	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		619 W. Main St. & 622 Walnut St.	
	<b>Proposal:</b>		Discuss concepts for redevelopment of properties	
	<b>Petitioner:</b>		Ted Meyers, Joe Salamone, Dan Marshall	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 8/2/17</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, Concept site plans				
<b>EXECUTIVE SUMMARY:</b>				
<p>The owners of the property at 619 W. Main St. and 622 Walnut St. will attend the meeting to present a concept for redevelopment of the property.</p> <p>Concept includes:</p> <ul style="list-style-type: none"> <li>• Demolition of the 622 Walnut St. building.</li> <li>• Relocation of the original structure of the 619 W. Main St. building to the corner of 7<sup>th</sup> &amp; Walnut St. for residential use. The later additions to the south and east would be demolished.</li> <li>• New two-unit residential structure facing Walnut St.</li> <li>• New three-story office structure facing Main St.</li> <li>• Parking lot accessed from 7th St. in the interior of the site.</li> </ul> <p>Alternatives for the 619 W. Main St. building garage are shown:</p> <ul style="list-style-type: none"> <li>• New attached garage structure</li> <li>• New detached garage structure</li> <li>• Use of the relocated coach house</li> </ul>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations.				



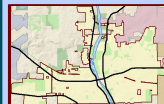


City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - [www.stcharlesil.gov](http://www.stcharlesil.gov)

# Precision GIS

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 31, 2017 09:29 AM



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ST. CHARLES HISTORIC PRESERVATION COMMISSION

**ARCHITECTURAL SURVEY**  
MILLINGTON HISTORIC DISTRICT  
ST. CHARLES, ILLINOIS  
Date of Survey: 2003

**Primary Structure**

ADDRESS 619 West Main Street



**ARCHITECTURAL SIGNIFICANCE**

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

**BUILDING CONDITION**

- ☐ Excellent  
☒ Good  
☐ Fair  
☐ Poor

**ARCHITECTURAL INFORMATION**

Architectural Style/Type:	<u>Colonial Revival</u>	Exterior Walls (Current):	<u>Brick</u>
Architectural Features:	<u></u>	Exterior Walls (Original):	<u>Brick</u>
Date of Construction:	<u>1900</u>	Foundation:	<u>Stone(orig.), Conc.(Additions)</u>
Source:	<u>Township Assessor's Office</u>	Roof Type/Material:	<u>Hipped/Wood shingle (orig.)</u>
Overall Plan Configuration:	<u>Simple w/ additions</u>	Window Material/Type:	<u>Alum/Wd./Dbl. hung</u>

**ARCHITECTURAL FEATURES:** This is a large imposing façade accentuated by being elevated above the street level and by being located on a very prominent site. The roof is a simple hip with a long ridgeline and is articulated with large triangular roof dormers on the north, east, and west elevations. The east and west dormers crown a two story brick projection serving to break up what could have been an uneventful façade. The top of the stone foundation stops vertically at the first floor line and adds visual interest and character to the massive looking house.



**ARCHITECTURAL SURVEY**  
MILLINGTON HISTORIC DISTRICT  
ST. CHARLES, ILLINOIS  
Date of Survey: 2003

ST. CHARLES HISTORIC PRESERVATION COMMISSION

619 West Main Street - Continuation Sheet

**ALTERATIONS:** The front porch is an important element of the front façade and has recently been rebuilt using modern materials. The detailing is good and the design appears to be compatible with the main house. Several additions have been made to the west, south, and east sides of the original house. None of these are sympathetic with the original design in any way. There is no sense of scale, material, or detail references in any of these additions. An adjacent one - story house is connected to the main house at the rear.

**HISTORIC INFORMATION:**

**ARCHITECT:**

Source

**BUILDER:**

Source

**ASSOCIATED EVENTS, PEOPLE & DATES:**

This is sometimes referred to as the Nelson House. Dr. Nelson, a psychologist, ran a school here in the 1940's. Marshall Field's son was among those who resided here during its operation.

Source

Owner

**REPRESENTATION IN EXISTING  
SURVEYS:**

**FEDERAL:**

**STATE:**

**COUNTY:**

**LOCAL:**

Yes



ST. CHARLES HISTORIC PRESERVATION COMMISSION

## ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

### Secondary Structure

ADDRESS 619 West Main Street



### ARCHITECTURAL SIGNIFICANCE

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

### BUILDING CONDITION

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

### ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Colonial revival</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1890 est.</u>	Foundation: <u>Stone?</u>
Source: <u>Owner</u>	Roof Type/Material: <u>Hipped/Wood shingle</u>
Overall Plan Configuration: <u>Simple square</u>	Window Material/Type: <u>Wood</u>

**ARCHITECTURAL FEATURES:** The hipped pyramidal roof together with the lone eyebrow dormer and hayloft doors has an eccentrically interesting overall appearance.

**ALTERATIONS:** This appears to have been a barn that was adaptively reused as a garage. Overhead garage doors have replaced the original doors and are not sympathetic with the original barn design.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

## ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

Survey Updated: Dec. 2016

### Primary Structure

ADDRESS 622 Walnut Street



### ARCHITECTURAL SIGNIFICANCE

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

### BUILDING CONDITION

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

### ARCHITECTURAL INFORMATION

Architectural Style/Type: Folk Victorian

Architectural Features: \_\_\_\_\_

Date of Construction: 1900

Source: Township Assessor's Office

Overall Plan Configuration: Compound L

Exterior Walls (Current): Clapboard

Exterior Walls (Original): Clapboard

Foundation: Parged Masonry

Roof Type/Material: Cross gable/Asphalt

Window Material/Type: Aluminum/Double hung

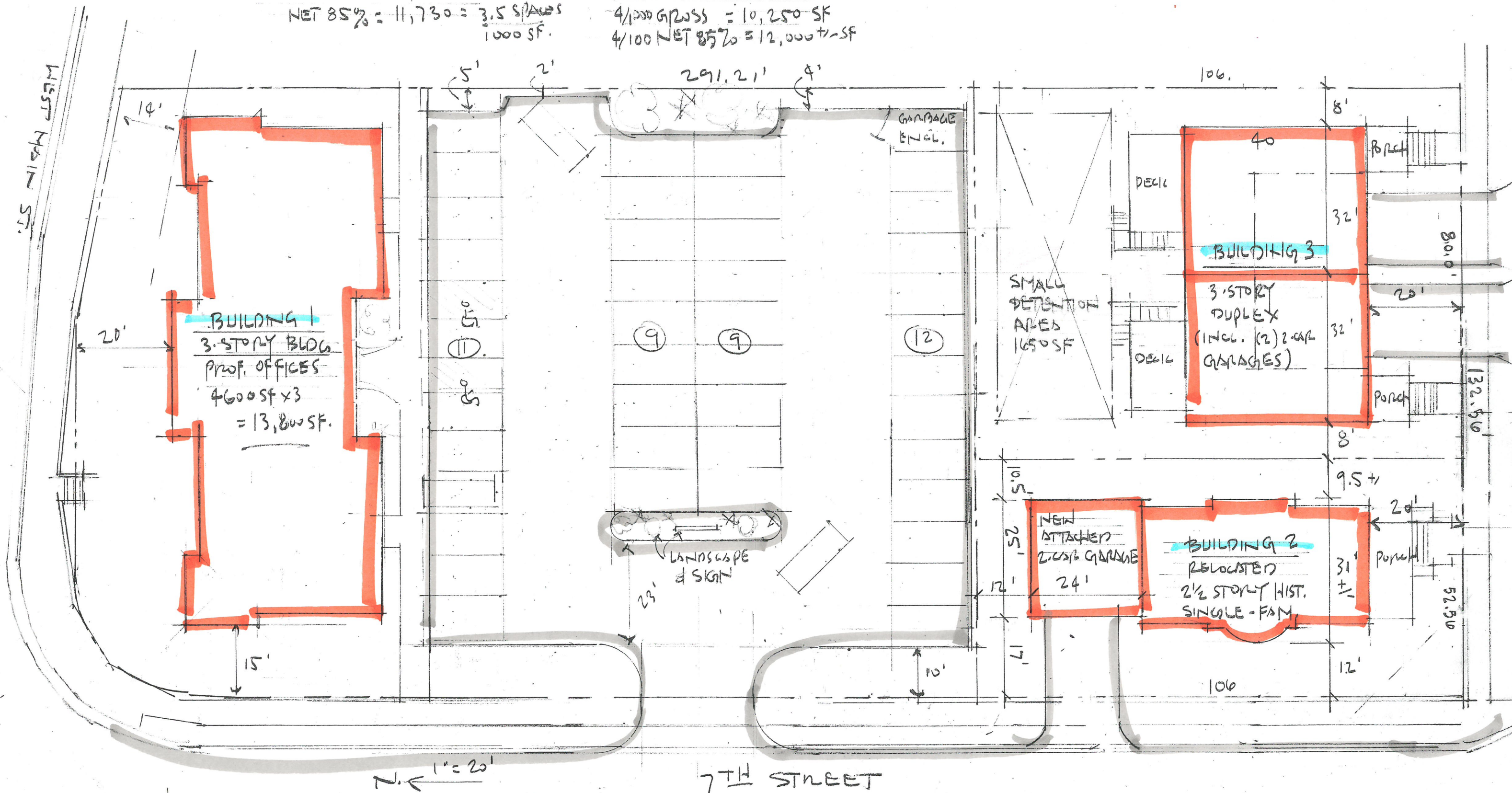
**ARCHITECTURAL FEATURES:** The front gable has distinct vertical proportions & steep roof slope. There is a partial width front porch that has a shed type roof that is supported by turned columns. All of the windows have simple wood trim. The siding has relatively wide trim @ the eaves and corners. There is a small rear entry that retains the detail character of the front porch. The eaves are open by are soffited in line w/ the roof slope.

**ALTERATIONS:** This roof probably had wood shakes or shingles originally.



4600 x 3 FLS = 13,800  
NET 85% = 11,730 = 3.5 SPACES  
1000 SF.

41 PARKING SPACES  
4/1000 GROSS = 10,250 SF  
4/100 NET 85% = 12,000 +/- SF



CONCEPT SITE SKETCH 6-10-17

SEVENTH STREET PLACE

FOR: JOE SALAMONE & TED MEYERS

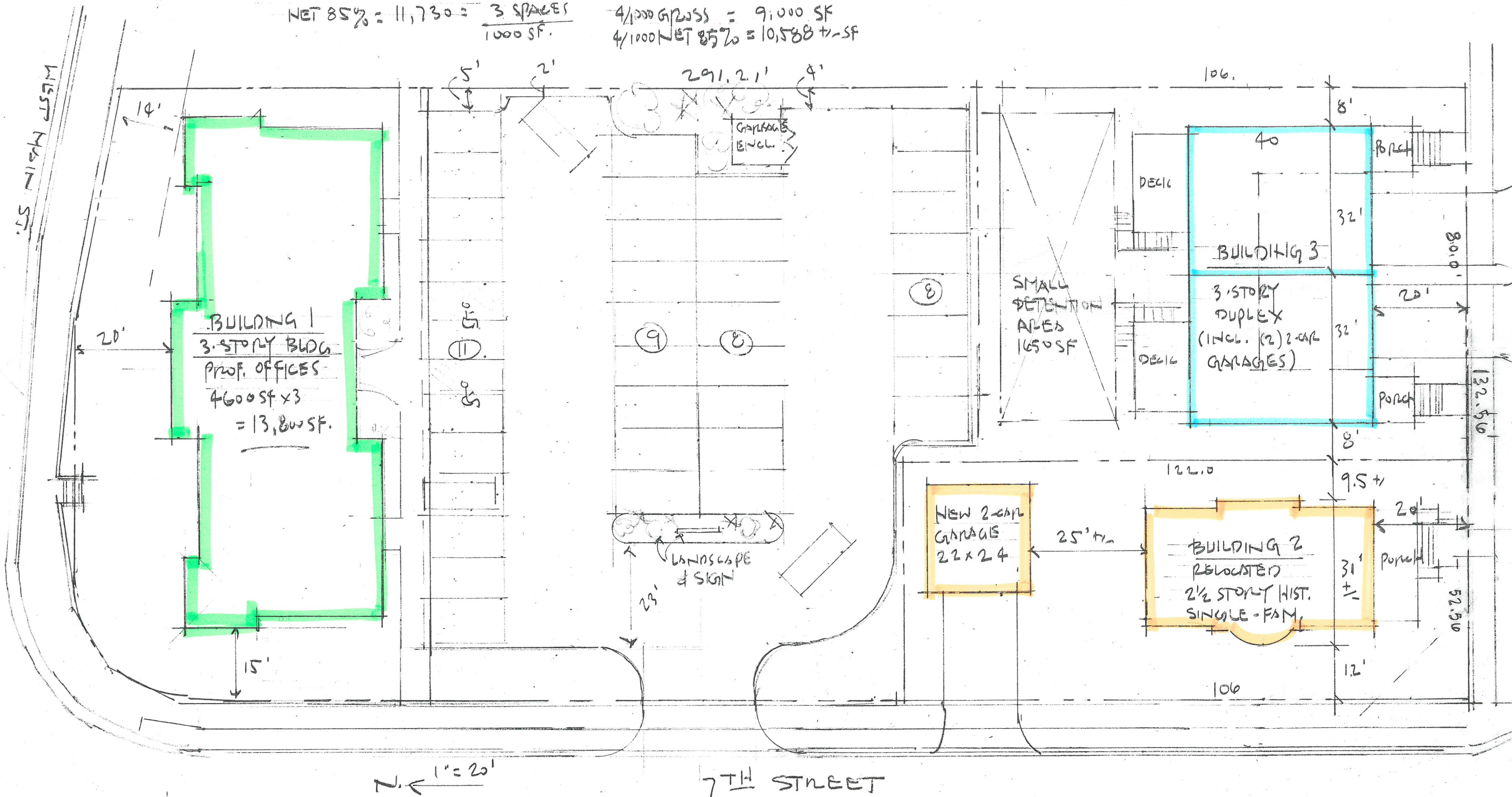
BY: MARSHALL ARCHITECTS, INC.

A.



4600 x 3 FLS = 13,800  
 NET 85% = 11,730 = 3 SPACES  
 1000 SF.

36 PARKING SPACES  
 4/1000 GROSS = 9,000 SF  
 4/1000 NET 85% = 10,588 +/- SF



CONCEPT SITE SKETCH 7-5-17

SEVENTH STREET PLACE

FOR: JOE SALAMONE & TED MEYERS

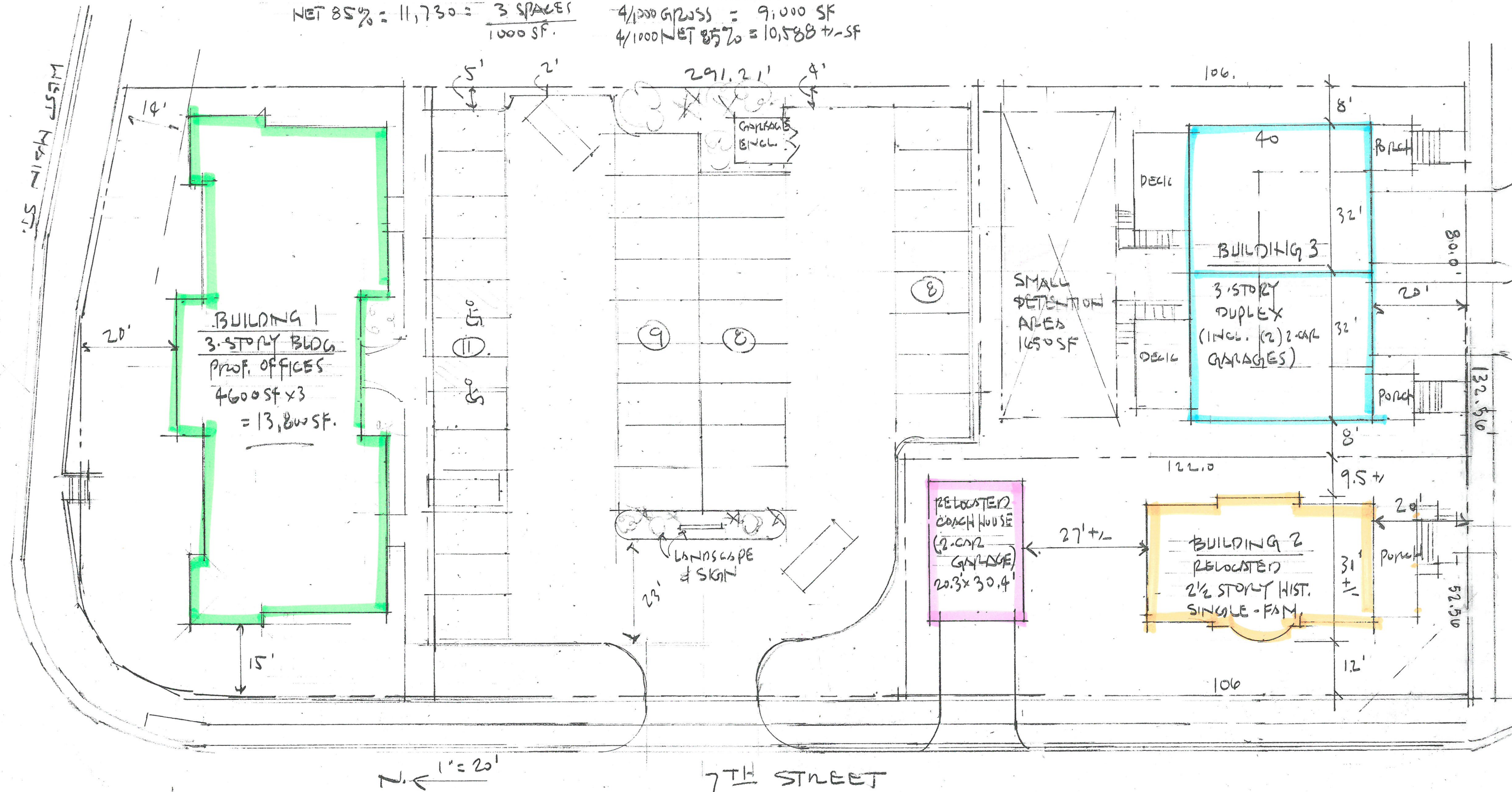
BY: MARSHALL ARCHITECTS, INC.

B.



$4600 \times 3 \text{ FLRS} = 13,800$   
 $\text{NET } 85\% = 11,730 = \frac{3 \text{ SPACES}}{1000 \text{ SF.}}$

36 PARKING SPACES  
 $4/1000 \text{ GROSS} = 9,000 \text{ SF}$   
 $4/1000 \text{ NET } 85\% = 10,588 \text{ +/- SF}$



CONCEPT SITE SKETCH 7-5-17

SEVENTH STREET PLACE

FOR: JOE SALAMONE & TED MEYERS

BY: MARSHALL ARCHITECTS, INC.