

	<b>HISTORIC PRESERVATION COMMISSION 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 2/4/15</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>				
1994 survey page				
Approved design from 12/17/14				
Proposed renderings				
<b>EXECUTIVE SUMMARY:</b>				
<p>This project 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 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.</p> <p>Revised renderings have been submitting showing:</p> <ul style="list-style-type: none"> <li>• A continuous 8 inch projection around the façade (including both the east and west elevation)</li> <li>• Revision to the second story windows to utilize the existing window openings</li> <li>• Revision to the ground floor storefront windows</li> </ul> <p>Additional information will be provided by the applicant at the meeting.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations on approval of the COA.				



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**

APPROVED PLAN WITH 3 FT. PROJECTION



PROPOSED PLAN WITH 8 INCH PROJECTION (next 5 pages)





**SHAKOU**



**SHAKOU**



