

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Preliminary Review: 312 W. Main St.	
	Proposal:		Exterior renovation of building	
	Petitioner:		Bleck & Bleck Architects	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 12/3/14	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
X	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
1994 Architectural Survey, Current Photo, Conceptual Plans				
EXECUTIVE SUMMARY:				
<p>An exterior renovation of 312 W. Main St. is proposed for a new restaurant, Shakou.</p> <p>The building façade was renovated to its current appearance in the late 1990s.</p> <p>Proposed changes include a major renovation to the Main St. façade and removal of the rear upper level outdoor deck area.</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 checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<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 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: Vernacular Commercial

Date of Construction: 1940's

Source: A Field Guide to American Architecture

Features:

Stacked bond brick front, projecting canopy over large plate glass windows, entire width at first level. Second level windows are casement type set in stone surround.



Address:

312 West Main Street

Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

Block No. 6

Building No. 6

SURVEY DATE:

MAY 1994

ROLL NO. 1

NEGATIVE NO. 18



312

AVAILABLE
MIKE BAUER
312-348-1000
CENTURY 21

Century 21
708.212.7700



SOUTH-WEST
PROPOSED CONCEPT



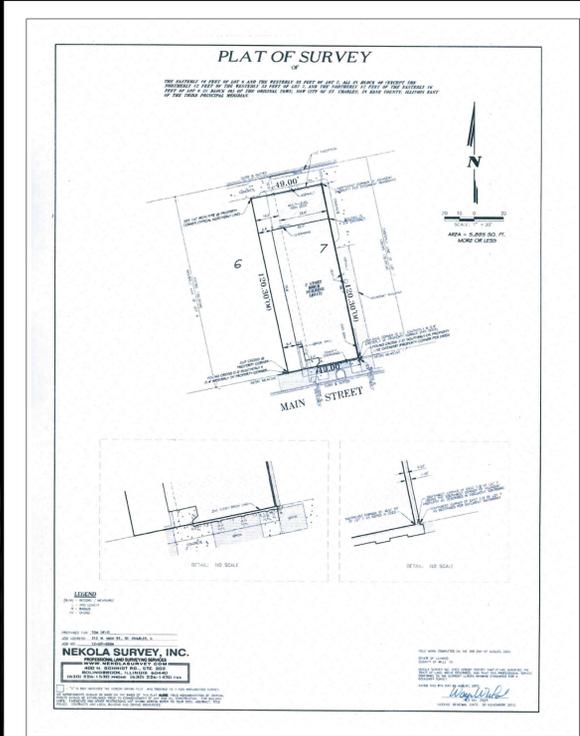
SOUTH



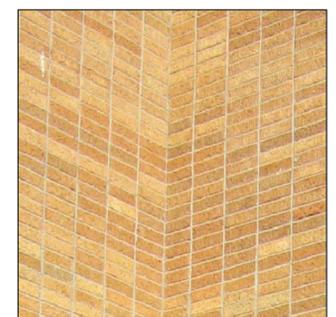
SOUTH-EAST



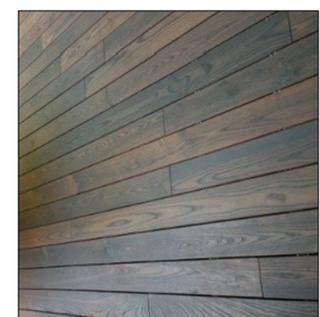
EXISTING



PLAT OF SURVEY



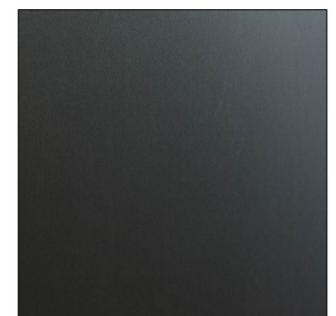
① EXISTING BRICK FACADE



② THERMALLY TREATED WOOD



③ INDIANA LIMESTONE



④ BLACK ANODIZED ALUM.



⑤ CLEAR ANODIZED ALUM.

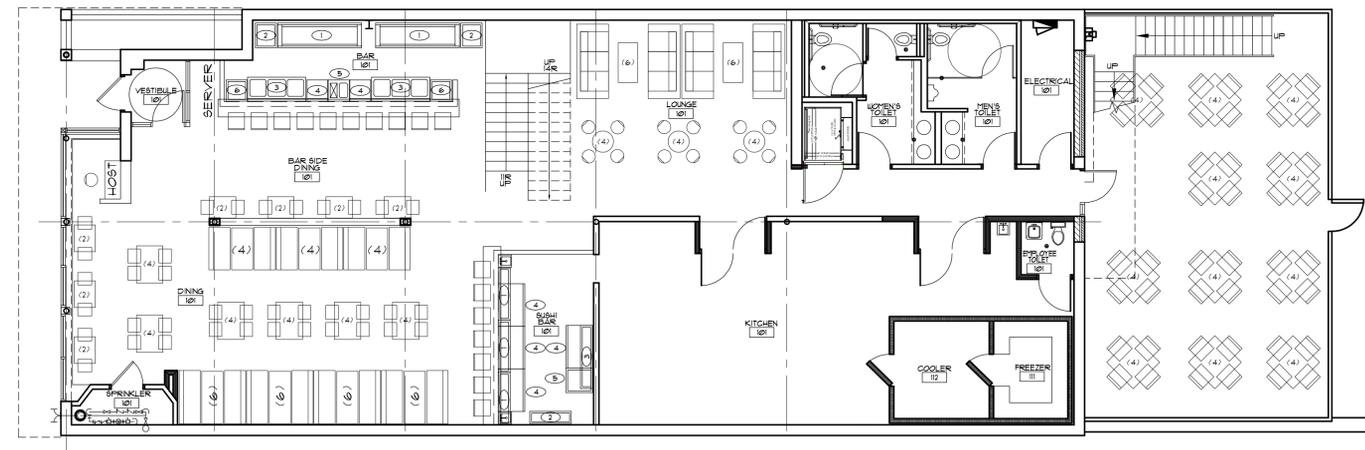


⑥ POLISHED GRANITE

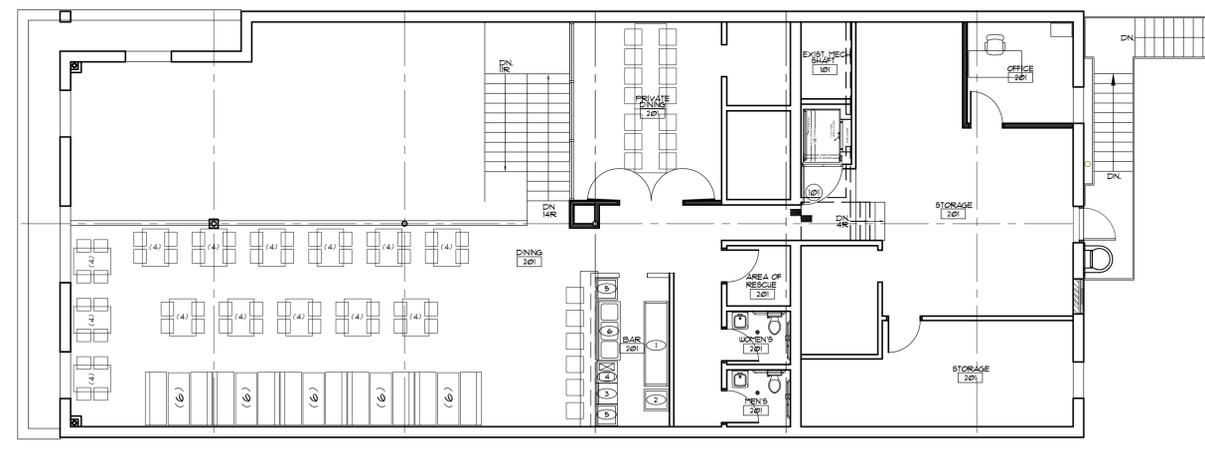
MATERIALS

For Conceptual Approval:
Date: December 03, 2014

Revisions:



FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

