

 ST. CHARLES <small>SINCE 1834</small>	HISTORIC PRESERVATION COMMISSION		
	AGENDA ITEM EXECUTIVE SUMMARY		
	Agenda Item Title/Address:	COA: 304 State Ave. (exterior alterations)	
	Proposal:	Renovations to structure	
Petitioner:	Malcolm Kanute		
Please check appropriate box (x)			
	PUBLIC HEARING		MEETING 10/7/15
			X
AGENDA ITEM CATEGORY:			
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan
	Preliminary Review		Landmark/District Designation
	Discussion Item		Commission Business
ATTACHMENTS:			
Minutes from 8/5/15			
Architectural Survey page			
Photos of Building			
Plans			
EXECUTIVE SUMMARY:			
<p>Proposed are alterations to the exterior of the Chamberlain House, 304 State Ave.</p> <p>The Commission discussed potential changes to structure with the applicant at the 8/5/15 meeting.</p>			
RECOMMENDATION / SUGGESTED ACTION:			
Provide feedback and recommendations on approval of the COA.			



ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 304 State Ave

1994 Photo
 Roll: 18
 Negative: 16, 15



Photo: Aug. 2003

ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Greek Revival</u>	Exterior Walls (Current): <u>Brick, stone</u>
Architectural Features: _____	Exterior Walls (Original): <u>Brick</u>
Date of Construction: <u>1853</u>	Foundation: _____
Source: <u>St. Charles Historical Museum</u>	Roof Type/Material: _____
Overall Plan Configuration: _____	Window Material/Type: _____

ARCHITECTURAL FEATURES: Front gable two story brick building with stone lintels. Addition to east is stone exterior.

ALTERATIONS: Addition to first floor.

Mr. Gibson asked for clarification regarding the date of the home. Mr. Pretz said the information regarding the circa date was obtained from the county records. However, he said the history that was drawn down in the documentation may not necessarily be correct. Mr. Pretz said he informed the McDowell's the 1866 date may be challenged, and they may have to indicate it as "circa".

Motion was made by Mr. Bobowiec and seconded by Mr. Gibson with a unanimous voice vote to schedule a public hearing for the landmark nomination.

8. Discussion Item: 304 State Ave.

Mr. Malcolm Kanute and his son Taylor were present. They are interested in purchasing this home. They are seeking direction as to what can and cannot be done to the exterior of this home. The home is currently being used as a two-flat. Mr. Kanute would like to convert it back into a single family home to be used as their main residence.

Mr. Norris asked if they are planning on making any modifications to the outside. Mr. Kanute said he was looking to make this his principal residence and they were looking to make significant changes to the original structure:

- Windows and doors would need to be replaced with true or simulated divided light windows.
- Doors needs to be replaced with something that fits better with the period of the house.
- Stone on the front of the garage needs to be replaced.
- 3rd car garage to the east removed.

Mr. Pretz noted that he had a conversation with the owner of the property who indicated the front doors and windows had all been replaced in the in the last 6 months; but that he is happy that Mr. Kanute would like to go with better quality and more period design.

Mr. Kanute said to the north there is an addition which is a disaster and nothing matches and he would like to put walk out doors on the second floor to go to the north section of the house. He said the porch that is there now is close to being structurally unfit; the square columns are completely rotted. He said also to the north there is a door/window they would like to close in for a fireplace with the chimney chase up the back. He said they would also like to reframe the roof and raise the pitch of it a bit to get more ceiling height and to match the pitch on the main house. Mr. Gibson suggested bringing the wall up with comparable brick.

Mr. Kanute said the east elevation has another addition of a bump out of the kitchen that was never finished properly and he would like to take that off and put some sort of conservatory or solarium. He showed a picture of a similar design.

Mr. Kanute said the doors/windows that are bolted shut on the front seemed like they walked out to something at some point and he would like to do some sort of a wrap-around shallow pitched roof. Mr. Norris suggested checking the museum for photographs of how it used to look.

Mr. Norris said the most efficient next step would be to get a drawing that they could sign off on for the COA so Mr. Kanute could then apply for permit.

The Commission was supportive of the changes proposed by Mr. Kanute.

9. Additional Business

a. Mobile Tour App Project-No further information.

Mr. Gibson mentioned a new website he found called “Detour.com” which is a public service project done by actors that walk around towns; it’s only been done in 2 or 3 cities but they plan to do this all over the place and he thinks Google is involved.

b. Landmarks research-No further information.

Mr. Pretz thanked Preservation Partners and Pat Pretz in reference to Jones Law Office fundraising.

10. Announcements: Historic Preservation Commission meeting Wednesday, August 19, 2015 at 7:00 P.M. in the Committee Room.

11. Adjournment

With no further business to discuss, the meeting adjourned at 8:21 pm.





REVISIONS:	
BY:	DATE:

DATE: 10-06-15
SCALE:

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Kanute Residence Remodel

St Charles, IL

SHEET NUMBER:

A1



LEFT (WEST) SIDE ELEVATION - proposed

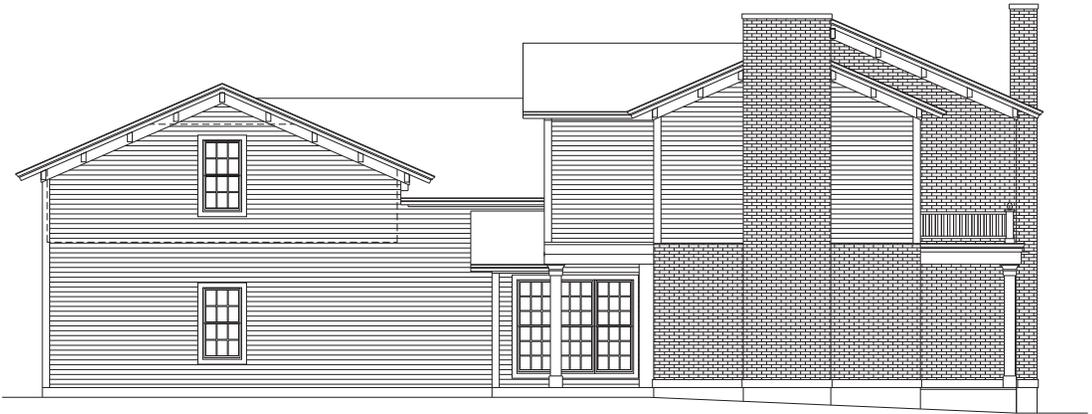


FRONT (SOUTH) ELEVATION - proposed

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REAR (NORTH) ELEVATION - proposed



RIGHT (EAST) SIDE ELEVATION - proposed

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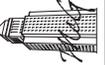
Kanute Residence Remodel

St Charles, IL

SHEET NUMBER:
A2

REVISIONS:	
BY:	DATE:

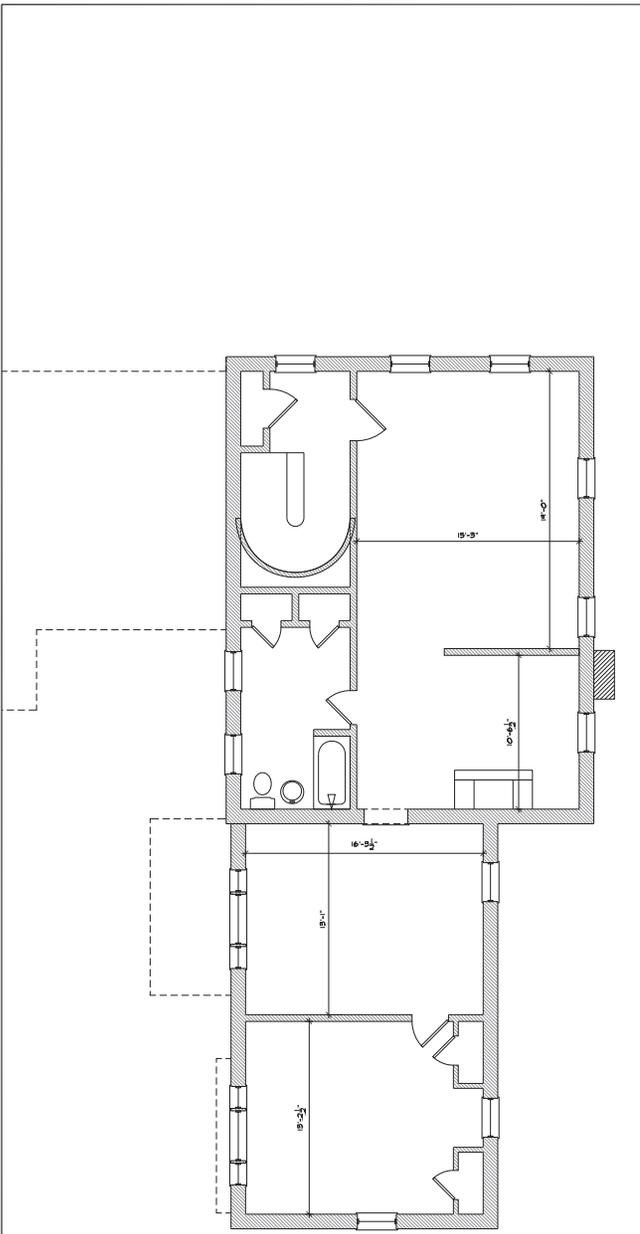
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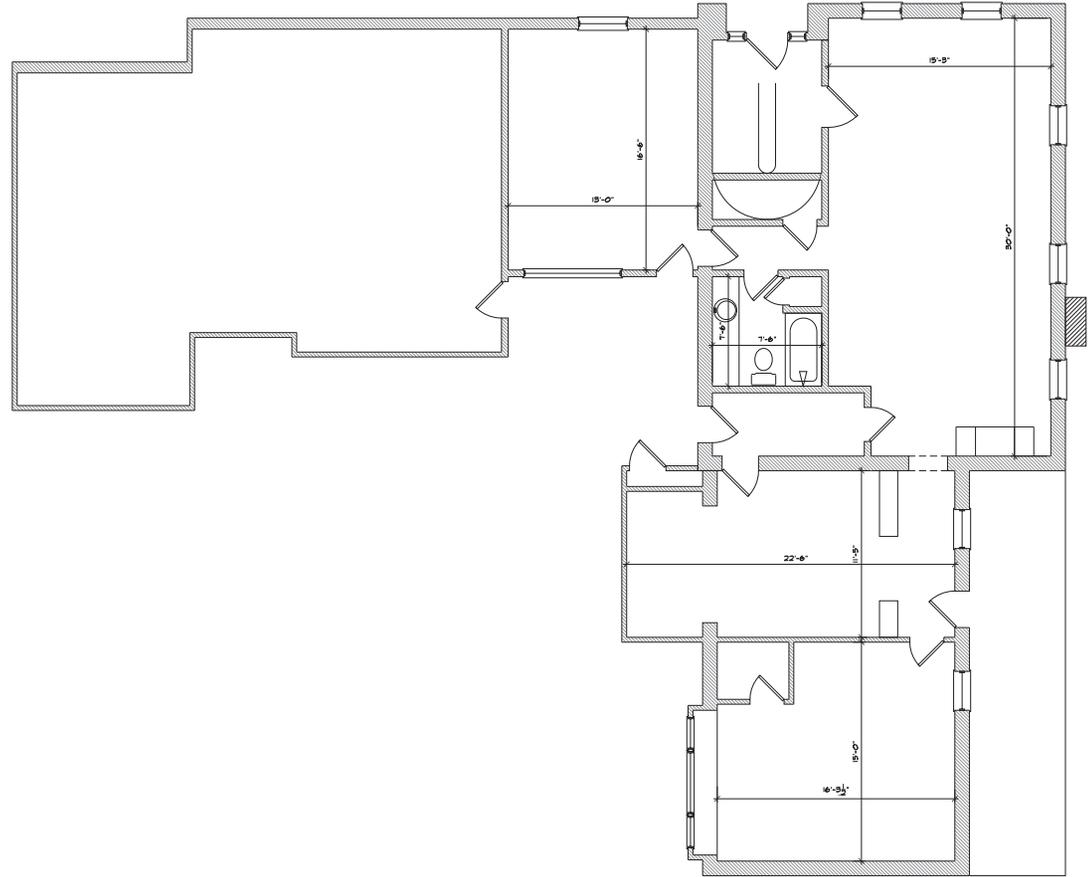
Kanute Residence Remodel

 St Charles, IL

SHEET NUMBER:
A3

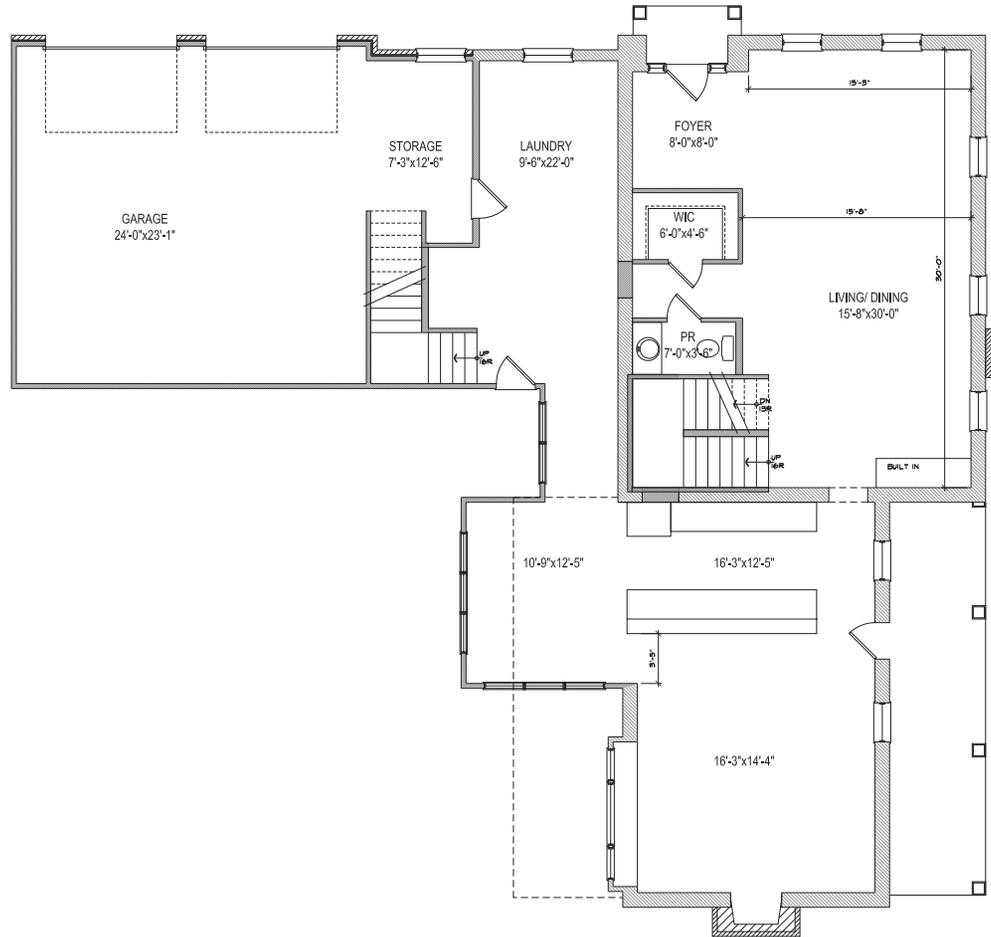


SECOND FLOOR PLAN - existing



FIRST FLOOR PLAN - existing

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FIRST FLOOR PLAN - proposed

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REVISIONS:	
BY:	DATE:

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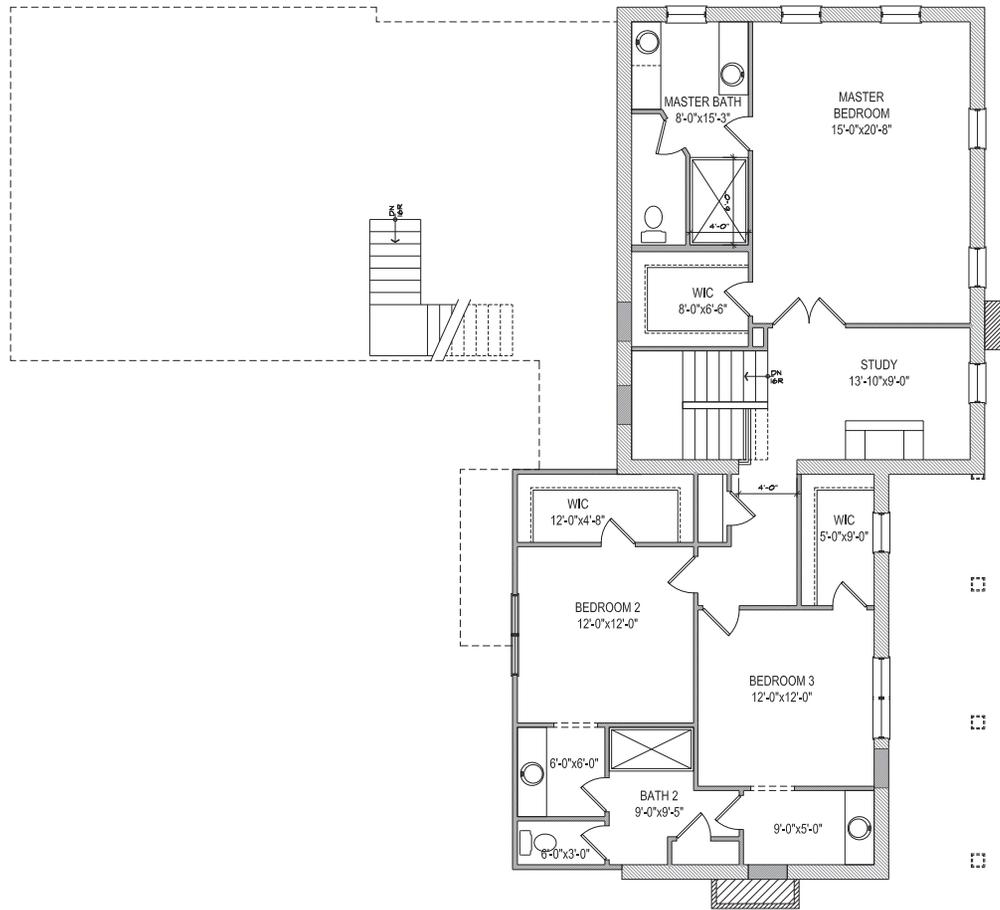
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Kanute Residence Remodel

St Charles, IL

SHEET NUMBER:
A4



SECOND FLOOR PLAN - proposed

REVISIONS :	
BY:	DATE:

DATE : 10-06-15
SCALE :

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Kanute Residence Remodel

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SHEET NUMBER :

A5