	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Preliminary Review: 404 N. 5 th Ave	
	Proposal:		Building addition	
	Petitioner:		John Hunecke	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 4/3/13	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				
Current photos of the building				
Elevations showing proposed changes and addition				
EXECUTIVE SUMMARY:				
<p>The proposal is to renovate the house at 404 N. 5th Ave. and add a building addition with garage to the rear of the property.</p> <p>Mr. Hunecke is looking for preliminary feedback on the concept, in particular the Commission's preference on the location of the addition at the rear vs. at the side elevation. A rear yard setback variance will be necessary to construct the addition, and the Commission's opinion on the issue will be relevant to the variance application.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations.				



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

Date of Construction: 1880-1910

Source: A Field Guide to American Houses

Features:

Steeply pitched hip roof of irregular shape with small gable at front facade. Synthetic sided two story frame house.



Address:

404 North 5th Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☒ Local

Block No. 27

Building No. 1

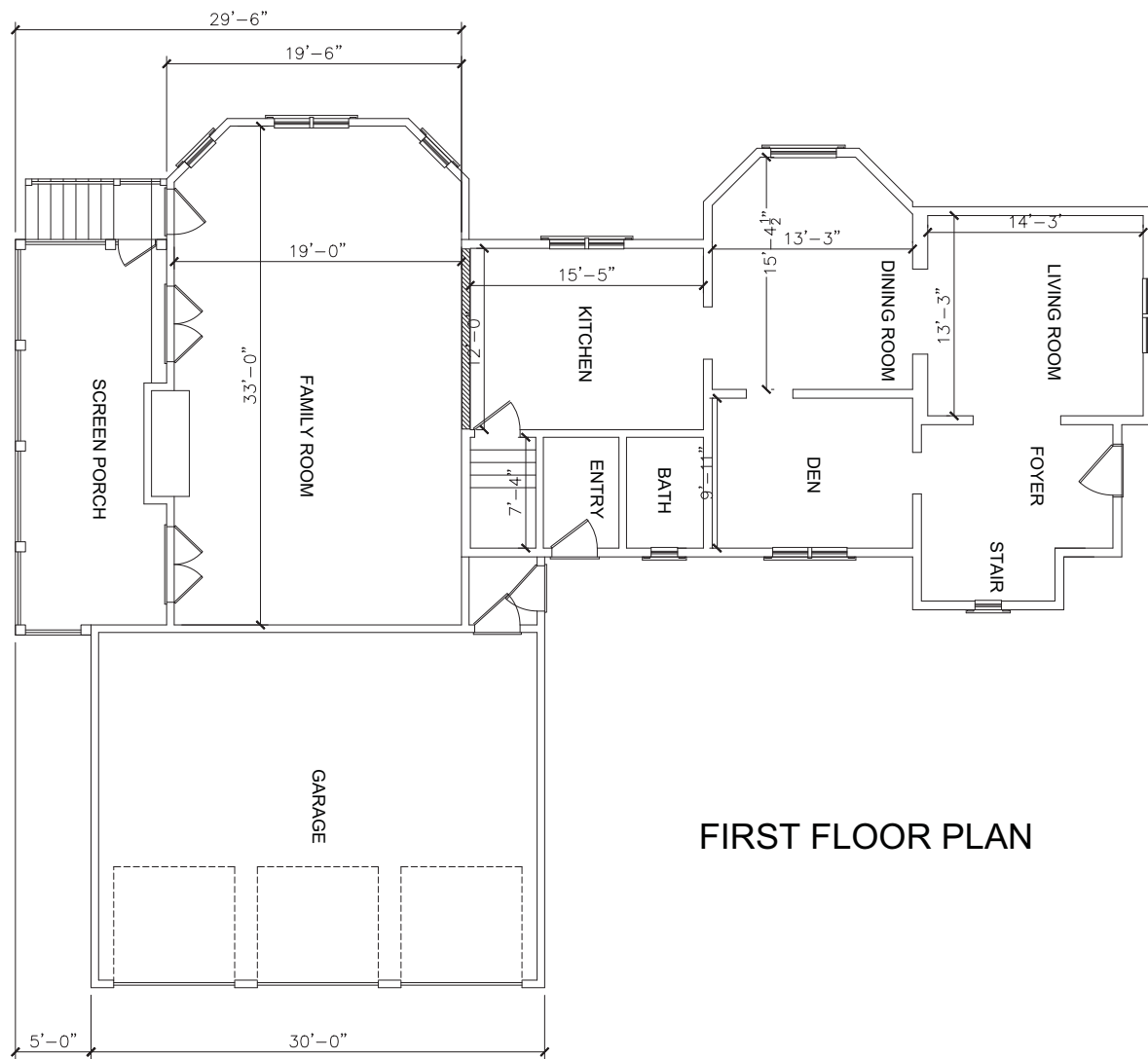
SURVEY DATE:

MAY 1994

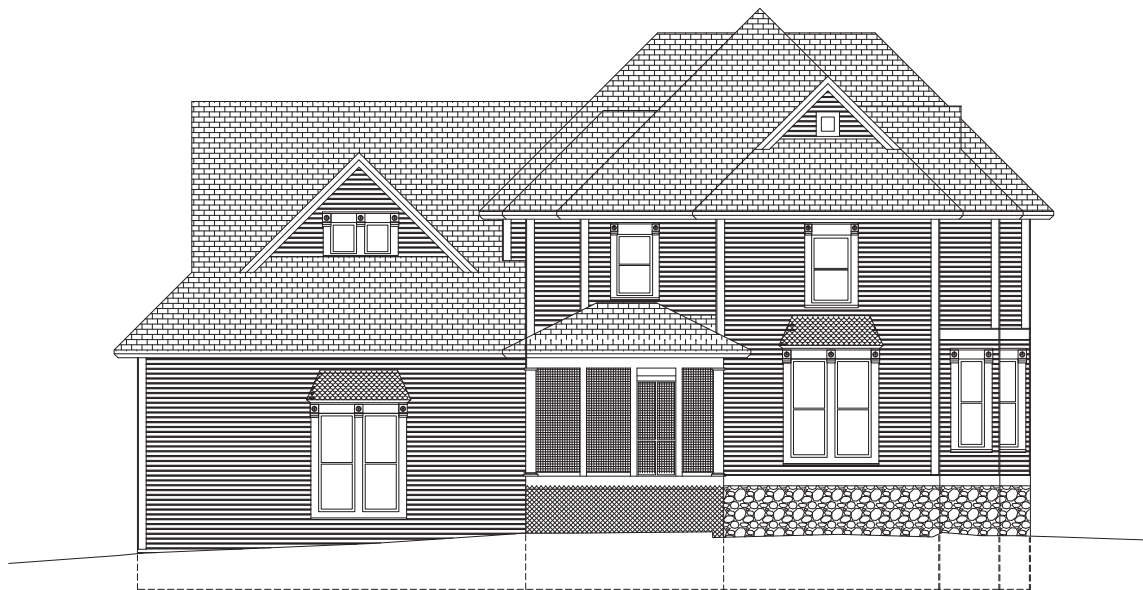
ROLL NO. 14

NEGATIVE NO. 21





FIRST FLOOR PLAN



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION