 <p><b>ST. CHARLES</b> SINCE 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	211-215 & 217 Cedar Ave.		
	<b>Proposal:</b>	Potential redevelopment of properties		
	<b>Petitioner:</b>	Baker Memorial United Methodist Church (owner)		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 7/19/17</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
X	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Aerial Site Plan, Architectural Surveys, Recent Photos				
<b>EXECUTIVE SUMMARY:</b>				
<p>Baker Memorial United Methodist Church owns the two residential structures located at the southwest corner of Cedar Avenue and N. 3<sup>rd</sup> Avenue. The church also owns the adjacent parking lots located south, west and north of the properties. The church has been exploring opportunities for these properties to be redeveloped in some form, which may include demolition of the existing structures.</p> <p>The parking lot at the corner of 3<sup>rd</sup> and Main Street in particular is identified in the City's Comprehensive Plan as a "Catalyst Site" for potential redevelopment that could have a catalytic impact on the surrounding area.</p> <p>The buildings at 211-215 and 217 Cedar Ave. were rated as "Non-Contributing" in the 1994 Architectural Survey of the Central Historic District. The original survey pages are attached.</p> <p>Representatives of the church will be attending the meeting to present their vision for the potential redevelopment of the properties.</p> <p>The Historic Preservation Ordinance states the following with respect to Certificates of Appropriateness for building demolition:  <i>"Prior to the issuance of a Certificate of Appropriateness for demolition or relocation of a building or structure, a plan for the use of the property being vacated by the proposed demolition or relocation shall be submitted and approved by the Commission, or upon appeal, by the City Council. The approval of a Certificate of Appropriateness for demolition or relocation may be conditioned on issuance of a Certificate of Appropriateness for the new construction on the site."</i></p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations.				



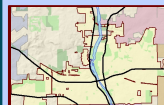
# City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

## 211-215 & 217 Cedar Ave.

RAYMOND ROGINA *Mayor*

MARK KOENEN *City Administrator*

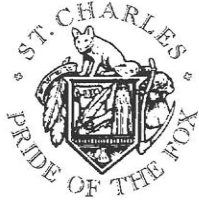


Data Source:  
 City of St. Charles, Illinois  
 Kane County, Illinois  
 DuPage County, Illinois  
 Projection: Transverse Mercator  
 Coordinate System: Illinois State Plane East  
 North American Datum 1983  
 Printed on: July 17, 2017 02:03 PM



0 33 66 Feet

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 Prepared by Precision GIS



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 type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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

**ARCHITECTURAL SIGNIFICANCE**

- Significant
- Contributing
- Non-Contributing

**BUILDING CONDITION**

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

**ARCHITECTURAL DESCRIPTION**

Style: Prairie

Date of Construction: 1900-1920

Source: A Field Guide to American Houses

**Features:**

Hipped roof, two story symmetrical front entry house.  
 Porch greatly modified. Stucco finish.



**Address:**

211-215 East Cedar Avenue

**Representation in Existing Surveys:**

- Federal
- State
- County
- Local

Block No. 42

Building No. 4

**SURVEY DATE:**

MAY 1994

ROLL NO. 14

NEGATIVE NO. 4



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

	1	2	3
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<input type="checkbox"/> Minor Alteration	<input 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:** Greek Revival

**Date of Construction:** 1850

**Source:** St. Charles Historical Museum

**Features:**

Two story structure with one story addition at south. Front gabled roof. Stucco exterior filled in fan light and greatly affected the appearance.



**Address:**

217 East Cedar Avenue

**Representation in Existing Surveys:**

- Federal
- State
- County
- Local

**Block No. 42**

**Building No. 5**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 14**

**NEGATIVE NO. 3**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

217 East Cedar Avenue

**Remarks:**

East Elevation.

**Block No. 42**

**Building No. 5**

**ROLL NO. 10**

**NEGATIVE NO. 36**



**Address:**

217 East Cedar Avenue

**Remarks:**

Garage.

**Block No. 42**

**Building No. 5**

**ROLL NO. 10**

**NEGATIVE NO. 35**













Advanced Disposal