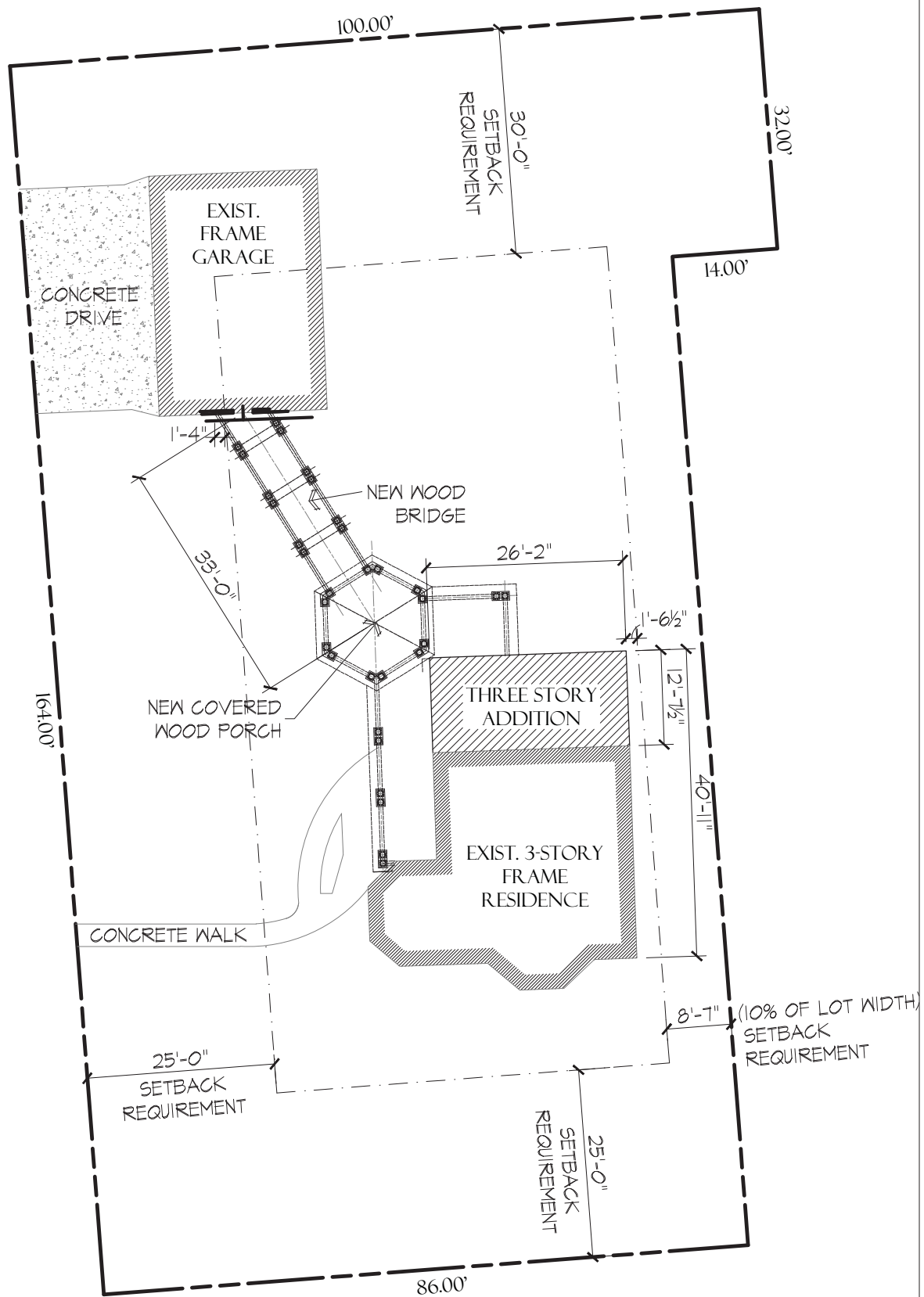
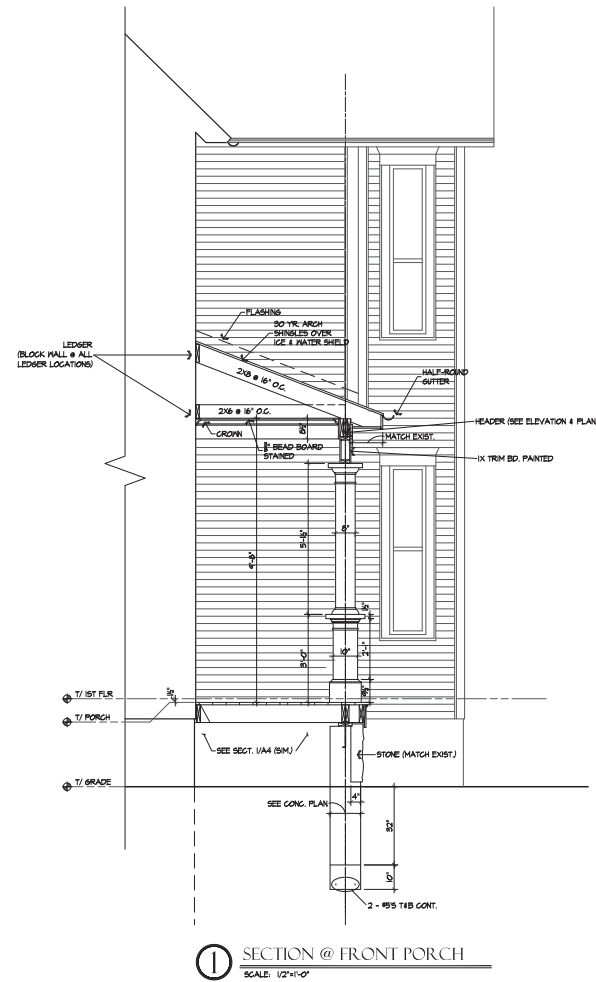
		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
		Agenda Item Title/Address:		COA: 318 S. 5 th St. (addition)	
		Proposal:		Addition to building	
		Petitioner:		Greg Richard, Batir Architecture	
Please check appropriate box (x)					
		PUBLIC HEARING			
		MEETING 10/7/15		X	
AGENDA ITEM CATEGORY:					
X	Certificate of Appropriateness (COA)			Façade Improvement Plan	
	Preliminary Review			Landmark/District Designation	
	Discussion Item			Commission Business	
ATTACHMENTS:					
Plan documents					
Architectural Survey page					
Minutes from 2009 review					
Photos of building					
EXECUTIVE SUMMARY:					
<p>Proposed is a building addition on the north side of the house located at 318 S. 5th St.</p> <p>In 2009, the Commission reviewed plans for the addition. The Commission supported the design but had requested additional information on the proposed window and siding replacement. The addition was not constructed at that time.</p> <p>In 2012, the Commission approved replacement of the existing windows with wood aluminum clad windows and replacement of the siding with Hardie cement fiberboard with Miratec trim and corners.</p> <p>In 2012, the Commission also approved renovation of the detached garage to include a new roof and second story.</p> <p>The property owner would now like to proceed with the same addition proposed in 2009.</p> <p>The porch would now include a second floor rotunda, with a breezeway connecting the rotunda to the detached garage. The top of the breezeway would provide a connection to walk from the second floor of the house to the second floor of the garage.</p>					
RECOMMENDATION / SUGGESTED ACTION:					
Provide feedback and recommendations on approval of the COA.					

5TH STREET

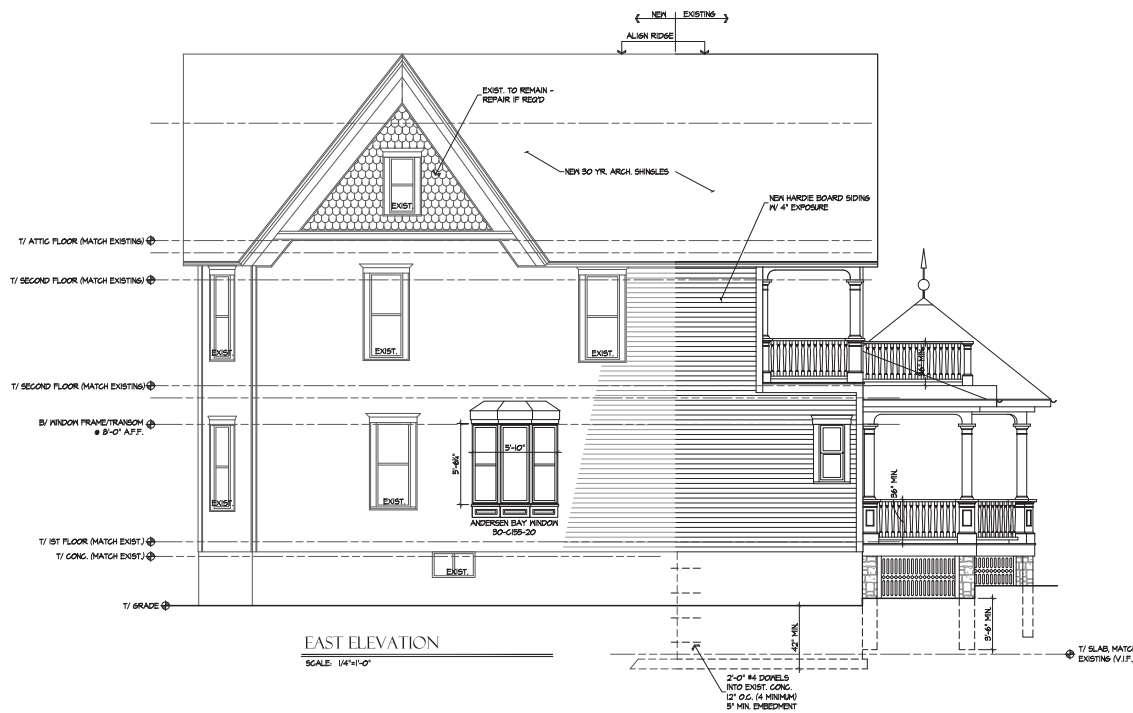




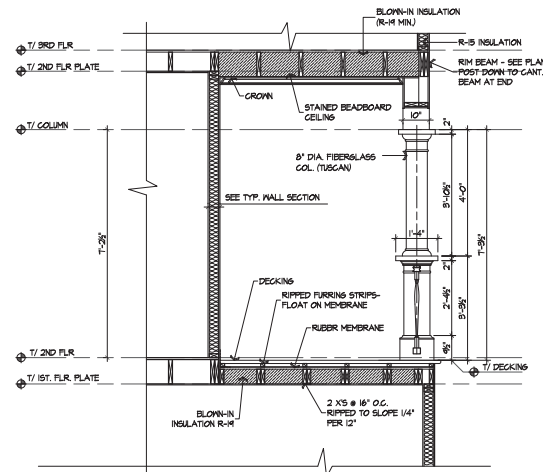


A4

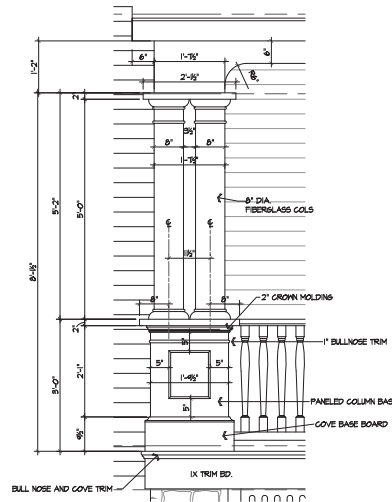
2009 Plans for Addition



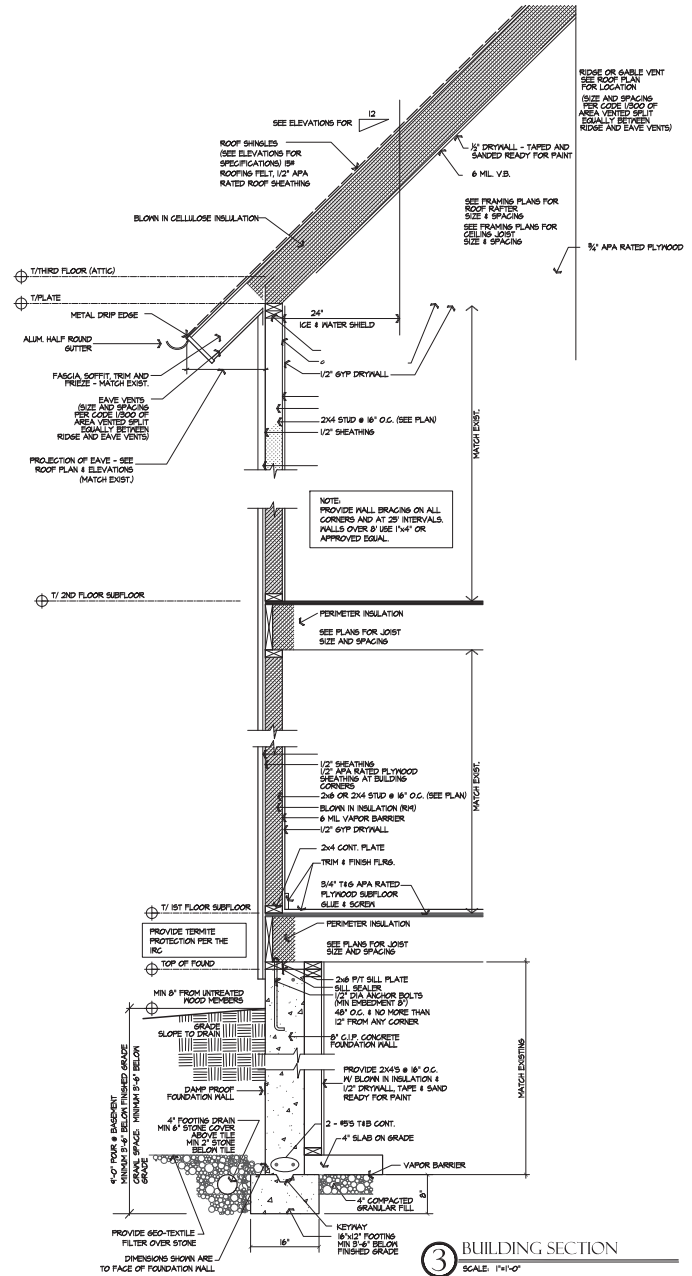
EAST ELEVATION
SCALE: 1/4"=1'-0"



1 SECTION THROUGH BALCONY
SCALE: 1/2"=1'-0"



2 TYP. PORCH COLUMN DETAIL
SCALE: 3/4"=1'-0"



3 BUILDING SECTION
SCALE: 1/4"=1'-0"

PROJECT:
08013

HADDLE RESIDENCE
INTERIOR & EXTERIOR IMPROVEMENTS
38 S. 5TH STREET, ST. CHARLES, IL 60774

BATIR ARCHITECTURE, LTD.
101 E. ANN ST. SUITE 101 ST. CHARLES, ILLINOIS 60774
TEL: 618.381.1111 FAX: 618.381.1112
WWW.BATIRARCH.COM

ELEVATIONS
DETAILS

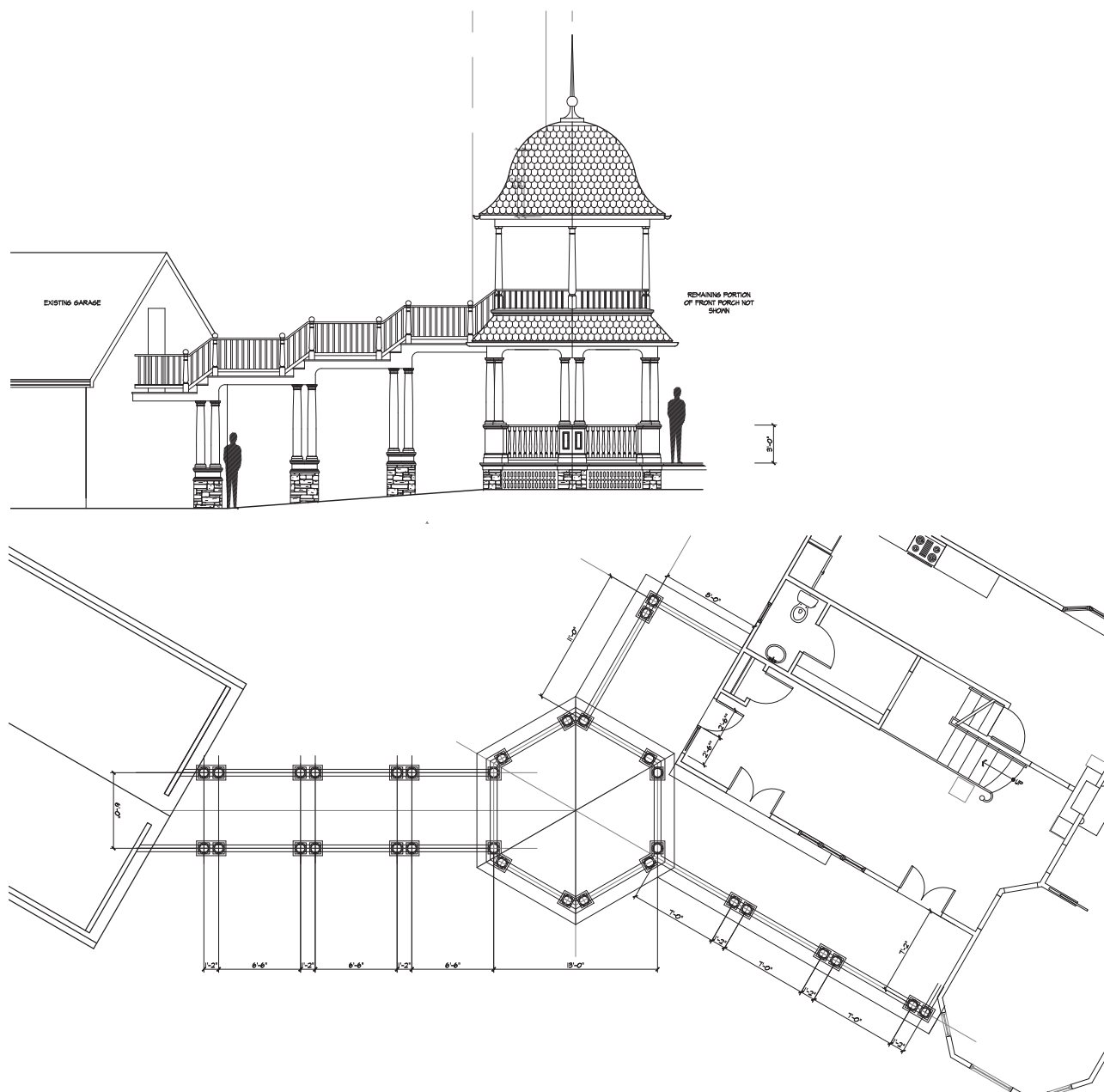
REVISIONS & ISSUES
8-10-OR ISSUE FOR BID PERMIT

SCALE
1/4" = 1'

DATE
8-10-09

A5

2009 Plans for Addition



Proposed Rotunda and Breezeway
connection to garage



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 318 South 5th Street

ROLL-IMAGE # 3435 - 29

CD-IMAGE # 4369 - 29



ARCHITECTURAL SIGNIFICANCE

- Significant
- ☐ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

BUILDING CONDITION

- ☐ Excellent
- Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type:	<u>Victorian/Queen Anne</u>	Exterior Walls (Current):	<u>Clapboard</u>
Architectural Features:	<u></u>	Exterior Walls (Original):	<u>Clapboard</u>
Date of Construction:	<u>1915</u>	Foundation:	<u>Parged stone</u>
Source:	<u>Township Assessor's Office</u>	Roof Type/Material:	<u>Cross gable/Asphalt shingle</u>
Overall Plan Configuration:	<u>Compound -Cross</u>	Window Material/Type:	<u>Wd trimmed/Alum/DbI Hung</u>

ARCHITECTURAL FEATURES: The roof slope is very steep. It is approximately 16:12 or greater. Fish scale shingles in the gable ends top the two story bays. Large wooden brackets support the deep overhangs here where the corners are cut back and the eaves continue. The eaves are open and are sheathed with smooth wood sheathing. Turned wooden columns support the hipped roof over the front entry. Spindle-work decorates the eave of the porch while the balusters of the railings are square. The windows are trimmed with crown moldings at the head visually supported by bulls-eye "brackets".

ALTERATIONS: The porch railing has been replaced. The entry has an aluminum storm door. All of the original wood windows have been replaced with aluminum.

5. COA: 116 N 3rd Avenue (rear deck/porch).

Mr. Colby advised that the representative intended to be present for the meeting, but was likely delayed.

Chairman Smunt agreed to move on to the next item on the agenda and come back for discussion later in the meeting.

6. COA: 13 ½ S 2nd Street (awning and sign).

Mr. Colby explained that he had contacted the applicant and was advised that the applicant had not yet obtained a redesigned drawing.

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

7. COA: 12 N 3rd Street (door/entrance ramp).

Mr. Colby advised that the Commission discussed this item at the previous meeting. The applicant was instructed to obtain more detailed plans. He is in the process of doing that, but they are not ready.

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

8. COA: 318 S 5th Street (addition).

Paula Price, with Batir Architecture, presented the proposed plan for an addition. Copies of the proposed plans were available and referenced during the presentation. Jim Webb, with Royal Builders, was also present as representative for this project.

Ms. Price explained that the plan is to add 13 feet to the north, keeping the same form as the existing house, a 3-story residence. Ms. Price noted the west elevation where a dormer is replicated. The north elevation includes a walk out from the master bathroom and a bedroom. A Victorian style porch will be added to replace the existing entry porch. The siding will be hardy board or similar material.

All windows will be replaced in the existing house with additional windows as part of the addition. The existing windows would be replaced with custom Marvin wood frame, double pane glass windows. The new windows would be aluminum clad to match the existing in trim and casing. Chairman Smunt clarified that the current windows are wood sash with triple-track storm windows; the replacement windows will not have a storm window because they will be thermal pane. Chairman Smunt also clarified that the current windows are original.

Ms. Price stated that the intention of the project is to keep to the original style and materials as much as possible.

Ms. Price stated that the current vinyl siding would be removed and replaced with hardy board material. Chairman Smunt added that the original siding had previously been removed. Mr. Webb presented a sample of the hardy board material; depending on pricing, cedar siding could be used instead.

Ms. Price also identified the exterior columns with custom wood bases and railing.

Chairman Smunt requested comments from Commission members.

Mr. Norris confirmed with Ms. Price that the roof material on the octagon would be an asphalt shingle to match the roof. Brief discussion took place regarding the guardrail and options if code required the guardrail height to be 42-inches. Mr. Norris clarified that if hardy board material is not used for the siding, cedar siding will be used. Mr. Norris stated he approved of the plans and complimented the design.

Mr. Webb stated that the proposed replacement windows would be Marvin wood windows. If pricing were too high, they would revise the replacement windows to be aluminum clad. The existing windows are wood.

Mr. Pretz stated that he approves of either hardy board or cedar siding. He also would prefer wood replacement windows. Mr. Pretz approved of the plan.

Ms. Weals agreed with both Mr. Norris and Mr. Pretz. Ms. Weals felt the addition complimented and balanced the tall narrow house.

Mr. Withey complimented the plan and agreed with other Commission member comments.

Mr. Bobowiec also complimented the plan. Mr. Bobowiec would prefer wood windows.

Chairman Smunt commented that the building is unique and had all the original materials until recently. The proposed plan will bring a more appropriate siding material, suitable wood or substitute wood material back to the house. Chairman Smunt identified a window on the addition by the roofline that should match the existing. Ms. Price responded that it was an error on the drawings and she will address that so the window will match the existing. Chairman Smunt commented that the original porch had already been removed, so it is not an issue to rebuild the existing porch. Discussion took place regarding replacement windows. Chairman Smunt stated that wood replacement windows would be appropriate and questioned why only some would be wood and others would be aluminum clad. Ms. Price responded that cost is a factor, but again the intent is to keep the original look.

Chairman Smunt stated that the Commission should know specifically what materials would be used for the siding and windows, as well as which windows would be replaced with wood windows and which would be aluminum clad. All Commission members agreed. Discussion took place regarding which elevations would have wood replacement windows and which would have aluminum clad.

It was agreed that the Commission would table this item until the next meeting until all the specifics are decided.

A motion was made by Mr. Withey and seconded by Mr. Pretz with a unanimous voice vote to table approval of a COA.

9. Preliminary Review: 201 E Main Street, McNally's (building addition).

Dan Marshall, architect, presented the proposed plans to the Commission. The owner, Maurice McNally, has come to an agreement to purchase 13-feet of property from the City of St. Charles to build an addition and lease the remaining for a patio.

Mr. Marshall briefly reviewed the floor plans showing an expanded kitchen and bathrooms on the 1st and 2nd floor. A vestibule entrance will be part of the addition leading out to the patio area, allowing handicap access. The 2nd floor will include a roof terrace over the existing kitchen and the new addition.

The east elevation will have flagstone walls similar to the existing walls to match. The roof will be extended with a porch to cover the doors. The railing on the roof terrace will be wrought iron. Mr. Marshall noted that there are few windows on the east elevation; the space inside is the kitchen.

The north elevation will not have any major changes, but the new vestibule on the east elevation will be seen.

Mr. Marshall stated that HVAC ductwork will be relocated to the run along the east elevation, but it would be screened with lattice. Also, the existing box chimney will be expanded.

Mr. Marshall noted the fencing along East Main Street and stated they are proposing to have stone piers with a gate archway, which would be used as an entrance. It was confirmed that the main entrance would remain the same as existing. The second entrance along East Main Street in the existing building would be closed off.

Chairman Smunt requested comments and questions from Commission members.





