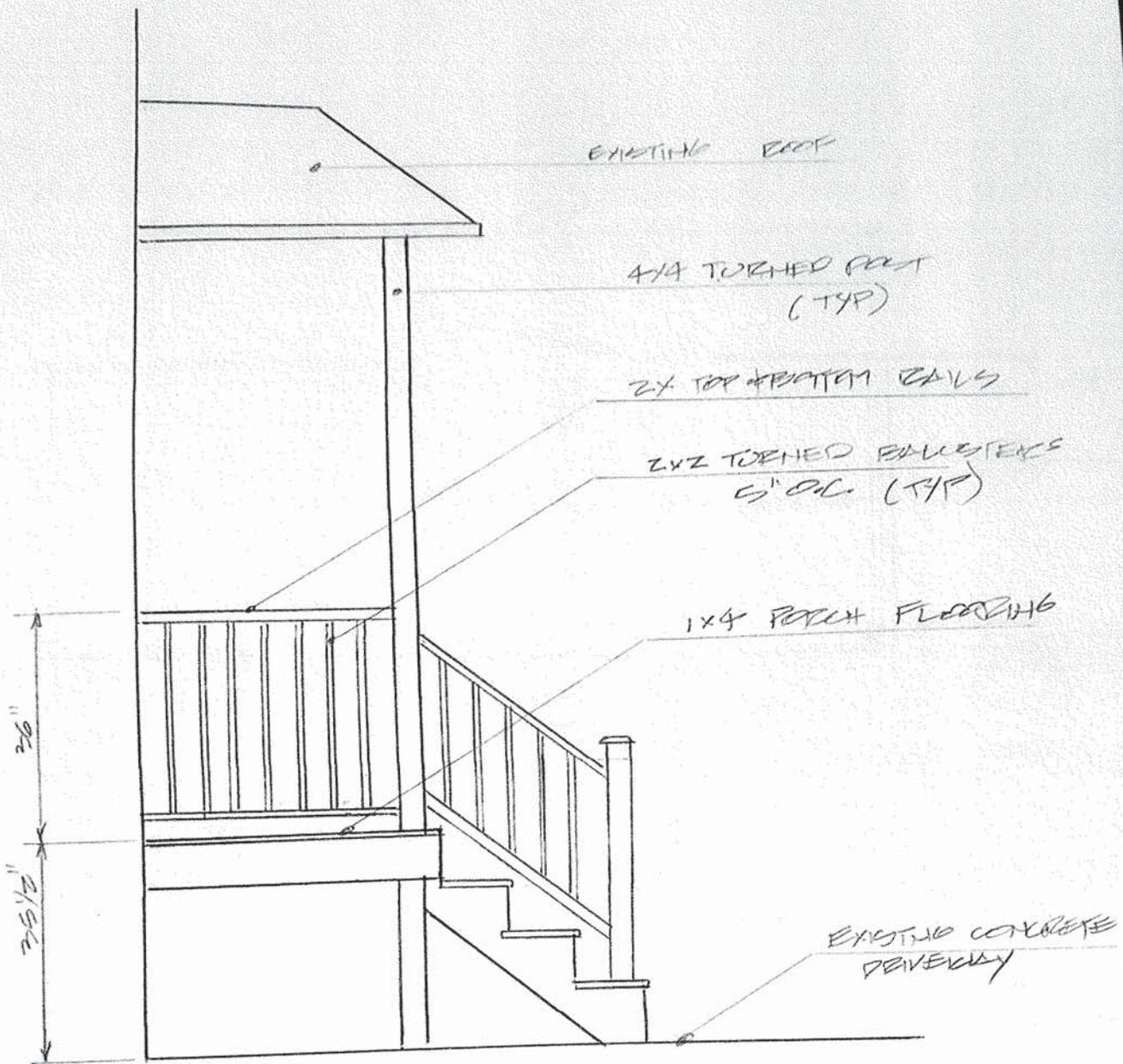
b. 215 E. Main St.

This item was tabled in item 3.

c. 305 W. Main St.

The proposal is to move the existing Puebla sign to the restaurant’s new location.

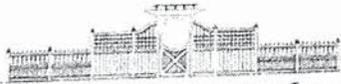
A motion was made by Ms. Malay and seconded by Ms. Mann with a unanimous voice vote to approve the COA as presented.



PORCH ELEVATION

SCALE: 1/2" = 1'-0"

JAN 20, 2020



Garden Structures Inc.

Finely Crafted Outdoor Structures

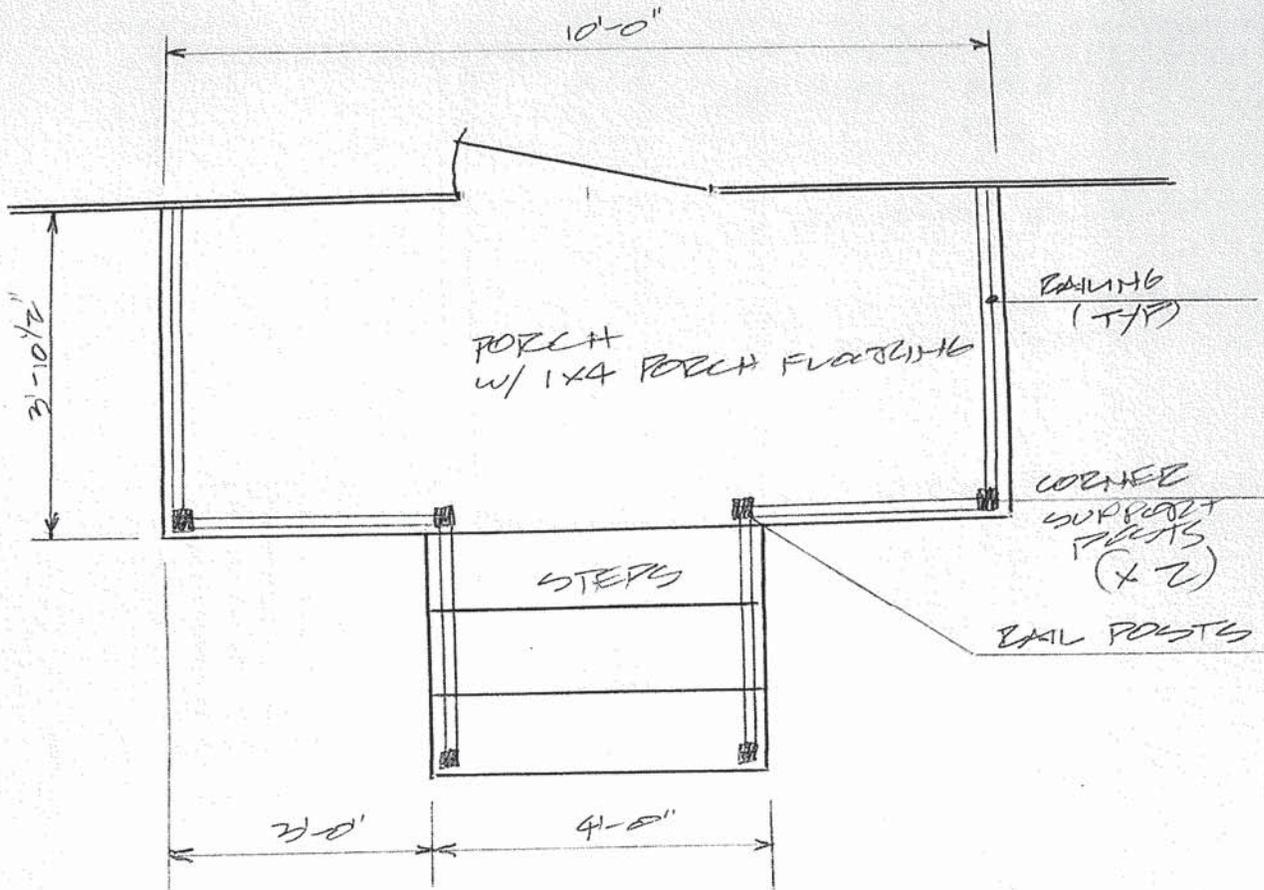
gardenstructuresinc.com
kallen624@comcast.net

Keith M. Allen
landscape Architect

Office (630) 584-0899
Cell 630-567-2813
St. Charles, IL

SUNANCA RESIDENCE
215 N 30th AVE ST. CHARLES

2/2



PORCH PLAN VIEW

SCALE: 1/2" = 1'-0"

JAN 20 2020



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Landscape Architect

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St. Charles, IL

SOWANSKI RESIDENCE

215 N 3RD AVE ST. CHARLES

1/2

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. They 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 1-5/8" x 23-3/4" and will have a 1" thick rail set on top. Material is Hemlock wood:

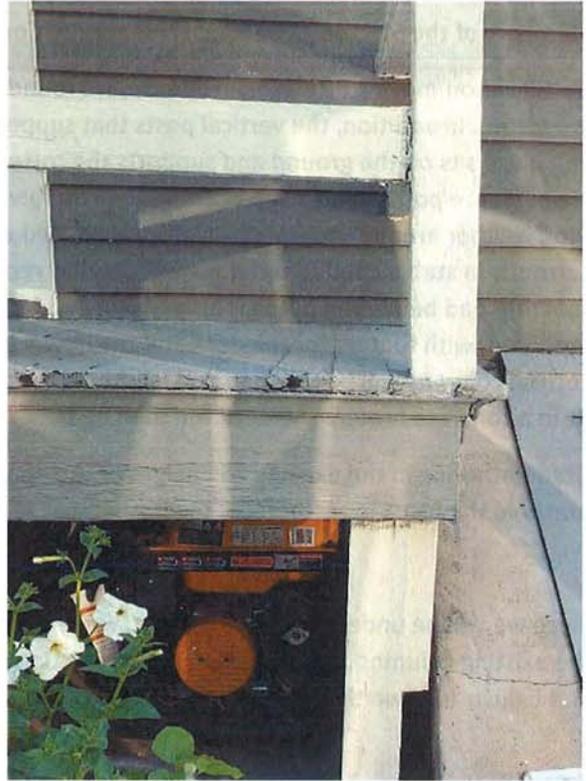


With new newel Posts set in footers at the bottom of the stairs. The Newel posts are 4"x4", also Hemlock:



The "Why"

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



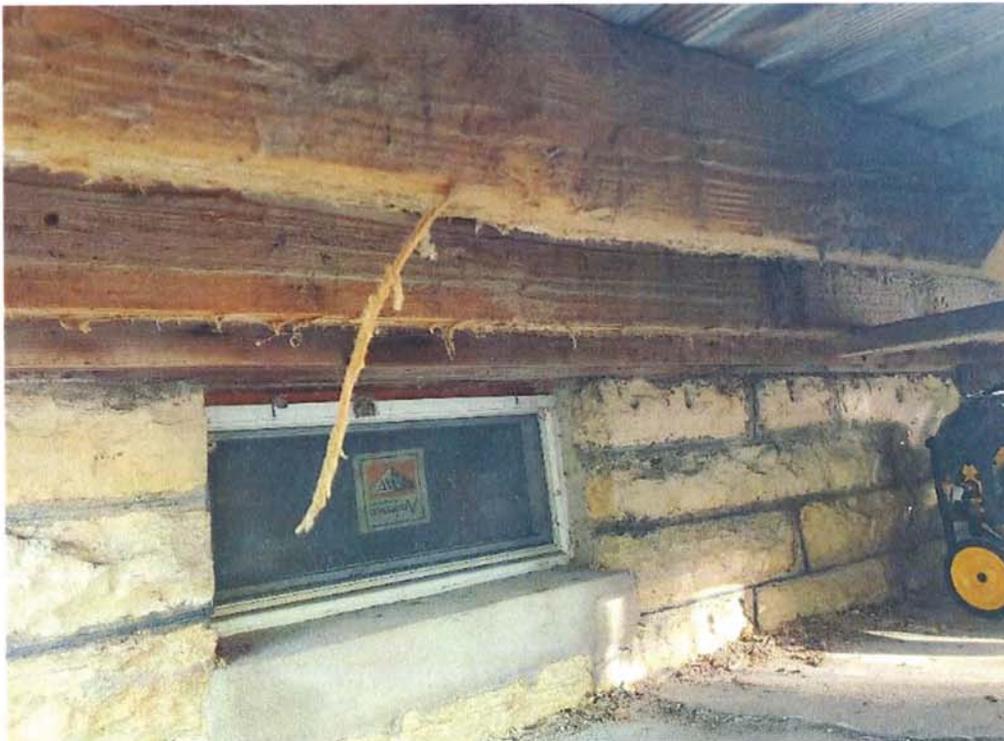
Front view of damaged deck:







Wet, soft support beams supporting the deck:



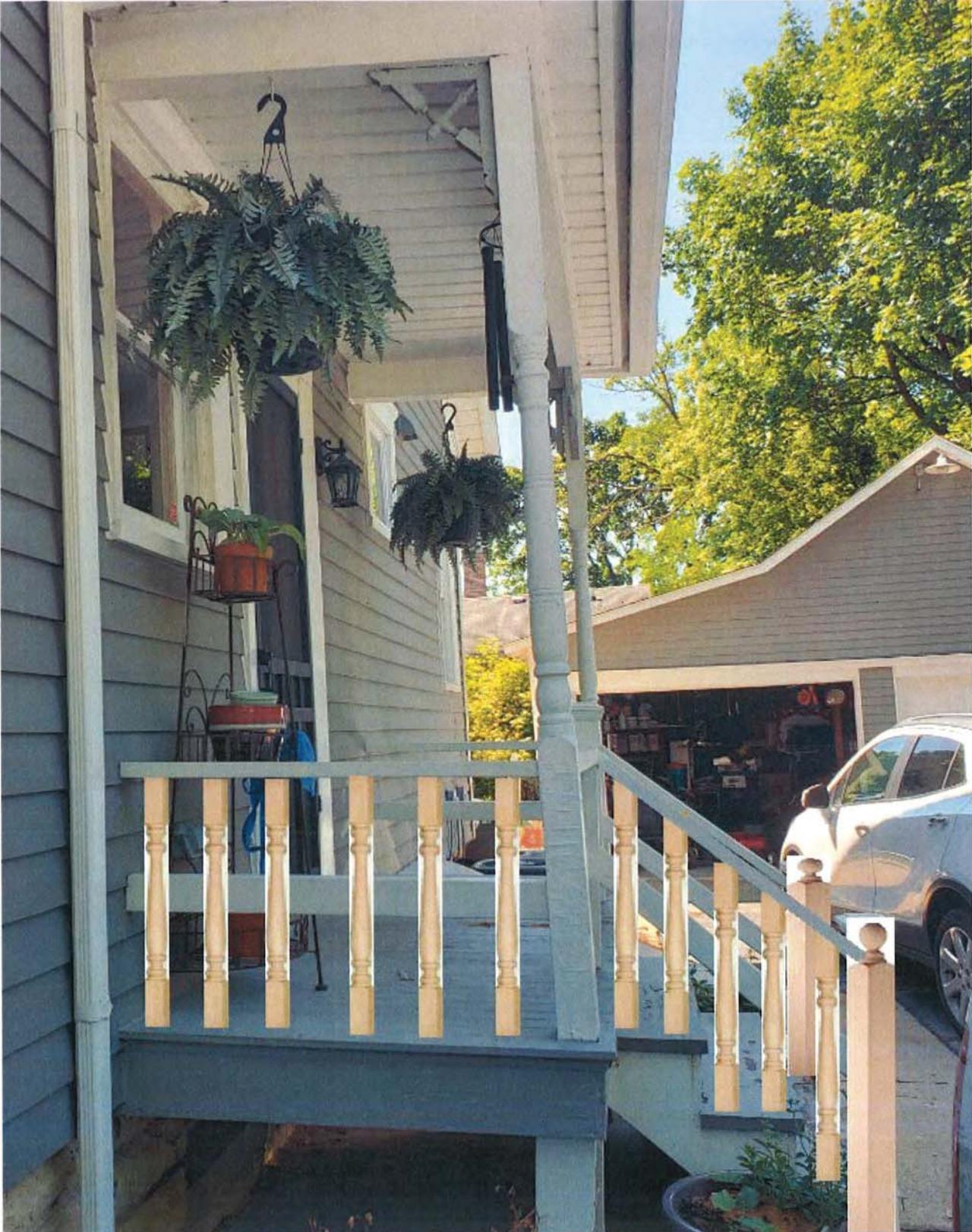
Columns to be restored (stripped and repainted):



Approx modified front view:



Approx modified side view:





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 checked="" type="checkbox"/> Minor Alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: 1880-1910

Source: A Field Guide to American Houses

Features:

Steeply pitched roof of irregular shapes with dominant front facing gable, shingle texture.

ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



Address:

215 North 3rd Avenue

Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

Block No. 30

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 15

NEGATIVE NO. 14



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

215 North 3rd Avenue

Remarks:

North Elevation.

Block No. 30

Building No. 1

ROLL NO. 15

NEGATIVE NO. 13



Address:

215 North 3rd Avenue

Remarks:

Garage.

Block No. 30

Building No. 1

ROLL NO. 15

NEGATIVE NO. 12