	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 314 Walnut St.		
	Significance:	Contributing		
	Petitioner:	Tri-City Health Partnership		
	Project Type:	Walkway		
	PUBLIC HEARING		MEETING 9/20/23	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, walkway plan, photo, architectural survey				
Project Description:				
<ul style="list-style-type: none"> Proposed is to remove the current asphalt driveway and install a paver walkway. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation 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 #: 2023-01918 Date Submitted: 9/13/2023 COA # 4 -- Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 314 WALNUT ST

Use of Property: ☒ Commercial, business name: TRI CITY HEALTH
☐ 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 type="checkbox"/> Awnings/Signs | | |

Description:

Remove Asphalt drive, INSTALL
PAVER WALK (TYPE OF PAVER TBD BASED
ON VENDOR DONATION)

Applicant Information:

Name (print): CHAD MARILSON, Law & Boyz
Address: 902 S RANDALL ST
Phone: 630 606 1359
Email: Chad.Law & Boyz@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): TCHP
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: 9/13/23

**LawnBoyZ Landscaping**

902 S Randall Road, Suite C305

St Charles, IL 60174

(630) 567-5512

chad.lawnboyz@gmail.com

www.lawnboyzlandscaping.com

Estimate

ADDRESS

KIM LAMANSKY
TRI CITY HEALTH
PARTNERSHIP
314 WALNUT ST
ST CHARLES, IL

ESTIMATE # 4817**DATE 08/17/2023**

ACTIVITY	QTY	RATE	AMOUNT
Removal *This plan removes the front walk but adds back walk (additional 170sf from previous plan) and most likely a step. We can pitch the pavers to help water to flow into parking lot!)	1	42,000.00	42,000.00
REMOVAL AND DISPOSAL			
- asphalt, planting, turf, etc			
PREP BEDS AND AREA			
- topsoil			
PAVER WALK *price reflects a discounted cost for material			
Supply and install new paver patio. Excavate on average 1' below grade, 8" of compacted CA6 gravel base, diamond cut joints, polymeric sand, snap edge to secure sides and premium installation.			
PLANTING, TURF RESTORATION, MULCH, MISC			
Price does not include benches, trellis or water feature			
DRAINAGE			
- as discussed with engineer create berm w/ drain tile behind and 4 catch basins			
- bury all downspouts to get water away from building			
- east building on back left (add soil and stone			

Lawnboyz is not responsible for siding repair or any unforeseen fixes due to removal of existing decks, patios, structures etc.

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

along foundation to build up so water flows away when gutters overflow. Discuss with Engineer on other ideas)

We appreciate the opportunity to bid and hope to earn your business! Please contact us at 630-567-5512, or respond to this email, with any questions or if you would like to proceed. Thank you!

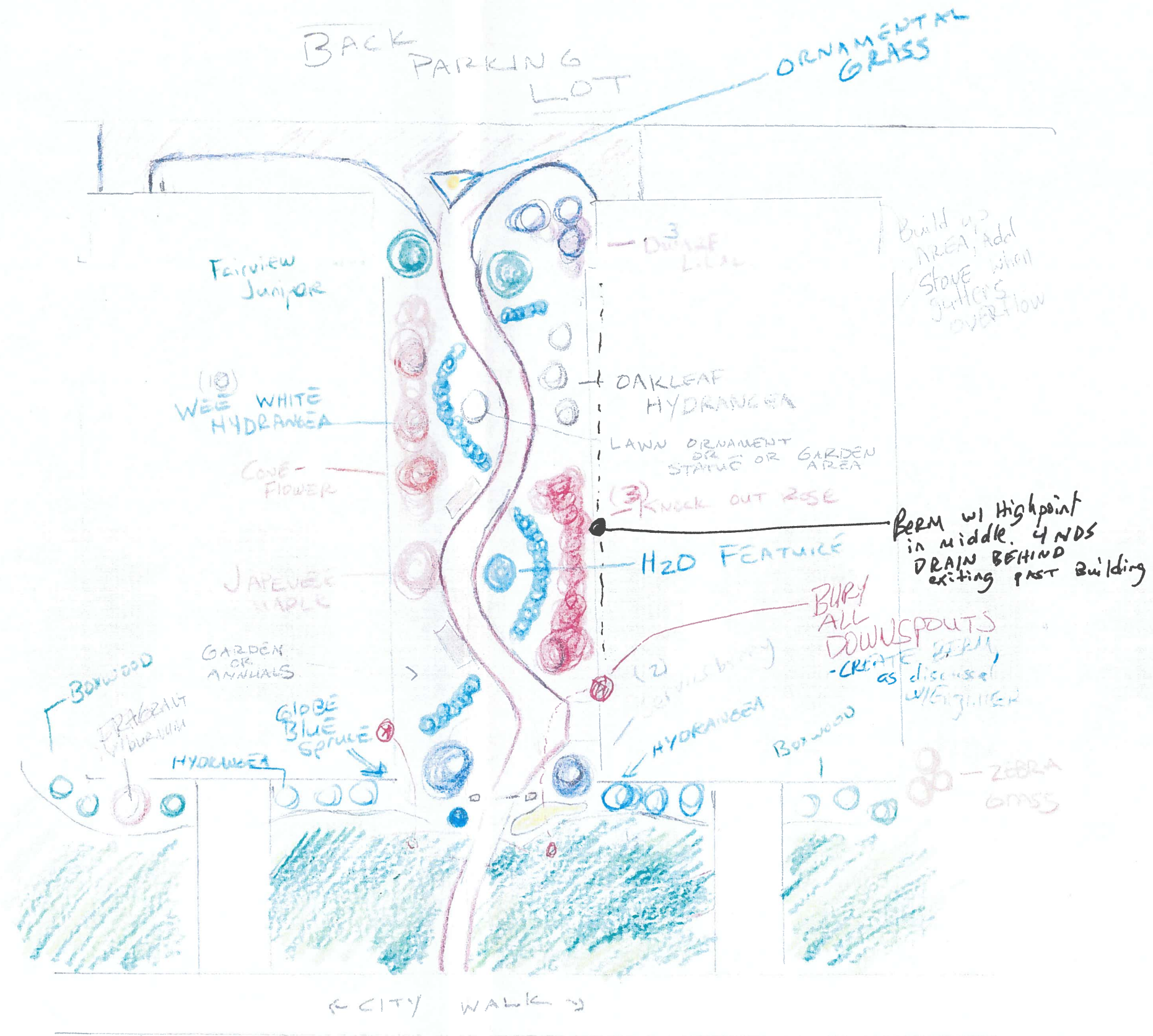
TOTAL

\$42,000.00

All work shall be completed in a timely manner by professional crews. Hardscape construction is guaranteed for two years from date of installation. Shrubs and trees supplied by LawnBoyz Landscaping, Inc. are guaranteed for one year from date of installation provided that proper maintenance and watering is performed by the owner. LawnBoyz is not responsible for damage to plants caused by storms, weather, acts of God, bunnies, or deer. LawnBoyz does not guarantee perennials, groundcover, or annuals. Only a 1 time replacement will be provided. Any permits that may be required shall be obtained by LawnBoyz Landscaping, Inc. Permit costs shall be added to the final invoice. LawnBoyz is not responsible for siding repair or any siding fixes due to the removal of any decks, patios, structures, etc.

Accepted By

Accepted Date





Oct 2022 See more dates

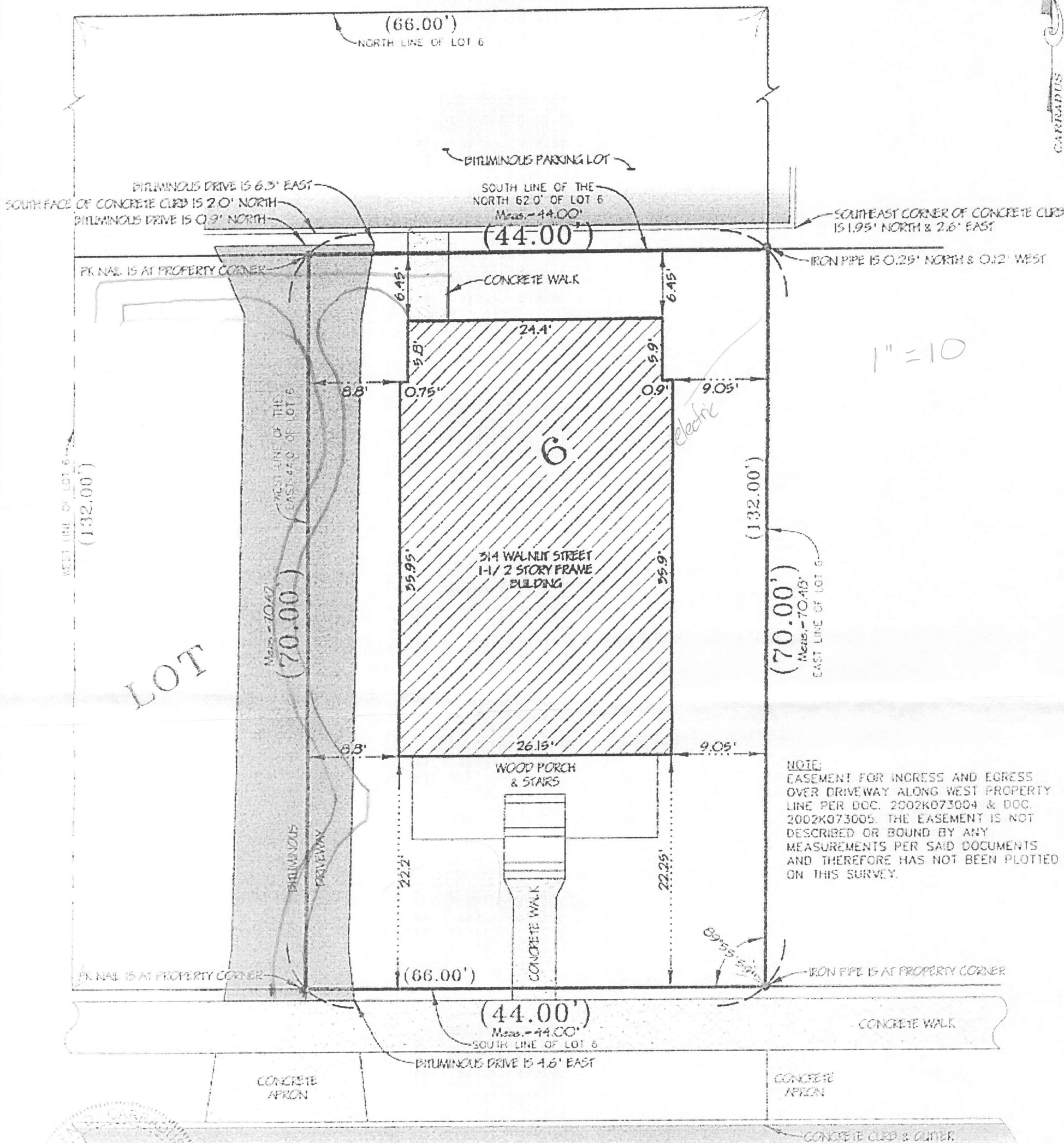
LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- Fence Line

PLAT OF SURVEY

THE EAST 44.00 FEET OF LOT 6, EXCEPT THE NORTH 62 FEET THEREOF, BLOCK 49 IN THE ORIGINAL TOWN OF SAINT CHARLES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SAINT CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

AREA OF SITE = 3,100 SQ.FT.



NOTE: EASEMENT FOR INGRESS AND EGRESS OVER DRIVEWAY ALONG WEST PROPERTY LINE PER DOC. 2002K073004 & DOC. 2002K073005. THE EASEMENT IS NOT DESCRIBED OR BOUND BY ANY MEASUREMENTS PER SAID DOCUMENTS AND THEREFORE HAS NOT BEEN PLOTTED ON THIS SURVEY.

NOTES

- All distances shown herein are in feet and decimal parts thereof corrected to 58°.
- Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown herein with all deed, title insurance, plat, or title commitment.
- Consult local authorities for additional setbacks and restrictions not shown herein.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume Distances from scaled measurements made herein.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 25th DAY OF January, A.D. 2021
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2022.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
191 S. GARY AVE. SUITE 180, CAROL STREAM, ILLINOIS 60181
(630) 588-0415 (Fax) 630-7682 carradus_survey@yahoo.com

PREPARED FOR: LAW OFFICE OF CHRISTINE ALT

DRAWN BY: CMO DATE OF FIELD WORK: 04/28/21 SCALE: 1" = 10' PLOTTED: 4-18 CHECKED: 3-20



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

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Folk Victorian

Date of Construction: 1850's-1870's

Source: A Field Guide to American Houses

Features:

One story front gabled roof. Lean-to shed addition at rear. Two large front windows suggest Victorian influence. Full width front porch.



Address:

314 West Walnut Street

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 9

Building No. 6

SURVEY DATE:
MAY 1994

ROLL NO. 2

NEGATIVE NO. 6



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT

ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO.

NEGATIVE NO.

Address:

314 West Walnut Street

Remarks:

Photo taken 10/2022

Block No. 9

Building No. 6

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.



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

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing

BUILDING CONDITION

- ☐ Excellent: Well-maintained
- ☒ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Folk Victorian

Date of Construction: 1850's-1870's

Source: A Field Guide to American Houses

Features:

One story front gabled roof. Lean-to shed addition at rear. Two large front windows suggest Victorian influence. Full width front porch.



Address:

318 West Walnut Street

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 9

Building No. 5

SURVEY DATE:

MAY 1994

ROLL NO. 2

NEGATIVE NO. 5



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO.

NEGATIVE NO.

Address:

318 West Walnut Street

Remarks:

Photo taken 10/2022

Block No. 9

Building No. 5

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.