

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
	Agenda Item Title/Address:	423 S. 2 nd St.			
	Proposal:	General feedback			
	Petitioner:	Ryan Corcoran			
Please check appropriate box (x)					
		PUBLIC HEARING		MEETING 9/20/17	X
AGENDA ITEM CATEGORY:					
	Certificate of Appropriateness (COA)			Façade Improvement Plan	
X	Preliminary Review			Landmark/District Designation	
	Discussion Item			Commission Business	
ATTACHMENTS:					
Architectural Survey page					
EXECUTIVE SUMMARY:					
<p>Ryan Corcoran is considering applying for a Façade Improvement Grant to help fund improvements to the building. He is seeking the Commission's feedback on his ideas.</p> <p>The property is not located within the historic district; however it is within SSA 1-B meaning it is eligible for the Façade Improvement Program.</p> <p>The petitioner has not provided additional information at this time.</p>					
RECOMMENDATION / SUGGESTED ACTION:					
Provide feedback to the petitioner.					



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 423 South 2nd Street

ROLL-IMAGE # 70550 - 30

CD-IMAGE # 0601 - 66



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- ☒ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type:	<u>Commercial modern</u>	Exterior Walls (Current):	<u>Stucco over brick & painted</u> <u>Brick at the rear</u>
Architectural Features:	<u></u>	Exterior Walls (Original):	<u>Brick</u>
Date of Construction:	<u>1950</u>	Foundation:	<u>Concrete</u>
Source:	<u>Township Assessor's Office</u>	Roof Type/Material:	<u>Flat/Built – up asphalt</u>
Overall Plan Configuration:	<u>Simple rectangle</u>	Window Material/Type:	<u>Alum clad wood/Dbf hung</u>

ARCHITECTURAL FEATURES: A smooth stucco finish with exaggerated cornice work detailing over large openings is the main feature of this adaptively re-used building.

ALTERATIONS: This was originally a gas station.



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
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ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL:

STATE:

COUNTY:

LOCAL: