

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 9 S. 3 rd St.		
	Proposal:	Demolition		
	Petitioner:	Oleg Shulzhenko		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 4/15/15	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Letter requesting COA approval (3/30/15)				
Survey page for 9 S. 3rd St.				
Photos of building				
COA criteria				
EXECUTIVE SUMMARY:				
<p>Oleg Shulzhenko owns the property at 301-305 W. Main St. and is considering the purchase of the adjacent property at 9 S. 3rd St. Mr. Shulzhenko would like to remove the building from the site.</p> <p>The Commission provided preliminary review comments on 2/4/15 and tabled a COA request to relocate the building on 2/18/15. On 4/1/15, the Commission reviewed a revised COA request (dated 3/30/15) and tabled the item to provide Mr. Shulzhenko with an opportunity to provide additional information.</p> <p>The Commission comments from 4/1/15 were provided to Mr. Shulzhenko. No new information has been submitted in response to the Commission's comments.</p> <p>Mr. Shulzhenko is unable to provide the requested information regarding the relocation of the building; therefore, he is requesting the Commission take action on a COA request for demolition of the building.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
<p>Mr. Shulzhenko has requested the Commission vote on a COA for demolition of the building as presented.</p> <p>If the Commission recommends denial, the Commission will need to make findings based on the COA criteria in the Zoning Ordinance (attached).</p>				

To whom it may concern:

I hope that this letter meets you well. I would like to take this time to bring to you a proposal regarding the future of the structure located at 9 S. Third Street. As of today, this property has suffered serious damage secondary to water leakage. To the best of my knowledge, the structural integrity of the home has yet to be compromised but will unequivocally lead to serious damage as time progresses. Too, I also know that the property was originally purchased by the current owners as an investment property. As a result, the house is nearly always vacant, receives sub-par upkeep—the cause of the aforementioned damage,—and overall does very little for the ascension of the livelihood of the city of St. Charles.

With all of this in mind, I do understand the need for the Historical Commission to try and preserve items of historical value in this fair city, and I am all for sustaining this effort. As was previously proposed by the Commission, the best option for this property is the relocation of the home to another location within the city. Doing this requires the execution of two steps. First, there must be found someone willing and able to move the house. Second, the translocation must be done. So far, I have had success with completing the first of these steps; namely, finding an interested party, Eric Larson. Based on our two-month long deliberations, it seems as though he wants to do the translocation and will follow through with it, save some resolutions with his logistical and business concerns.

These conversations are still continuing, but as it stands, my business is very much at the mercy of timeframes. I currently have multiple tenant candidates who are willing to take all or part of the first floor of my property. As you know, these locations in St. Charles must be occupied by retail businesses, and my first floor is best built to accommodate restaurant and food-serving business due its extensive dining and kitchen infrastructure. Additionally, it is common knowledge that restaurants in this city are more appealing and have greater success when they offer the opportunity for outside patronage in places such as gardens and patios. It is for the development of such areas that I wish to purchase the property at 9 S. Third Street.

Currently, the interior layout of my building does not allow the restaurant-outfitted west side access to the 9 South location. If a patio space is pursued, this layout demands that a pathway be built within the building to allow access from the west side through the east side of the building. This presents as a problem for I cannot properly lease out the east-side space until the construction and final square-footage is established. This delays the development of city and hurts everyone involved. Speaking with Eric, he has calculated that he needs roughly two to three months more to do his move, assuming everything falls into place. As I am sure you can understand, I do not have the luxury of time to wait for this to see whether or not I will buy the property.

Considering all of the above, I would like to make a proposal to the Commission which attempts to offer the best outcome for all parties. If Eric cannot arrange for a translocation in three months-time from now, I would like to now be granted approval for the demolition of the home at 9 S. Third Street. During this time, I guarantee my full effort in order to save the house and to assist Eric as much as possible. This way I can be sure that when I buy the property, the house will eventually not be on the lot by either translocation or demolition, and I can proceed onward with interior construction now. By doing so, 9 South will be taken care of, bring more business to the area, and not sit as an investment property anymore.

Sincerely,

Oleg Shulzhenko

A motion was made by Ms. Malay and seconded by Mr. Gibson with a 5 to 1 voice vote to approve the modifications to the COA as proposed. Mr. Pretz voted no.

7. Preliminary Review: 9 S. 3rd St. / 301-305 W. Main St.

Oleg Shulzhenko, owner of 301-305 W. Main St., was present.

Mr. Shulzhenko said he is under contract to purchase the adjacent building at 9 S. 3rd St., which was gutted following a water leak. He would like to demolish the building and construct an addition to the rear of the 301-305 W. Main St. building. He described possible changes to the rear elevation and showed plans for an outside patio area.

Ms. Malay asked if there is any information on the structural condition of the house. Mr. Colby said there is no information available. Ms. Malay said the number one question is whether the house is salvageable, as it is a contributing structure. Chairman Smunt said now it would more likely be considered significant based on its condition.

Chairman Smunt said in Geneva they have allowed structures to be moved in similar situations. He asked if there was a site this building could be relocated to. Mr. Shulzhenko said Eric Larson is considering moving the house to his property on West Main Street. He said given the building's condition, he isn't asking for any money for the building, just for it to be moved. Mr. Pretz noted it would be a good time to move the building while it has been gutted.

Mr. Shulzhenko said he has no interest or use for the house, but his proposal would make use of the property to benefit the City.

Mr. Pretz said moving the house would be a good option in this situation. He said unless there is a structural issue, he would not support demolition. Ms. Malay agreed.

Mr. Shulzhenko asked which parts of the structure are significant. Ms. Malay said the whole exterior. Mr. Shulzhenko said another option is to retain and repurpose parts of the house as a façade in the new building addition. Chairman Smunt said there are other examples of this type of project that did not turn out well.

Mr. Gibson said the City has only a defined stock of this style house from this era, which is why the Commission is unlikely to allow demolition.

Chairman Smunt said the Commission would support finding a location to move the house. Mr. Shulzhenko asked if there is a known location where the house can be placed. Mr. Bobowiec named some potential locations, including a vacant lot on S. 3rd St.

The Commission discussed possible vacant lots around downtown that could be locations for the house. The Commission also discussed ways to promote the availability of the house.

8. Additional Business

a. Mobile Tour App Project

No updates.

b. Landmarks Research

No updates.

9. Announcements: Historic Preservation Commission meeting Wednesday, February 18, 2015 at 7:00 pm in the Committee Room.

10. Adjournment

With no further business to discuss, the meeting adjourned at 8:20 p.m.

6. COA: 1 Illinois St. (sign)

John Hall, applicant, was present. He said the proposed panels are the same size and shape of the other panels on the building.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA.

7. COA: 109 W. Main St. (sign)

Mr. Colby presented that the COA is for an awning and projecting sign, but the drawing is unclear on where the projecting sign is attached to the building. Chairman Smunt said he believes they intended to show the sign projecting from the brick wall above cornice of the storefront. He suggested the COA approval clarify that location as a condition. He said it is sad that the proposal will cover the architecture of the building, but the awning is not a permanent change to the building.

Ms. Malay asked about the awning cover material. Mr. Colby said he has the permit application which indicates materials, which he believes is a Sunbrella material. Mr. Bobowiec suggested including the material as a condition. The Commission discussed that the projecting banner sign appears to be the same material.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA, contingent upon the awning being Sunbrella or a similar material, with the projecting sign being of the same material and being mounted on the brick above the storefront cornice.

8. COA: 9 S. 3rd St. / 301-305 W. Main St.

Oleg Shulzhenko, owner of 301-305 W. Main St., was present.

Mr. Shulzhenko attended the meeting on Feb. 4 regarding demolishing or moving the adjacent building at 9 S. 3rd St. He said he is working with Eric Larson on having the building relocated to Mr. Larson's property at 605 W. Main St. and he presented a site plan showing a building footprint.

Mr. Colby confirmed he had a conversation with Mr. Larson about relocating the building to the east side of 605 W. Main St. and that Mr. Larson thought there was adequate space to place the building within the setbacks. He said there is an open zoning question as to whether the building would be considered a second principal structure vs. an accessory structure. The Commission

discussed that the 605 W. Main St. property is not currently landmarked nor is it in the Historic District.

Ms. Malay said she is uncomfortable approving a COA until she knows the proposal is a done deal. Mr. Shulzhenko said he can't continue pursuing the project until he has a COA. Chairman Smunt said at the last meeting the Commission expressed support for the project, but that he would ask that Mr. Larson attend for the Commission to understand that any hurdles to move the building have been resolved.

Chairman Smunt said in other situations the Commission has waited to see what was proposed to replace a structure before allowing its demolition. He noted in this case the building is contributing in the historic district. Mr. Shulzhenko said he disagreed that the house had any historic significance and said he has a time constraint with his due diligence period. He said he cannot proceed without knowing this will be approved. He said it will take until the end of the month for Mr. Larson to figure out the issues with the move and that is too much time for him to wait.

Mr. Bobowiec referenced the scope of work that was included in the packet and suggested the Commission consider reviewing and approving some of the other items. Mr. Colby clarified this work is part of the same COA request. He said if the Commission is comfortable, they could approve a COA for the building to be relocated, subject to reviewing information on the location. Ms. Malay said she is still concerned without having Mr. Larson present to verify this information. Mr. Bobowiec said he talked to Mr. Larson and he sounded unsure of the project. Mr. Colby clarified if a COA is approved now, the Commission would still need to review the information and approve the move based on where it is to be located. Ms. Malay said she is not saying she isn't in favor of the move; she just doesn't want to put the cart before the horse. Mr. Shulzhenko questioned what additional information could be provided by Mr. Larson. Mr. Colby said he has talked to Mr. Larson about it and he is trying to figure out the zoning issues. Mr. Norris noted potential setback issues that need to be clarified with a site study and that the information presented isn't detailed enough to understand the proposal. Mr. Gibson asked if the Commission considers approving the COA, subject to navigating through these issues, what is the risk, since we haven't approved the location. Mr. Norris asked then what additional direction is needed from the Commission at this time.

Mr. Shulzhenko said he didn't understand the Commission's resistance and that they told him one thing two weeks ago and now have changed their position. He said what they are doing is unacceptable and that he hoped that he did not have to deal with the Commission again. He left the meeting.

A motion was made by Mr. Norris and seconded by Mr. Gibson with a unanimous voice vote to table the COA.

The Commission discussed that the building would probably fit in the proposed location, but the information provided isn't detailed enough. Chairman Smunt suggested two separate COAs for the move and the remodeling/reconstruction. Ms. Malay reiterated that it would be nice to hear from Mr. Larson directly about how the building would be protected in its new location. The Commission agreed.

9. Additional Business

a. 606 Cedar Street

Sandy Mulvey said she is interested in purchasing the property and described a proposal to remove the rear addition and construct a new larger addition to the rear. She showed the location on an aerial view.

Ms. Malay said the building is one of the oldest in St. Charles, dating to the 1830s, and the bottom/foundation level of the addition is believed to be sleeping berths from the anti-slavery days. She said the hope is that you take some care to try and preserve this area. She said the original owners of the house were major abolitionists. She said the African Scientific Research Institute came out and looked at the location. She said she has no issue with an addition that is sympathetic to the house.

Ms. Mulvey asked about whether a walk out basement on the addition could be constructed and whether a garage could be added with a 6th St. access. Chairman Smunt suggested using the design of an old carriage barn and connecting to the house with a breezeway. Mr. Bobowiec recalled there originally was a driveway apron on to 6th St.

Chairman Smunt said overall the Commission is supportive of an addition with a scale that is compatible with the house. He suggested using a complementary low pitched roofline in the addition. The Commission discussed trying to find a plat of survey and Mr. Colby will check the landmark file.

The Commission discussed the potential for utilizing the Property Tax Assessment freeze program. Mr. Colby will provide information on the program.

Mr. Gibson suggested the Commission clarify what needs to be preserved on the addition. Chairman Smunt said they will need a plat of survey and to bring in an architect to draw plans to try to accommodate the foundation area.



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: Stick

Date of Construction: 1880's

Source: A Field Guide to American Houses

Features:

Gabled roof to front with shingled upper facade above horizontal band separating gable area from clapboard lower facade. Decorative front porch with small gable and spindlework frieze.



Address:

9 South 3rd Street

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 9

Building No. 9

SURVEY DATE:
MAY 1994

ROLL NO. 2

NEGATIVE NO. 9



0927361007

0927361026

301-305 W Main St

0927363000

9 S. 3rd St

0927363000

0934104003

0934104010

0934104008

0934104004

0927364001

0927364002

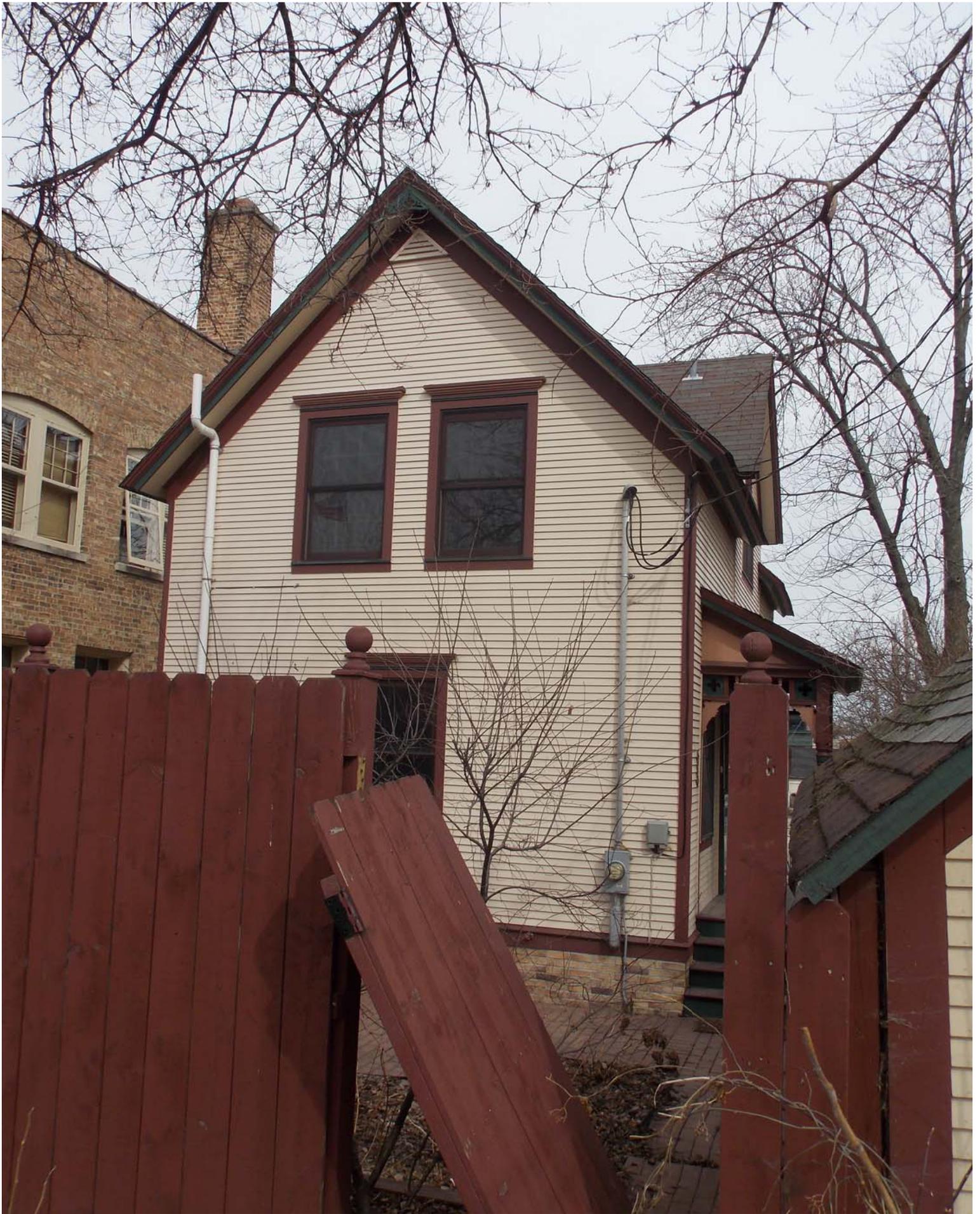
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17.32.080.G. Certificate of Appropriateness: Criteria

In making a determination whether to approve or to recommend denial of an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided by the following criteria:

1. Significance of a Site, Structure or Building

- a. The Historic Preservation Commission shall apply the maximum flexibility allowed by this Chapter in its review of applications for new construction and for alteration, removal or demolition of structures that have little architectural or historic significance. However, if the new construction, alteration, removal or demolition would seriously impair or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, the Historic Preservation Commission shall give due consideration to protection of those historically and architecturally significant features.
- b. The following properties are presumed to have architecturally or historically significant features:
 - i. Properties within a designated historic district that are classified as architecturally or historically significant by a survey conducted pursuant to Section 17.32.070.
 - ii. Properties designated as landmarks pursuant to Section 17.32.300.
 - iii. All properties listed on the National Register of Historic Places.
- c. The following properties will sometimes have architecturally or historically significant features - properties within a designated historic district that are classified as architecturally or historically contributing by a survey conducted pursuant to Section 17.32.070.
- d. The following properties will usually have little architectural or historic significance - properties within a designated historic district that are classified as architecturally or historically non-contributing by an architectural survey conducted pursuant to Section 17.32.070.

2. General Architectural and Aesthetic Guidelines

- a. Height
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures.
- b. Proportions of the Front Facade
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures.
- c. Proportions of Windows and Doors
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.
- d. Relationship of Building Masses and Spaces
The relationship of a structure to the open space between it and adjoining structures should be compatible.
- e. Roof Shapes
The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures.

- f. Scale
The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures
- g. Directional Expression
Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character.
- h. Architectural Details
Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures.
- i. New Structures
New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures.

3. Secretary of the Interior's Standards for Rehabilitation

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose.
- b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.
- c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance, shall be avoided.
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive stylistic features, finishes and construction techniques or examples of skilled craftsmanship, which characterizes a building, structure or site, shall be preserved.
- f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will

damage the historic building materials shall not be used.

- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment.
- j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5. Code Conflicts

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief.