		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>				
		<b>Agenda Item Title/Address:</b>		COA: 109 S 4 <sup>th</sup> St.		
		<b>Proposal:</b>		Chimney replacement		
		<b>Petitioner:</b>		Steven Kolanowski		
<b>Please check appropriate box (x)</b>						
		<b>PUBLIC HEARING</b>			<b>MEETING 10/3/12</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>						
X	Certificate of Appropriateness (COA)			Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
<b>ATTACHMENTS:</b>						
Summary, photos and specifications						
<b>EXECUTIVE SUMMARY:</b>						
<p>At the 9/19/12 meeting, the Commission noted that a chimney was removed and in the process of being replaced at 109 S. 4<sup>th</sup> St.</p> <p>The property owner was contacted and has submitted information on options for cladding the framed chimney structure. See the attached documentation.</p>						
<b>RECOMMENDATION / SUGGESTED ACTION:</b>						
Provide feedback and recommendations for approval of the COA.						

# HISTORIC PRESERVATION

## “CERTIFICATE OF APPROPRIATENESS” (COA) REVIEW

109 S. 4<sup>th</sup> Street, St. Charles, IL: Chimney rebuild

### Problem:

The chimney at 109 S. 4<sup>th</sup> Street was an unlined chimney original to the house. Over the decades, modern natural gas furnaces were installed at 109 S. 4<sup>th</sup> Street. Steven Kolanowski proposes that every furnace that was installed would have been more efficient than the rest. Unlined chimneys are suitable for wood or in some cases coal burning heating devices as these produced an exhaust gas with hotter exhaust gasses and limited amounts of moisture. Modern natural gas furnaces exhaust cooler and wetter exhaust than previous fire and coal furnaces. As this moisture rich exhaust condenses in the chimney as it is exhausted, it is absorbed into both the brick and the masonry. This moisture affects both the inside and the outside of the chimney. Due to accessibility, exteriors of chimneys are often tuckpointed. Unfortunately, without access to the interior of a chimney, the chimney brick mortar often fails from the inside out. The discovery of failed chimney mortar led the homeowner (Steven Kolanowski) to be concerned about legal and insurance implications of a chimney collapse. Due to safety concerns, the chimney was removed, and a modern B-Vented chimney was installed.

There are a variety of ways that the chimney located at 109 S. 4<sup>th</sup> Street can be finished. Please review the below proposed solutions and advise on the preferred method:

### CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA

The Historic Preservation Commission is guided by the following criteria when determining whether to approve or to recommend to the City Council denial of a Certificate of Appropriateness:

#### 1. Significance of a Site, Structure or Building

All properties within Historic Districts and landmark sites have been surveyed for architectural and/or historic significance. Properties within districts are classified as one of the following:

- Significant to the Historic District (Least Flexibility with Review Criteria)
- Contributing to the character of the Historic District **Applies to 109 S. 4<sup>th</sup> Street Residence**
- Non-contributing to the Historic District (Greatest Flexibility with Review Criteria)

The classification of an individual property determines the flexibility with which the Historic Preservation Commission can apply the standards of the Historic Preservation Ordinance.

Survey information on individual properties is available for review in the Planning Division.

#### 2. General Architectural and Aesthetic Guidelines

a. **Height:** The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures. **Height of chimney has not been altered.**

b. **Proportions of the Front Facade:** The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures. **Proportions of the Front Façade will not be changed. Most views of the front façade do not show views of the chimney. (See supporting documentation)**

c. **Proportions of Windows and Doors:** The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building. **Proportions of Windows and Doors will not change.**

d. **Relationship of Building Masses and Spaces:** The relationship of a structure to the open space between it and adjoining structures should be compatible. **No proposed change of relationship of building Masses and Spaces.**

e. **Roof Shapes:** The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures. **No proposed change to the roof shape.**

f. **Scale:** The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures. **Scale will not change.**

g. **Directional Expression:** Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character. **No proposed change in directional Expression**

h. **Architectural Details:** Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures. **There are a variety of Architectural Details that can be chosen from. Please see the attached document for finishing options.**

i. **New Structures:** New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures. **There is no proposed new structure, yet the chimney build is being proposed. Please see the attached document for finishing options.**

### **3. Secretary of the Interior's Standards for Rehabilitation**

a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose. **Minimal change is proposed. The majority of the home view will not be affected by a change in chimney..**

b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible. **Please see the attached document for finishing options.**

c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance, shall be avoided. **Please see the attached document for finishing options.**

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **Chimney does has not acquired historical significance from my knowledge.**

e. Distinctive stylistic features, finishes and construction techniques or examples or skilled craftsmanship, which characterizes a building, structure or site, shall be preserved. **Due to the placement of the chimney on the back side of the house and out of view from most perspectives, makes Steven Kolanowski proposes that the chimney is not a distinctive stylistic feature, or an example of skilled craftsmanship worthy of showcase.**

f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures. **Due to the placement of the chimney on the back side of the house and out of view from most perspectives, makes Steven Kolanowski proposes that the chimney is not a historical feature.**

g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will damage the historic building materials shall not be used. **No surface cleaning is proposed.**

h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **No archaeological resources will be affected by changing the chimney.**

i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment. **No contemporary designs are proposed.**

j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. **No new additions are proposed.**

#### **4. Code Conflicts**

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief.

## Current Progress on House:

Original View:



Current View:





(Note how closely windows match original view- Both stain glass inserts were successfully removed and scheduled to be re-installed in windows after inside construction is complete)

Work done to house to date:

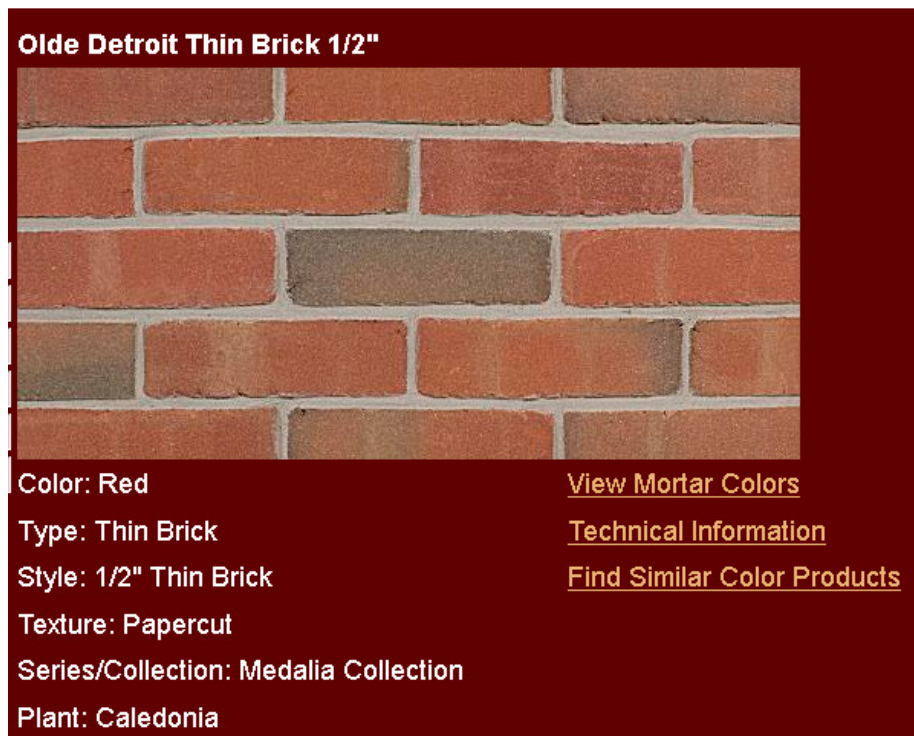
- All exterior window trim stripped to bare wood, primed with oil based primer, and two coats of Sherwin Williams Duration Paint
- Select Exterior trim repainted (note design above front picture window)– full house repaint scheduled for spring of 2013.
- House floors raised 2" – new pier pads installed in basement to support new steel columns
- New windows installed
- Old greenhouse foundation removed from rear of house and replaced with curving patio and walk
- House reinforced from a framing perspective
- Re-wiring (in process)
- Re-plumbing (in process)
- Chimney repair (in process)

## HISTORIC PRESERVATION “CERTIFICATE OF APPROPRIATENESS” (COA) REVIEW

109 S. 4<sup>th</sup> Street, St. Charles, IL: Chimney Rebuild Exterior Cladding Options

### Option 1: Thin Brick Veneer Cladding.

Material: Olde Detroit 1/2” Thin Brick (applied to concrete board and then mortared with traditional brick mortar.)



#### Pros:

- Finished chimney will have a real brick appearance, as thin brick is actual real fired clay bricks. (Flat and corner bricks available for use).

#### Cons:

- A tall and thin wood framed chimney wrapped in 3/4” plywood, vapor barrier, and 1/2” concrete board will expand and contract with the changing seasons leading to the possibility of the thin brick popping off over time.

## Option 2: Cedar Siding Cladding

Finish trim chimney with green and cream (cranberry accents on vertical trim) cedar.



Example of a house with cedar sided chimney located on Walnut Street in the St. Charles Historic District.





Pros:

- Will match existing framing style of house and colors.
- Cedar is a durable period specific material
- Expands and contracts with changing heat/cold cycles

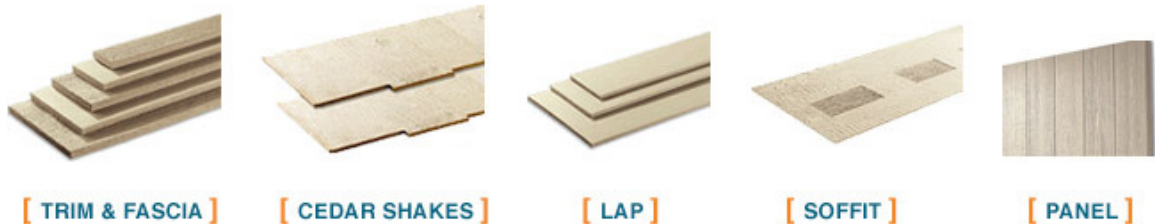
Cons:

- Original chimney was brick, and putting cedar on chimney will be changing the original design of the house (though chimney is fairly hidden from most views)
- Will have to paint the cedar every 7-10 years

### **Option 3: Resin impregnated wood siding with Cedar Texture (Steven Kolanowski preferred cladding option)**

Finish trim chimney with green and cream (cranberry accents on vertical trim) resin impregnated wood (Note: this is not a concrete board product, but real wood infused with clear plastic resins)

#### **LP SmartSide Trim & Siding Family**



LP® SmartSide® products deliver all the warmth and beauty of traditional wood, plus the durability and workability of engineered wood. Our SmartGuard® manufacturing process actually improves upon nature, creating products that are engineered for strength, performance and protection against fungal decay and termites. The LP SmartSide family features [four distinct product collections](#), all backed by an industry-leading [5/50 Year Transferable Limited Warranty](#).



Example of a house with cedar sided chimney located on Walnut Street in the St. Charles Historic District.

Pros:

- Will match existing framing style of house and colors.
- Resin impregnated wood is a real wood product
- 50 year warranty
- Due to its resin impregnated nature, this product holds paint exceptionally well.
- Expands and contracts with changing heat/cold cycles

Cons:

- Original chimney was brick, and putting cedar on chimney will be changing the original design of the house (though chimney is fairly hidden from most views)
- Resin impregnated wood was not available when house was built

## Option 4: Polymer Brick Product Panels

Finish chimney in polymer brick panels:



(Actual photo taken by Steven Kolanowski)



Sample photo of brick polymer product. Note white corner trim. If polymer brick paneling is used, there will be a white/cream corner trim on the chimney at 109 S. 4<sup>th</sup> Street.

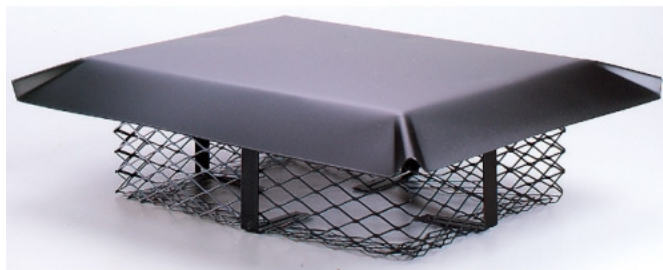
Pros:

- Finished chimney will have a real brick appearance (though there will be white corner trim)
- Durable and low maintenance

Cons:

- Brick polymer sheets were not available when 109 S. 4<sup>th</sup> Street was built in the late 1800's – early 1900's.

NOTE: All proposed cladding options will be topped off with a custom made galvanized metal chimney top and flat black chimney cap. B-Vent will terminate inside of black chimney cap and not be visible.





**HISTORIC PRESERVATION**  
**“CERTIFICATE OF APPROPRIATENESS” (COA) REVIEW**

109 S. 4<sup>th</sup> Street, St. Charles, IL: Chimney rebuild

**Accessibility of View of Chimney:**

Please review the following information about the placement of the chimney at 109 S. 4<sup>th</sup> Street, as well as the views of the chimney from the front, side, and back of the house.

In the following diagrams, RED, ORANGE, and GREEN represent the amount of the chimney that can be viewed from the respective locations on the neighboring streets. RED indicates no sight of the chimney, ORANGE represents a partial view of the chimney of approximately 2 feet or less of exposed chimney, GREEN represents an approximate 2 feet or more of the exposed chimney.





Only full view of chimney is from a limited South Easternly view from Walnut Street peering between 409 Walnut Street, 103 S. 3rd Street, and a few trees.



Chimney located at back of house at 109 S. 4th Street



## Examples of Chimney Sight Lines:

**RED LINE: No Sight Line of Chimney**  
**Examples:**













**ORANGE LINE: 2 feet or less of visible chimney:**



**GREEN LINE: Chimney completely Visible:**





