

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY					
		Agenda Item Title/Address:		COA: 403 S 6 th St			
		Proposal:		Garage			
		Petitioner:		Steven Smunt			
		Please check appropriate box (x)					
		PUBLIC HEARING			MEETING 4/17/19		X
AGENDA ITEM CATEGORY:							
X	Certificate of Appropriateness (COA)				Façade Improvement Plan		
	Preliminary Review				Landmark/District Designation		
	Discussion Item				Commission Business		
ATTACHMENTS:							
COA Application							
Architectural Survey							
Site Plan							
Design Drawings							
EXECUTIVE SUMMARY:							
<p>Proposed is to demolish the current non-contributing garage and replace it with a new detached garage and breezeway.</p> <p>The new garage will architecturally contribute to the Queen Ann style residence.</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: 4/11/19 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 403 S 6th St, St. Charles, IL 60174

Use of Property: ☐ Commercial, business name: _____

☒ Residential ☒ Other: demolition and replacement of garage

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:

Demolish non-contributing garage and replace with detached new garage and roofed breeze-way. New garage to architecturally contribute to adjacent Queen Ann residence. Siding to closely match a horizontal clapboard with 3 - 4" reveal. 2nd floor wall shingles to closely match size, shape, and style as seen on residence.

Applicant Information:

Name (print): Steven W Smunt

Address: 403 S. 6th Street, St. Charles IL 60174

Phone: 630-338-7320

Email: 630-338-7320

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: Steven W Smunt Date: 04-11-2019



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 403 South 6th Street

ROLL-IMAGE # 70549 - 27

CD-IMAGE # 0601 - 27



ARCHITECTURAL SIGNIFICANCE

- Significant
- ☐ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

BUILDING CONDITION

- Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type:	<u>Victorian/Queen Anne</u>	Exterior Walls (Current):	<u>Clapboard</u>
Architectural Features:	<u></u>	Exterior Walls (Original):	<u>Clapboard</u>
Date of Construction:	<u>1898</u>	Foundation:	<u>Stone/Brick</u>
Source:	<u>Landmark Application</u>	Roof Type/Material:	<u>Hipped w/lower cross gables/ Asphalt shingle</u>
Overall Plan Configuration:	<u>Compound</u>	Window Material/Type:	<u>Wood/Dbl Hung/Removable Storms</u>

ARCHITECTURAL FEATURES: An abundance of spindle-work details articulate the front porch. The roof over the porch is supported by turned columns and prominently features a faceted turret at the corner. The gable ends have the characteristic fish-scale shingles (imbrication). A small curving roof that covers the front picture window in the gable end is also imbricated. The corners of the north gable end are cut away. The eaves are open and are covered with plywood.



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

403 South 6th Street - Continuation Sheet

ALTERATIONS: The front porch has been screened in and a nicely detailed reproduction Victorian screened door installed.

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Emma (Durant) Lane was the first owner of the house. She was the widow of Dr. L.B. Lane, a prominent physician in St. Charles. Emma was a school-teacher and the daughter of Bryant & Jerusha Durant, who were early settlers of St. Charles. Emma kept a carefully detailed diary, which provides a lot of information on life in St. Charles during the Victorian Era.

Otto Frellsen, a local hotel owner, was another owner of this house. Otto was a good friend of Colonel E.J. Baker, who is a very prominent person in the history of St. Charles. Otto owned the White Front Hotel.

Source

Landmark Application

REPRESENTATION IN EXISTING SURVEYS:

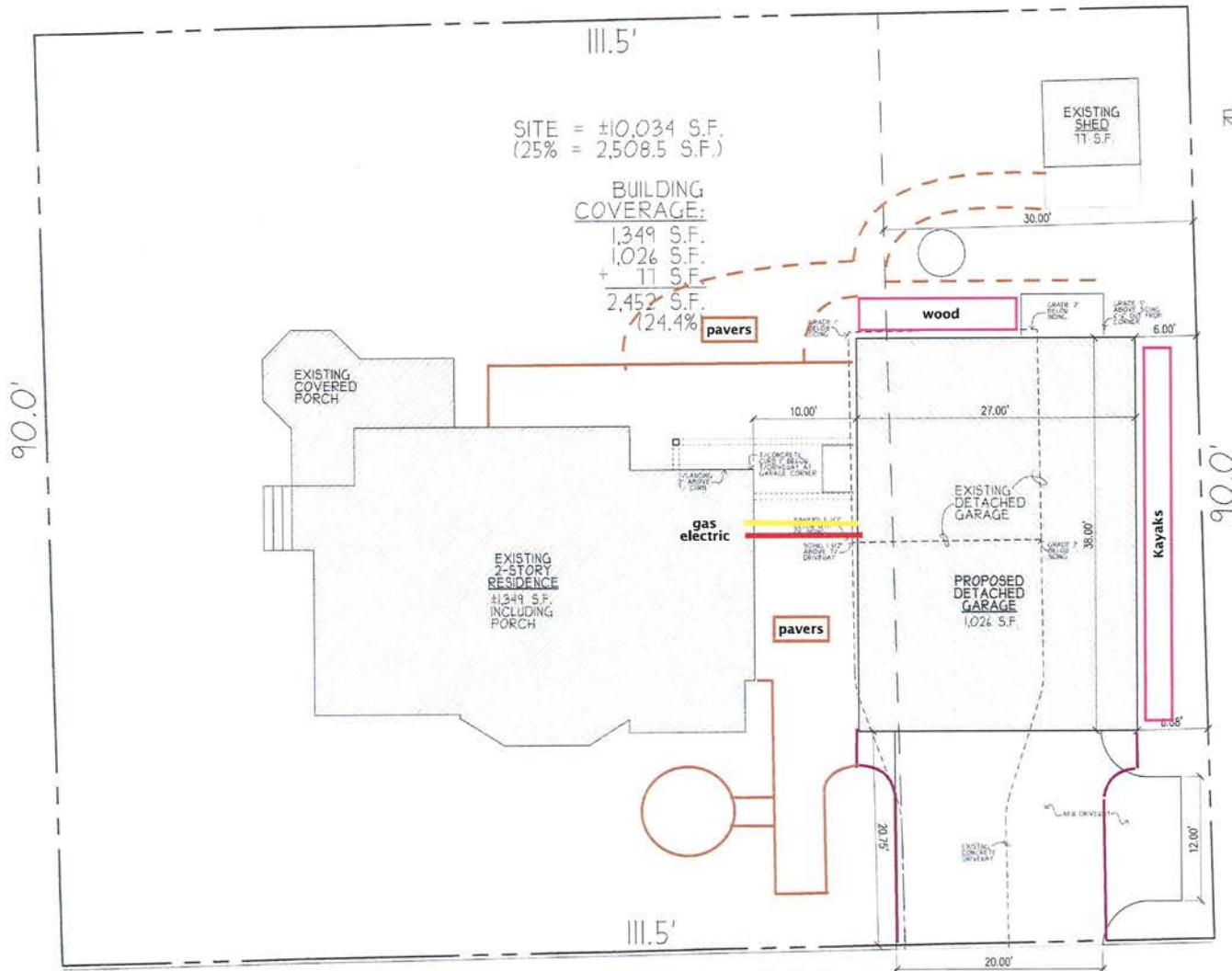
FEDERAL:

STATE:

COUNTY:

LOCAL:

YES



SITE = ±10,034 S.F.
(25% = 2,508.5 S.F.)

BUILDING
COVERAGE:

1,349 S.F.
1,026 S.F.
+ 11 S.F.
2,452 S.F.
24.4%

REQUIRED REAR YARD:
90'x30' = 2,700 S.F.
(40% = 1,080 S.F.)

GARAGE AREA W/IN
REAR YARD SETBACK
= 895 S.F.
+ 11 S.F.
912 S.F.



11-8-2018

SITE PLAN

SCALE: 3/32" = 1'-0"

403 S. 6TH STREET, ST. CHARLES, ILLINOIS



44 APPLICABLE CODES (BAYT, CHANGES, ILLINOIS)
45 IBC INTERNATIONAL RESIDENTIAL CODE (IRC)
46 IBC INTERNATIONAL BUILDING CODE (IBC)
47 NFPA NATIONAL FIRE PROTECTION ASSOCIATION
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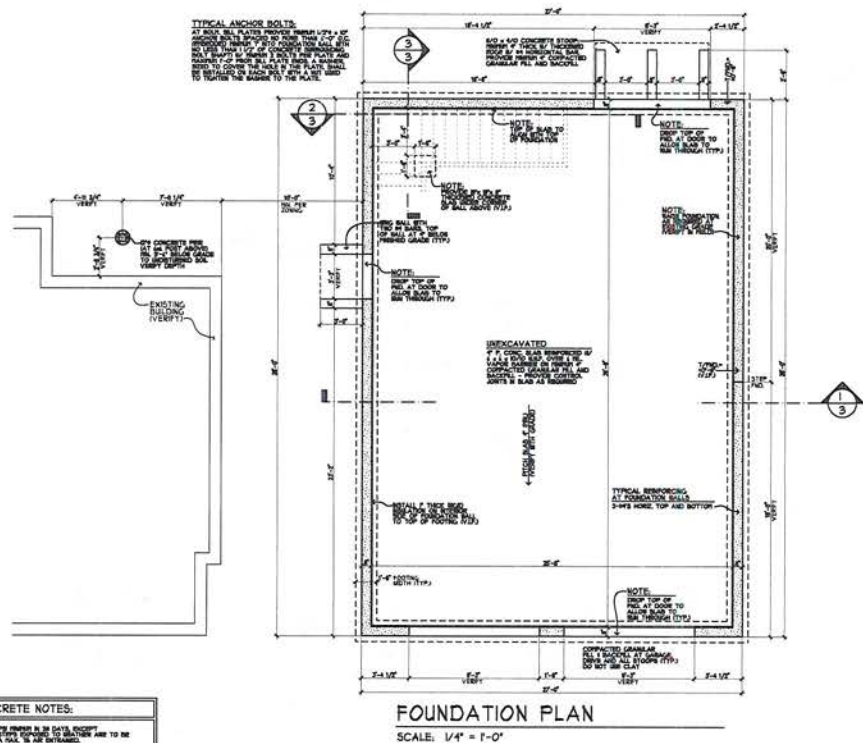
THE ARCHITECT IS NOT INTERFERING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, TRADER, AGENT, TEAM OR WORKER SHALL IMPLICATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.

THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION, DAMAGE, RETENTION, INDEMNITY, LIABILITY, LOSS AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TEAMWORKER OR BORROWER. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN SET, THE CONSTRUCTION OF THE BUILDING OR THE CONSTRUCTION OF THE BUILDING.

[illegible][illegible]

2015 INTERNATIONAL ENERGY CONSERVATION CODE:

- [illegible]

[illegible]

SHEET NO.	DESCRIPTION
1	FOUNDATION PLAN & GENERAL NOTES
2	FIRST AND ATTIC FLOOR PLANS
3	ROOF PLAN AND SECTIONS
4	ELEVATIONS

SHEETS 1-4 AS LISTED ABOVE WERE PREPARED UNDER APPROVED SUPERVISION

of 4

NOTE:

WINDOWS ARE HARVIN INTEGRITY AIBING (S.U.O.)
VERIFY AVAIL. SIZES & HAND - UPGRADE AS REQ'D
VERIFY WINDOW FRAME, GLASS PATTERN & ORDER AND
INSTALL PER MANUFACTURER'S SPECIFICATIONS

CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS

GLAZED PENETRATION TO PROVIDE A MAXIMUM
U-FACTOR OF .32 PER 2015 IECC

T = FULLY TEMPERED GLASS - SEE GEN. NOTE #1, SH. 11

E = EMERGENCY EGRESS WINDOWS PER 2015 IBC SEC 103

8TH IN. NET CLEAR OPENING OF 11.50 FT.

DROP FOOTINGS AS REQUIRED TO REST ON UNDISTURBED
NON-ORGANIC SOIL CAPABLE OF BEARING 3000 PSF (MIN.)

NOTE:

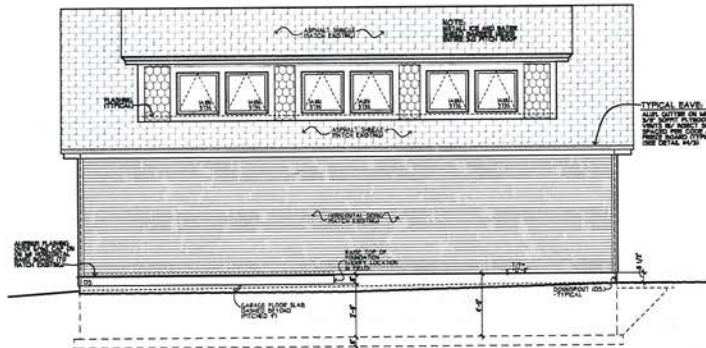
CORNER BRACING - 1/2" APA-RATED SHEATHING & SOLID
BLOCKED HORIZ. JOINTS FOR FULL HT. OF WALL FOR #4 REB.
FROM ALL CORNERS @ 20 FT. INTERVALS - PER CODE
REQUIREMENTS

NOTE:

SEE ROOF PLAN FOR ALL OVERHANG DIMENSIONS

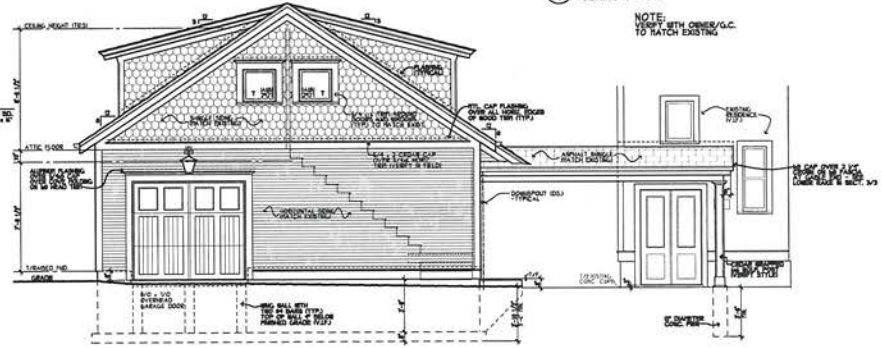
NOTE:

INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR
WEATHERTIGHT EXTERIOR - ALL FLASHING INSTALLATION
TO FOLLOW DETAILS FROM SHIELD METAL & AIR
CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.
ARCHITECTURAL SHEET METAL MANUAL TOP OF FLASHING
TO BE INSTALLED UNDER TYPIC.



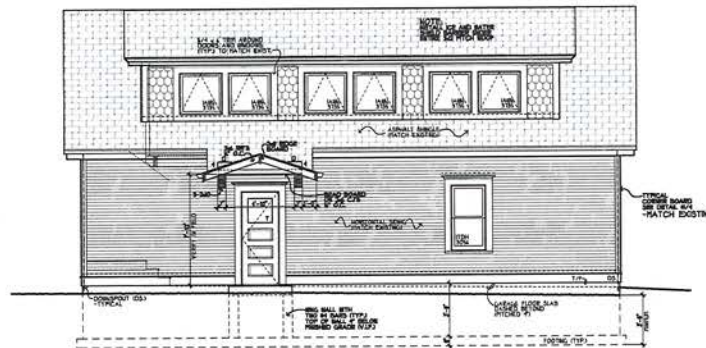
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



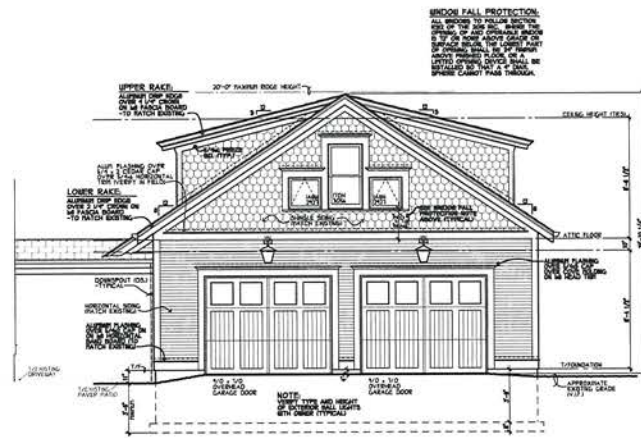
REAR ELEVATION

SCALE: 1/4" = 1'-0"



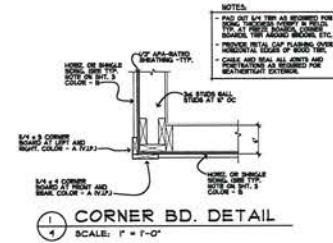
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



CORNER BD. DETAIL

SCALE: 1" = 1'-0"

NOTE: VERIFY WITH OWNER/G.C.
TO MATCH EXISTING

FEB. 12, 2019 - REVIEW SET - NOT FOR CONSTRUCTION

PROPOSED DETACHED GARAGE FOR:

THE SMUT FAMILY

403 S. 4TH STREET ST. CHARLES, ILLINOIS

PLOTTED: 2/12/2019

Revisions

Composn: 2155
Issue Date:
Drawn By: CDZ
ELEVATIONS

Sheet:
4
of: 4