

 ST. CHARLES <small>SINCE 1834</small>	HISTORIC PRESERVATION COMMISSION			
	AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 521 W. Main St. (sign)		
	Proposal:	Freestanding sign		
Petitioner:	Robert & Susan McDowell			
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 11/4/15	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:				
Sign plans				
Photo of site				
Minutes from 9/2/15				
EXECUTIVE SUMMARY:				
<p>On 9/2/15, the Commission reviewed the proposed sign as a discussion item after voting to approve landmark designation of the structure, now known as the Haines House.</p> <p>The proposed monument sign has a brick base and acrylic sign face with LED up-lighting within the sign.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

591

PROOF INFORMATION: ACRYLIC SANDBLASTED MONUMENT SIGN

PROOF NO: 1
INVOICE NO: 00000



1" supports through all three pieces

1/2" Black Opaque acrylic Polished edges - no content

Sandblasted - Clear Engraved Panels w/ Polished edges Area around logo is clear Engraved area to appear white

Aluminum Extruded base to hold acrylic panels

LED lights mounted in base to shine up on the clear acrylic panels

PRESENTATION DRAWING

Client:

McDowell

Proof Date:

9/9/2015

REVISION HISTORY:

Revision 1: Layout for monument sign

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Revision 8:

Revision 9:

Revision 10:

SIGN DESCRIPTION:

Sandblasted - Acrylic

Size: 45" x 48"

qty. 2

COLOR SPECS

Clear

Black

INSTALLATION

On Site Installation

At Shop Installation

image 360 Install Sticker

CLIENT APPROVAL

(Please mark one of the following)

Approved

Revised/resubmit as noted on drawing or in e-mail

NEW PROOF REQUIRED

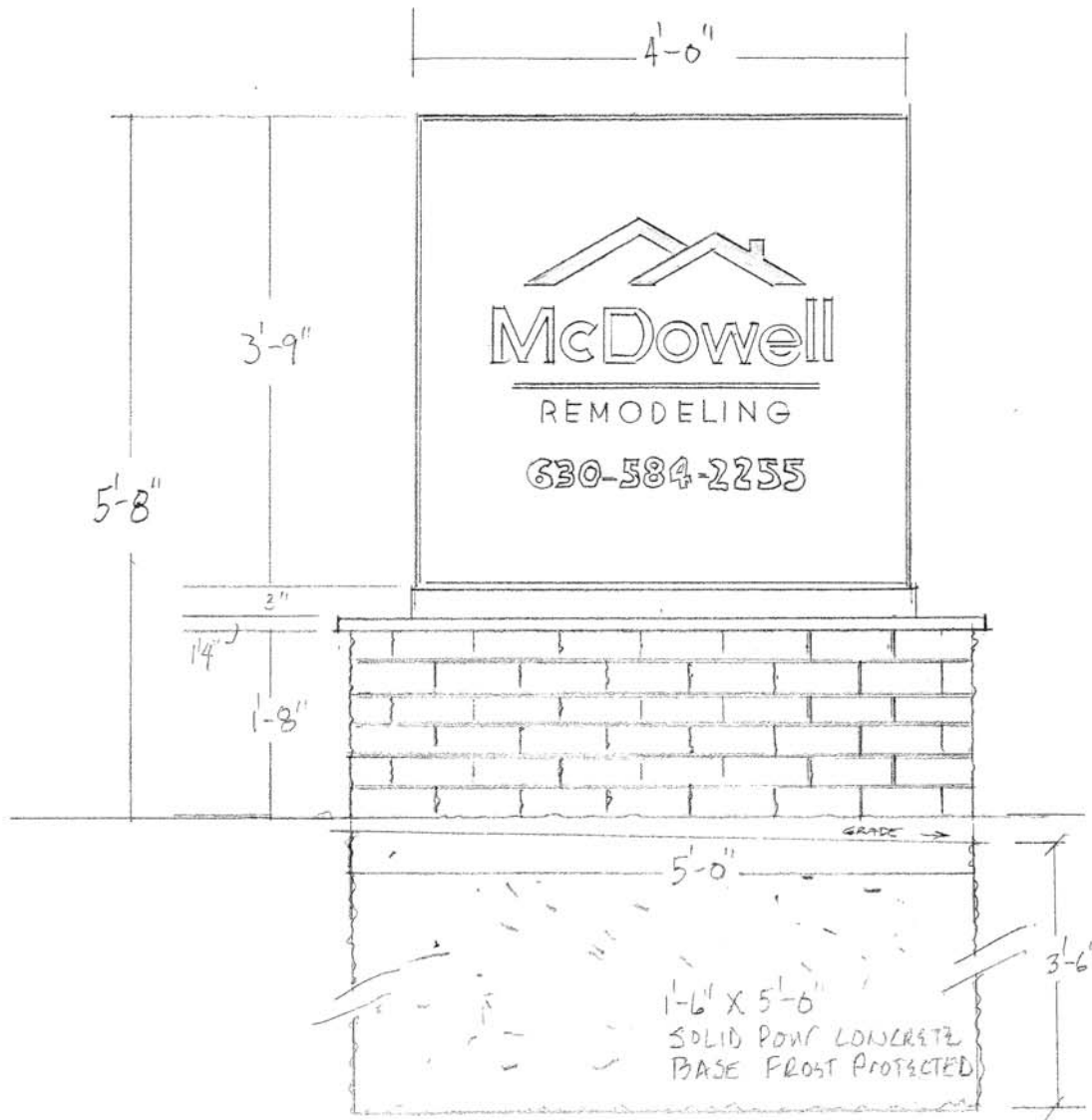


DIGITAL SIGNATURE

This design is the property of Image360. It is submitted for your consideration in the purchase of the products, plans or visual ideas accordingly depicted. This design cannot be copied in whole or in part, altered or exhibited in any manner. Exceptions are previously copyrighted artwork supplied by client. Colors are for indication only and not a color match to any substrate, material or computer monitors, etc. (2013)
WE CANNOT ACCEPT VERBAL CHANGES OR APPROVALS.

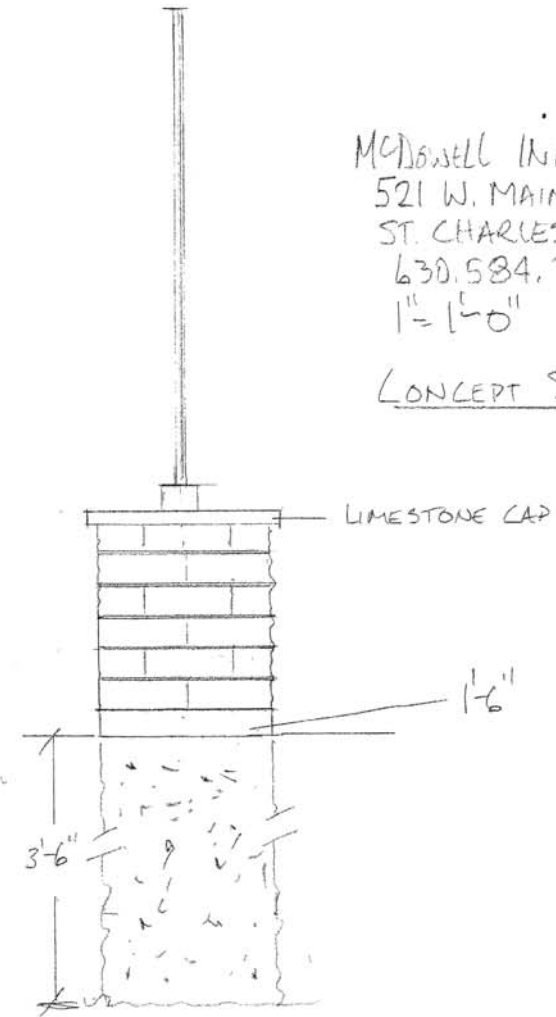
506 Sundown Road • South Elgin, IL. 60177
phone: 847.488.0650 • fax: 847.488.0850
www.image360SouthElgin.com





McDowell INC 10.21.15
 521 W. MAIN ST.
 ST. CHARLES, IL
 630.584.2255
 1" = 1'-0"

CONCEPT SIGN

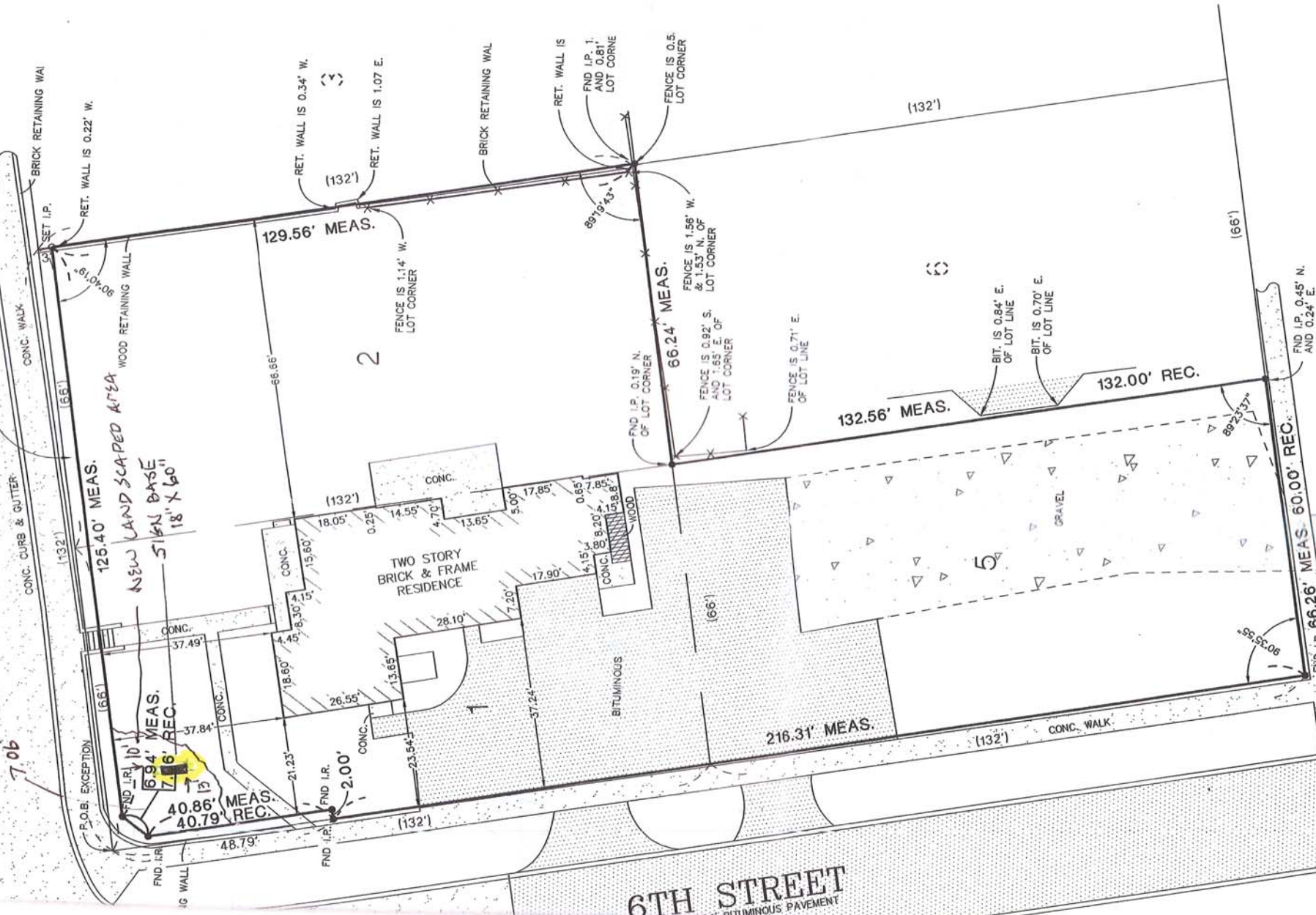


WEST LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

MAIN STREET

59.4' CONCRETE PAVEMENT

EXCEPTION



6TH STREET

28.1' BITUMINOUS PAVEMENT

6TH STREET



Charles Haines home, although the home was originally Charles' father's, and not using the last name covers both individuals.

Mr. Gibson said the building always presents itself fantastic when headed east bound, in terms of the position of the house and the way the exterior has been kept up. Ms. Malay agreed.

Ms. McDowell said they are proud to own the house. She mentioned that there is another whole lot on the east side where there is a babbling brook with a pond and sitting area.

A motion was made by Mr. Bobowiec and seconded by Ms. Malay with a unanimous voice vote to close the public hearing.

MEETING

6. Eligibility of Property for Landmark Designation: 521 W. Main St., Haines House.

Chairman Smunt asked if a suitable date for the structure had been determined. Mr. Pretz said he found 1866 when researching records. Ms. McDowell said either May 21 or 24, 1866; they found a board with signatures and the date in the house and have mounted it on the wall. Mr. Pretz said the records at the County state December 31, 1866, but that could be a common occurrence that took place back then between an actual transaction and the time it was recorded; so the date is either circa 1866 because of the difference in May vs. December dates, or specifically 1866 because they are in the same calendar year. Ms. Malay said the evidence is there for 1866.

Mr. Pretz said in regards to the checklist criteria, seven are marked as met. Chairman Smunt said he questions the item that states, "Structure embodies design elements that make it structurally or architecturally innovative" and he would eliminate that criterion, unless it can be supported. Mr. Gibson asked if the overhangs on the eaves would support it. Ms. Malay said that is not necessarily innovative. Commissioners agreed to reduce the criteria down to six.

A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve landmark designation for 521 W. Main St.

7. Discussion Item: 521 W. Main St. (sign)

Ms. McDowell explained she wanted to run the proposed freestanding sign by the Commission. She said originally the sign was going to have brick columns on both sides with the sign in the middle, but they have decided to go with a more contemporary design, with the base a brick to match the house and a double layer of acrylic for the sign. The business name will be etched on both sides, with a channel in the brick that will light the lettering from underneath.

Mr. Gibson asked what the cap on the brick would be. Ms. McDowell said probably concrete. Mr. Gibson suggested using limestone to duplicate the materials found on the house. Commissioners expressed support for the sign.

8. Additional Business

a. Discussion Regarding COA process

Mr. Colby said this discussion is in regards to recent issues with COA projects, where elements of the project change in the field, once construction occurs. He went over a diagram showing how the COA process works from start to finish, with four primary stages:

- 1) Application
- 2) Meeting
- 3) Review
- 4) Permit/Construction

He said staff has observed issues at different stages of the process. Updating some of the forms and procedures may help to minimize issues and smooth out the process. He would like input from the Commission. He said the current COA form does not have a lot of information in terms of changes to a project or what the applicant should do when they encounter issues. Part of his concern is that people who are working in the field may not be aware of the COA requirements or what was approved and discussed. He said even though the form obligates the permit applicant to do what was agreed upon, that does not necessarily get communicated to others involved. It is important to find a way to get the message across to everyone involved to try to prevent those situations where things go astray.

Mr. Pretz asked if at the time a COA is signed, does the City have a redlined version of the approved COA plans so that it is obvious what should be done. Mr. Colby said it is up to the Commission if they want to see a revised plan based on specified conditions. At the staff level, if there are plan documents that are in conflict with what was approved and the conditions of approval were not significant enough to require the applicant to submit a revision, staff will just mark up the plan documents. Mr. Pretz asked if the plans are not marked up, are applicants given a separate sheet with a summary listing the specific changes. Mr. Colby said they get a copy of the COA form, but often a lot of the detail that the Commission discusses that is outside of the scope of the building permit submittal only exists in the COA form because it is not something required for the building permit. Even though the inspectors get a copy of the COA form, it is something that is easily overlooked because of its location on the form.