## HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY Agenda Item COA: 312 W. Main St. Title/Address: **Proposal:** Exterior renovation of building Bleck & Bleck Architects Petitioner: SINCE 1834 Please check appropriate box (x) **PUBLIC HEARING MEETING** $\mathbf{X}$ 2/4/15 **AGENDA ITEM CATEGORY:** X Certificate of Appropriateness (COA) Façade Improvement Plan **Preliminary Review** Landmark/District Designation Discussion Item **Commission Business** ATTACHMENTS: 1994 survey page Approved design from 12/17/14 Proposed renderings

#### **EXECUTIVE SUMMARY:**

This project is an exterior renovation of 312 W. Main St. for a new restaurant, Shakou.

The Commission conducted a preliminary review for this project on 12/3/14 and approved at COA on 12/1/7/14. On 1/21/15, the Commission reviewed a revision to the design to shorten the canopy projection on the building from 3 ft. to 8 inches. The architect for the project, Chuck Bleck, requested the item be tabled so that he could return with additional information.

Revised renderings have been submitting showing:

- A continuous 8 inch projection around the façade (including both the east and west elevation)
- Revision to the second story windows to utilize the existing window openings
- Revision to the ground floor storefront windows

Additional information will be provided by the applicant at the meeting.

### RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations on approval of the COA.



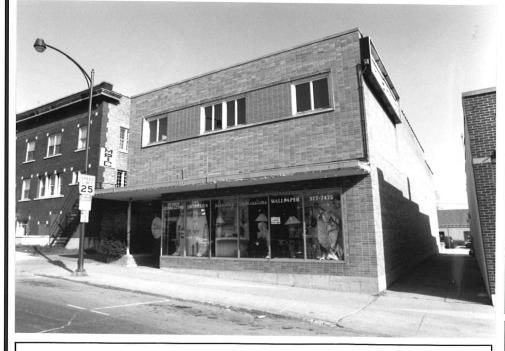
## ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY				BUILDING CONDITION
8	1	2	3	☐ Excellent: Well-maintained
<b>☑</b> Unaltered	$\boxtimes$	$\boxtimes$	$\boxtimes$	☐ ☑ Good: Minor maintenance needed
☐ Minor Alteration				☐ Fair: Major repairs needed
☐ Major Alteration				☐ Poor: Deteriorated
☐ Additions  Sensitive to original  Insensitive to original  1: first floor; 2: upper floors;				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
ARCHITECTURAL SIGNIFICANCE  □ Significant □ Contributing □ Non-Contributing			E	plate glass windows, entire width at first level. Second level windows are casement type set in stone surround.



**ROLL NO. 1** 

**NEGATIVE NO. 18** 

### Address:

312 West Main Street

# Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 6

**Building No. 6** 

**SURVEY DATE:** 

**MAY 1994** 



## PROPOSED PLAN WITH 8 INCH PROJECTION (next 5 pages)









