

 <b>ST. CHARLES</b> <small>SINCE 1834</small>	<b>HISTORIC PRESERVATION COMMISSION</b>		
	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		
	<b>Agenda Item Title/Address:</b>	COA: 312 W. Main St.	
	<b>Proposal:</b>	Exterior renovation of building	
<b>Petitioner:</b>	Bleck & Bleck Architects		
<b>Please check appropriate box (x)</b>			
	<b>PUBLIC HEARING</b>		<b>MEETING 12/17/14</b>
			<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>			
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan
	Preliminary Review		Landmark/District Designation
	Discussion Item		Commission Business
<b>ATTACHMENTS:</b>			
Current Photo			
1994 Architectural Survey			
Plans for exterior renovation & projecting sign			
Conceptual renderings			
<b>EXECUTIVE SUMMARY:</b>			
<p>Proposed is an exterior renovation of 312 W. Main St. for a new restaurant, Shakou.</p> <p>The Commission conducted a preliminary review for this project on 12/3/14.</p> <p>Proposed changes include a major renovation to the Main St. façade and removal of the rear upper level outdoor deck area. Information about the projecting sign is also provided.</p>			
<b>RECOMMENDATION / SUGGESTED ACTION:</b>			
Provide feedback and recommendations on approval of the COA.			



312

AVAILABLE  
MIKE BAUER  
312-348-1000

CHRYSLER FINANCIAL GROUP

Local Properties  
708.212.7700



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"/> <b>Unaltered</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> <b>Minor Alteration</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Major Alteration</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Additions</b>	<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**

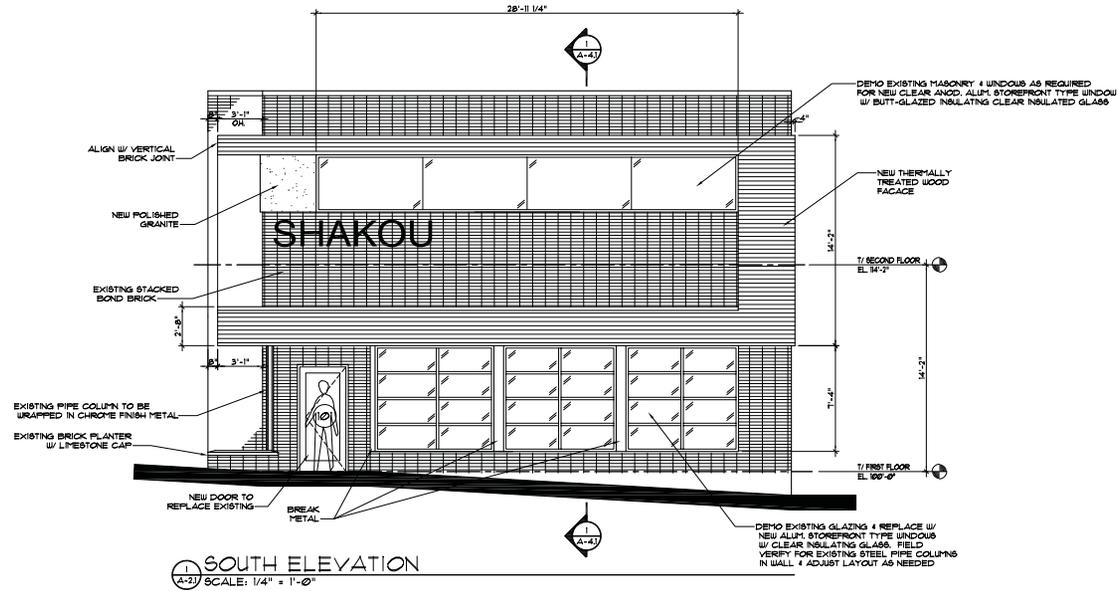
**ROLL NO. 1**

**NEGATIVE NO. 18**

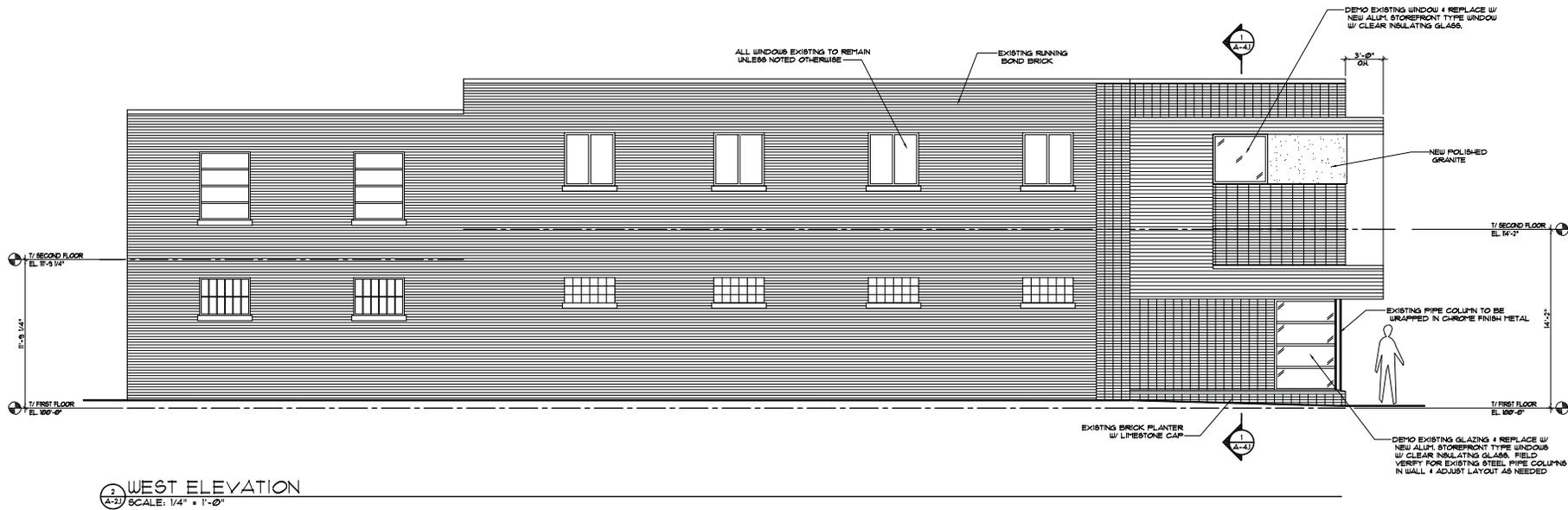
**Build-Out**

For Preliminary Approval:  
 Date: December 17, 2014

Revisions:



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

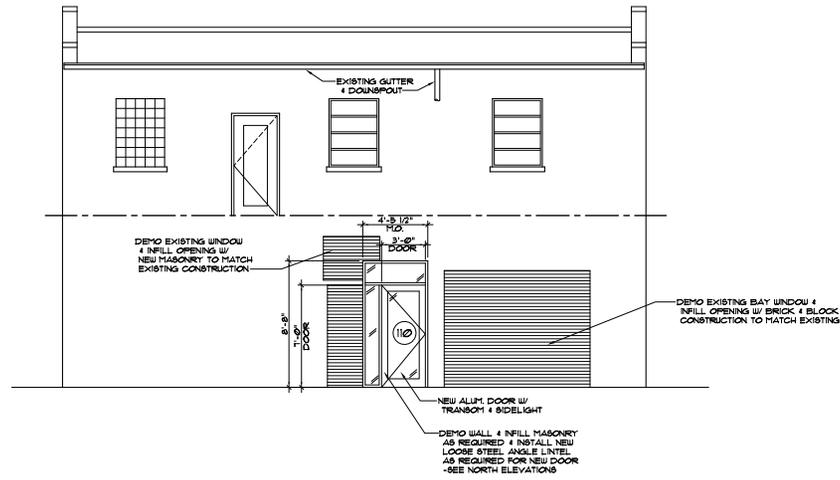


**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

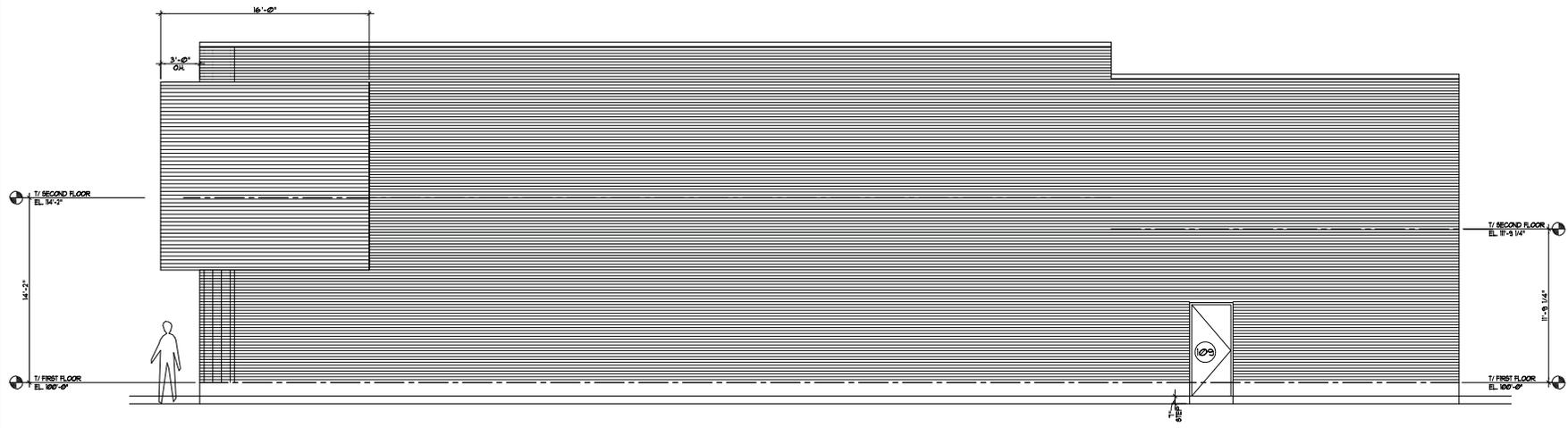
**Build-Out**

For Preliminary Approval:  
 Date: December 17, 2014

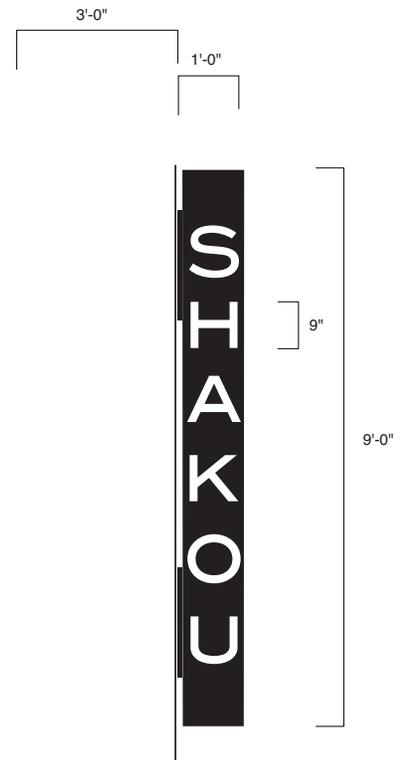
Revisions:



**1 NORTH ELEVATION**  
 A-2.2 SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
 A-2.2 SCALE: 1/4" = 1'-0"



PROPOSED SET OF INTERNALLY ILLUMINATED CHANNEL LETTER SIGN

SCALE: 1/2"=1'-0"

CUSTOM FABRICATED ALUMINUM WIREWAY.

FABRICATED ALUMINUM CHANNEL LETTERS.  
 SPRAY BLACK, GLOSS CLEARCOAT.  
 WHITE ACRYLIC FACES. BLACK TRIM CAP

ILLUMINATED BY WHITE LED'S  
 ELECTRIC TO SIGN BY OTHERS.

SOUTH ELEVATION  
 NOT TO SCALE



- CUSTOM SIGNS
- LOGO DESIGN
- GRAPHICS
- WEBSITES

CLIENT: Shakou  
 LOCATION: 312 W. Main St., St. Charles, IL  
 DESCRIPTION: Projecting Wall Sign  
 DATE: 12/01/14 REVISION: 12/10/14

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SOUTH-WEST  
PROPOSED CONCEPT



SOUTH



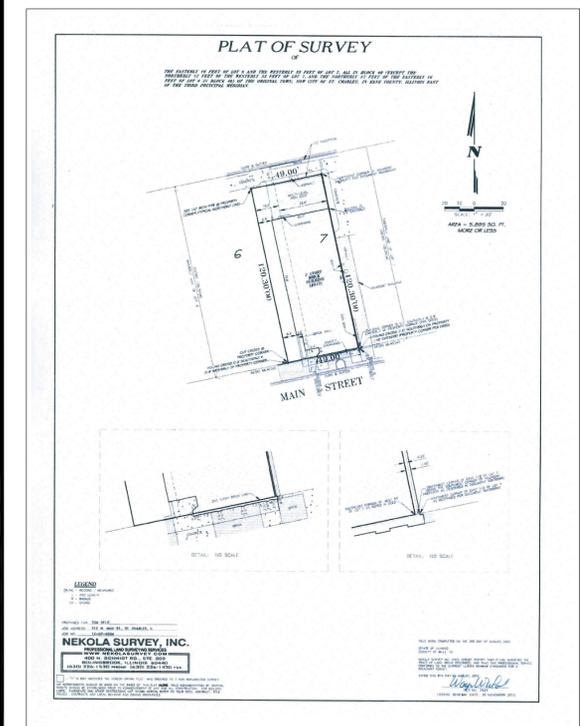
SOUTH-EAST

For Conceptual Approval:  
Date: December 03, 2014

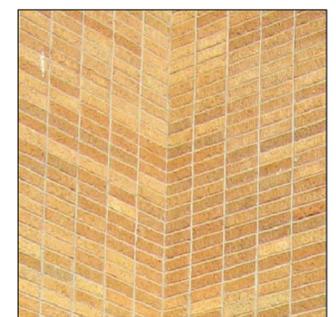
Revisions:



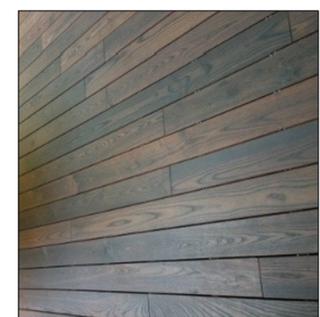
EXISTING



PLAT OF SURVEY



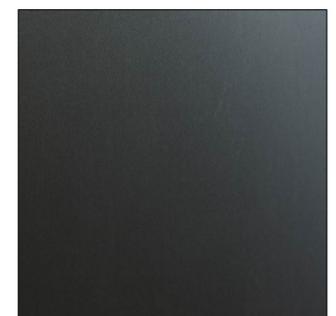
① EXISTING BRICK FACADE



② THERMALLY TREATED WOOD



③ INDIANA LIMESTONE



④ BLACK ANODIZED ALUM.

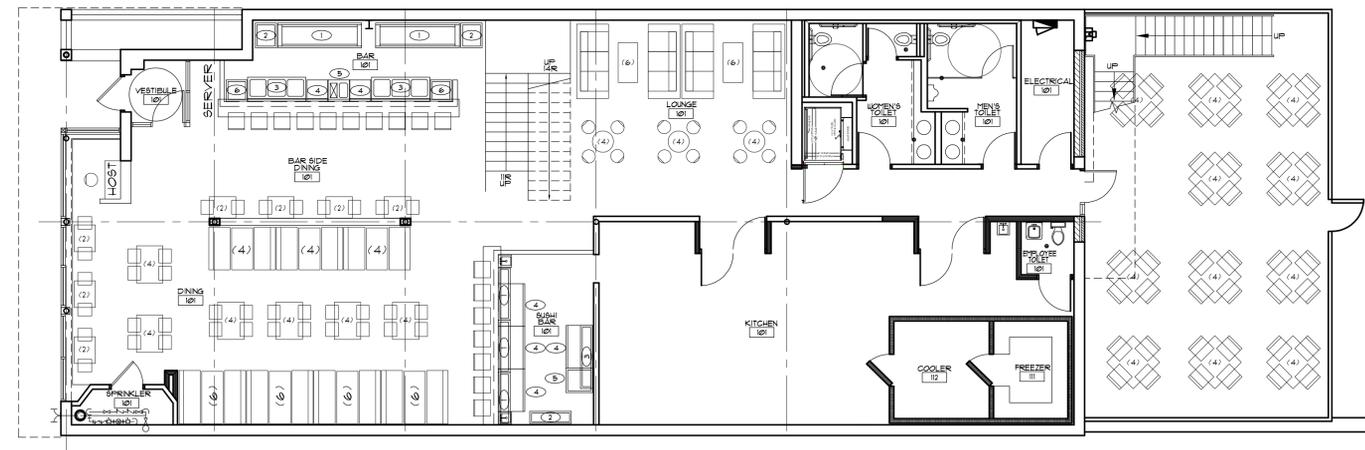


⑤ CLEAR ANODIZED ALUM.

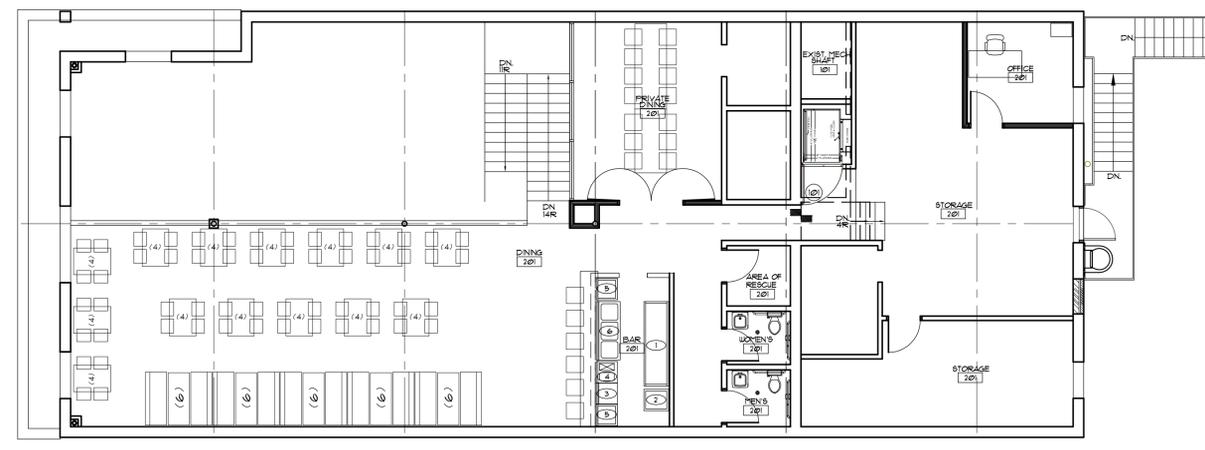


⑥ POLISHED GRANITE

MATERIALS



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



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

