

 ST. CHARLES <small>SINCE 1834</small>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 203 N. 3 rd Ave. (exterior alterations)		
	Proposal:	Renovations to structure		
	Petitioner:	Christopher Rosati		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 2/17/16	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 11/4/15				
Architectural Survey page				
Photos of Building				
Plans				
EXECUTIVE SUMMARY:				
<p>The following alterations to the structure located at 203 N. 3rd Ave. are proposed:</p> <ul style="list-style-type: none"> - Replace the existing enclosed front porch with an open wrap-around porch. - Second floor addition to the rear of the structure and new addition above the garage. - Enclose the side entrance porch on the State Ave. elevation; the wrap-around porch will provide access to the side door. <p>The Commission conducted a preliminary review of potential changes to the structure at the 11/4/15 meeting.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, NOVEMBER 4, 2015
COUNCIL COMMITTEE ROOM

Members Present: Vice Chairman Norris, Malay, Pretz, Bobowiec

Members Absent: Chairman Smunt, Withey, Gibson

Also Present: Russell Colby, Planning Division Manager
Ellen Johnson, Planner

1. Call to order

Vice Chair Norris called the meeting to order at 7:00 p.m.

2. Roll call

Vice Chair Norris called roll with four members present. There was a quorum.

3. Approval of the agenda

Mr. Pretz added a discussion item regarding 416 N. 2nd Ave. Item was added under Additional Business (Item C).

4. Presentation of minutes of the October 21, 2015 meeting.

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

Item 7 was moved up on the agenda to accommodate petitioners in attendance.

7. Preliminary Review: 203 N. 3rd Ave.

Chris Rosati, architect, was present.

Mr. Colby stated the proposal is for consideration to replace an existing enclosed porch with a two-story porch.

Mr. Rosati said the current porch is in disrepair and needs to be renovated. He said the homeowners would also like to expand the second floor living space. Through researching options, they found the structure to be inadequate to support a second story. He said it would

need to be torn down and reconstructed. To assist them in planning the next steps, he is looking for the Commission's opinion on their concept.

Vice Chair Norris showed photo examples of Italianate houses with two-story porches. Mr. Rosati said the second picture was most like their current situation, but none of them are enclosed. He said what they are leaning towards doing would be considered an addition. Vice Chair Norris questioned whether a full foundation would be needed if they decided to do an enclosed space. He said if that is the case, they would be going beyond the setback space, and would then need to go before the Zoning Board of Appeals for a variation.

Ms. Malay asked if they are permitted to stay within the boundaries already in place, or would they now need to conform. Mr. Colby said if the porch was torn off, it could not be reconstructed at the same location because it is in violation of the setback. He said if the structure was completely torn down and rebuilt in the same location, it would still require a variance.

Mr. Bobowiec asked if there was any opportunity to go off the back of the house to increase the square footage. Mr. Rosati said there is, and they are looking into it. Mr. Bobowiec said he would hate to see them lose the Italianate appeal by adding a big addition on the front of the house.

Vice Chair Norris said the Commission would support an open one or two-story porch, but they would not be on board with a full foundation for an addition at this time.

Ms. Malay stated an addition would really alter the front of the house and lose its original element. She said the Commission is there to help keep those elements in place.

Ms. Malay noted the house is currently not conforming in square footage coverage and may need to apply for a variance for the coverage also. Mr. Rosati asked for clarification if he has to apply if they were not adding to the footprint. Mr. Colby stated that tearing down the porch would trigger a setback issue and a variance would be needed to replace the porch in its current location due to the non-conforming setback. A variance would also be needed if the porch was to be enclosed due to exceeding the maximum building coverage; however a variance for building coverage would not be needed if the porch was left open, as an unenclosed porch does not count as part of the building coverage limitation.

Mr. Pretz mentioned a possible tax benefit/freeze the homeowner might be able to receive for renovating historic structures. He noted it might be worth considering this while working on the plans.

Mr. John Stockman, homeowner, said the house would lend itself to a wraparound porch. Ms. Malay said that would be something the Commission would support.

Mr. Stockman asked if they would be approved if they removed the existing porch, but came up with a plan for an enclosed area that conformed to the setback. Vice Chair Norris advised him if it's heated, he would need a full foundation, in which case it would be considered an addition. Ms. Malay said that would count against the square footage. Mr. Colby noted the front of the house is already at the required building setback.

5. COA: 307 W. Main St. (sign)

Mr. Colby stated this is a sign for the gas station. The sign is essentially the same sign the Commission previously approved, but before, it was shorter. He said the Zoning Board approved a variance for the setback, and is requiring that the sign be raised up to the maximum height allowed, which is 12 feet.

A motion was made by Ms. Malay and seconded by Vice Chair Norris with a unanimous voice vote to approve the COA as presented.

6. COA: 521 W. Main St. (sign)

Mr. Colby said this sign was previously reviewed by the Commission. However, at that time, the property was not landmarked. They thought the sign was going to be permitted before it was landmarked, but it wasn't. They have now come in for a permit and a COA is required.

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

8. Additional Business from Commissioners or Staff

a. Discussion Regarding COA process

No updates.

b. Landmarks research

No updates.

c. 416 N. 2nd Ave.

Mr. Pretz showed pictures of the house showing multiple windows covered up with wood. Mr. Bobowiec asked if they had any options to advise homeowner that can't be done. Mr. Colby said he needs to communicate with the building department to determine what this falls under in terms of the work that was done and whether there are any violations.

9. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 18, 2015 at 7:00 P.M. in the Committee Room.



ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 203 N 3rd Ave

1994 Photo
 Roll: 15
 Negative: 3, 4

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: Italianate

Architectural Features: _____

Date of Construction: 1840-1885

Source: _____

Overall Plan Configuration: _____

Exterior Walls (Current): _____

Exterior Walls (Original): _____

Foundation: _____

Roof Type/Material: _____

Window Material/Type: _____

ARCHITECTURAL FEATURES: Hipped roof with low pitch, overhanging soffits. Tall, narrow windows. Enclosed front porch.

ALTERATIONS: Major alterations to first floor, second floor, and roof/cornice. Addition to first floor.



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Photographs of Existing Conditions

203 N. THIRD AVE., ST. CHARLES

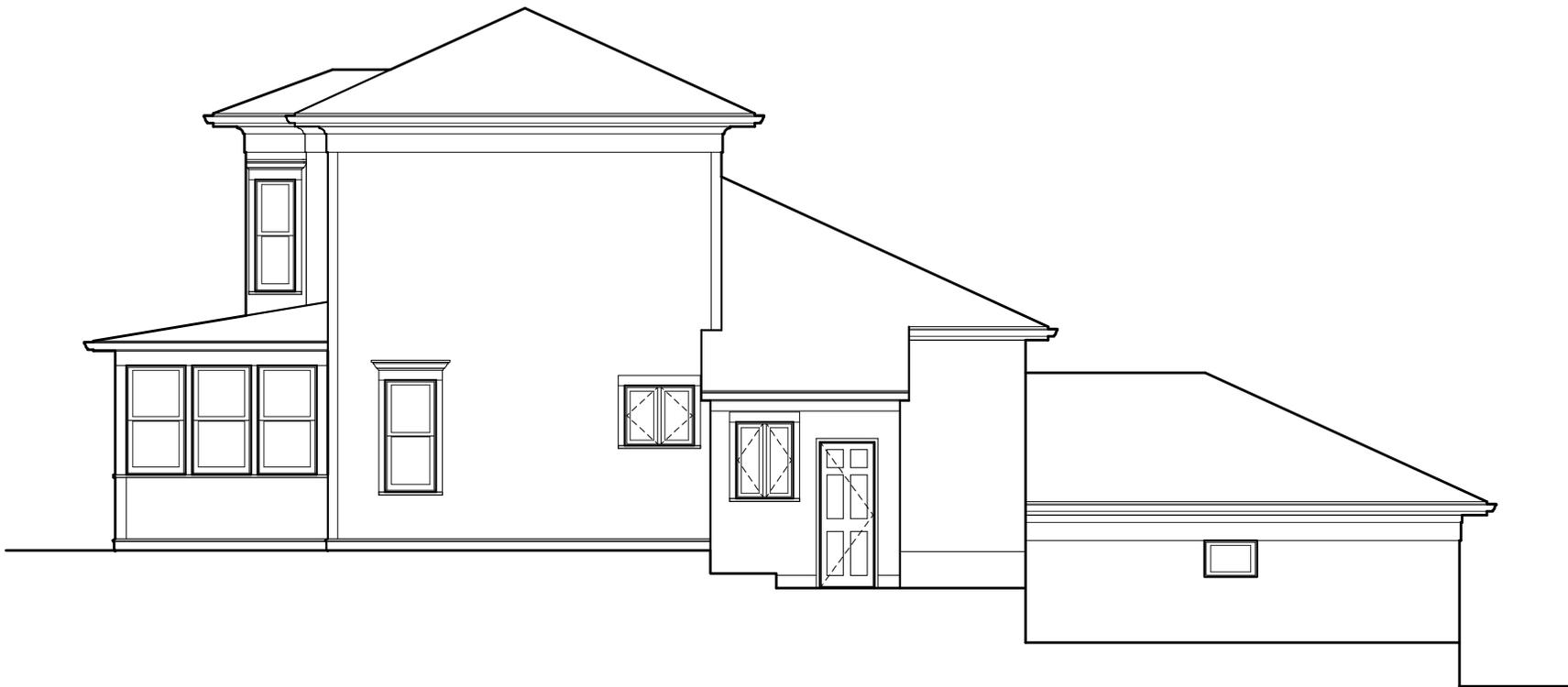


EXISTING FRONT ELEVATION

203 N. THIRD AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"



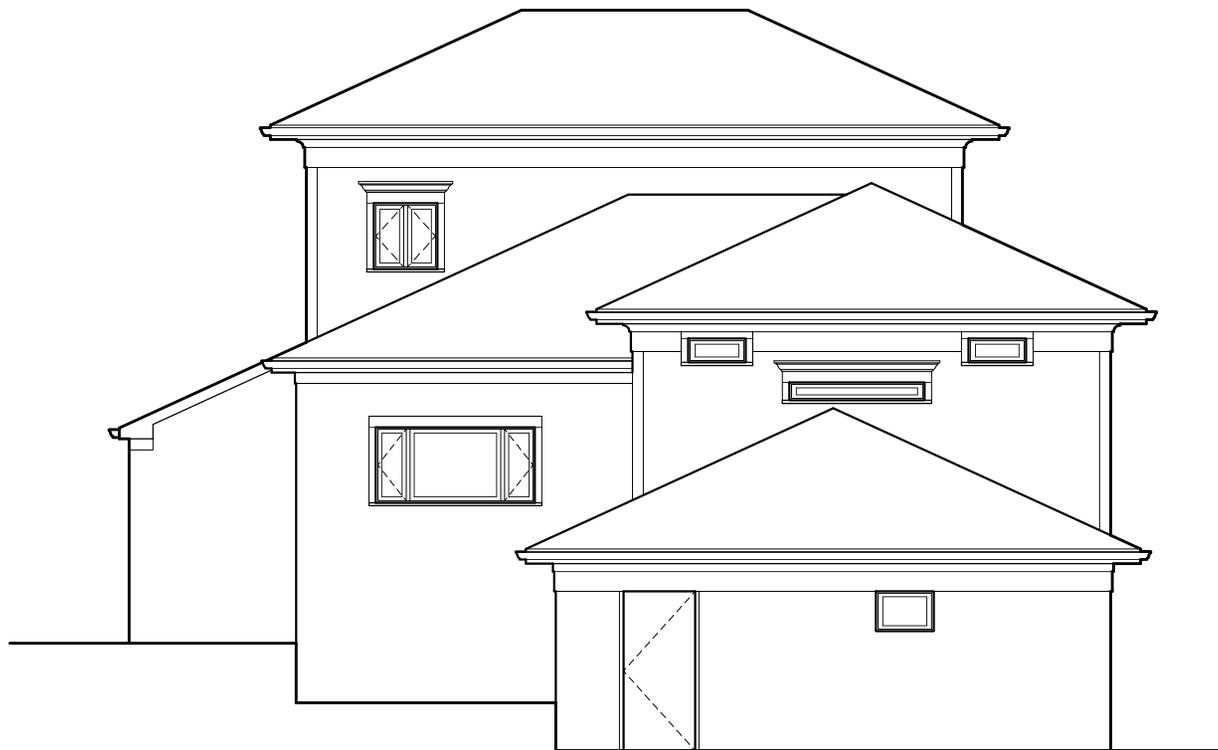


EXISTING RIGHT ELEVATION

203 N. THIRD AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"





EXISTING REAR ELEVATION

203 N. THIRD AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"

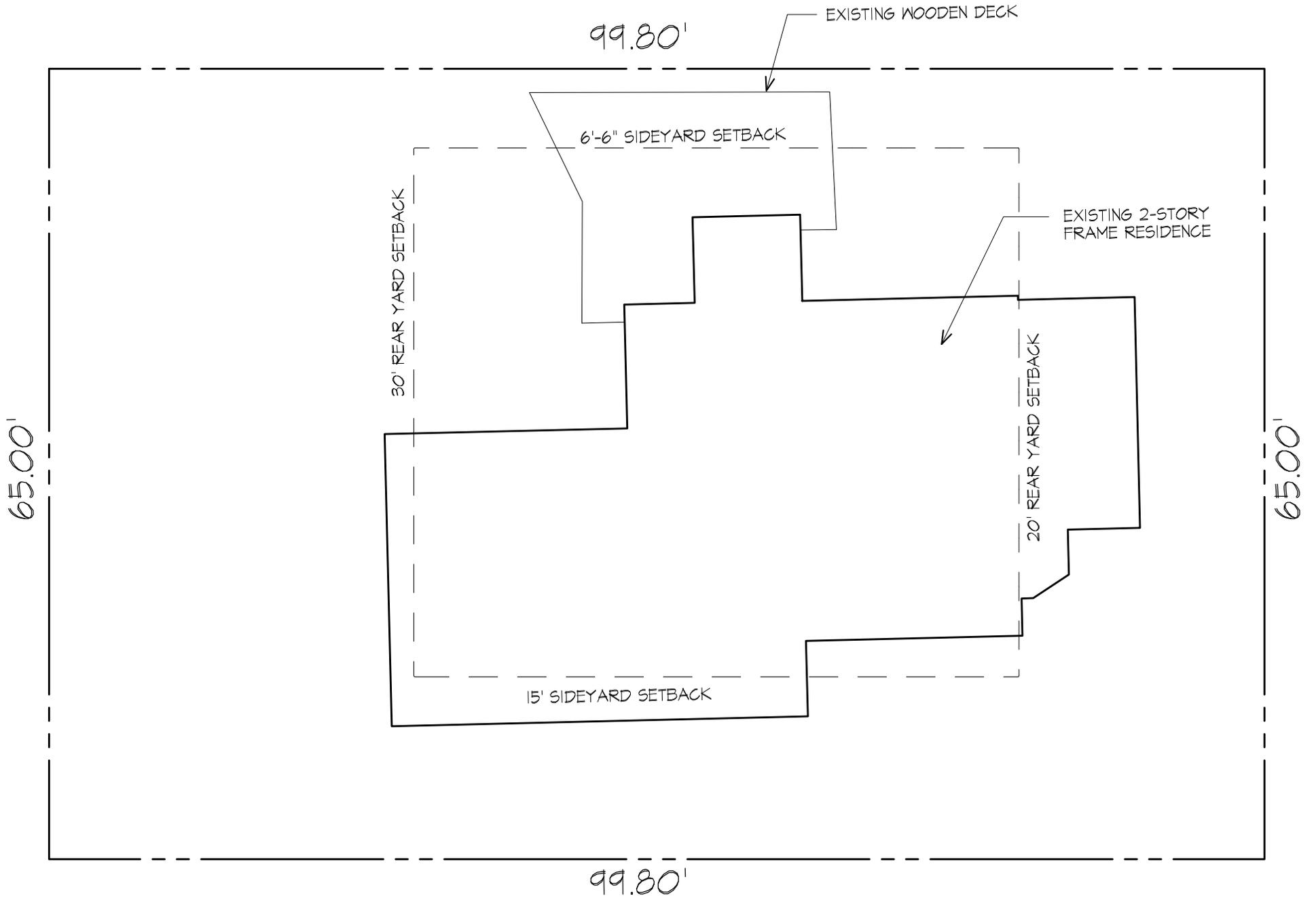




EXISTING LEFT ELEVATION

203 N. THIRD AVE., ST. CHARLES

SCALE: 1/8" = 1'-0" 



EXISTING SITE PLAN

203 N. THIRD AVE., ST. CHARLES

SCALE: 3/32" = 1'-0" 

NEW ARCHITECTURAL
ASPHALT SHINGLES

NEW AZEK
FRIEZE BD. &
COVE MOULD TO
MATCH EXISTING

NEW ALUMINUM SEAMLESS
GUTTERS & DOWNSPOUTS
TO MATCH EXISTING

AZEK CORNER
BOARDS

NEW BEVELED CEDAR
SIDING W/ EXPOSURE
TO MATCH EXIST.

NEW AZEK
PORCH BRACKET

NEW 8X8 BUILT-UP
AZEK COLUMN W/
CAP AND BASE

ALUM. HANDRAIL

STONE STEPS

AZEK TRIM AND PORCH
APRON TO MATCH EXISTING
WATER TABLE ON HOUSE



EXISTING WOOD LAP
SIDING TO REMAIN

EXISTING CLAD WINDOWS
TO REMAIN

AZEK TRIM W/
PVC LATTICE

T&G AZEK PORCH
PLANKS FOR PORCH
FLOORING

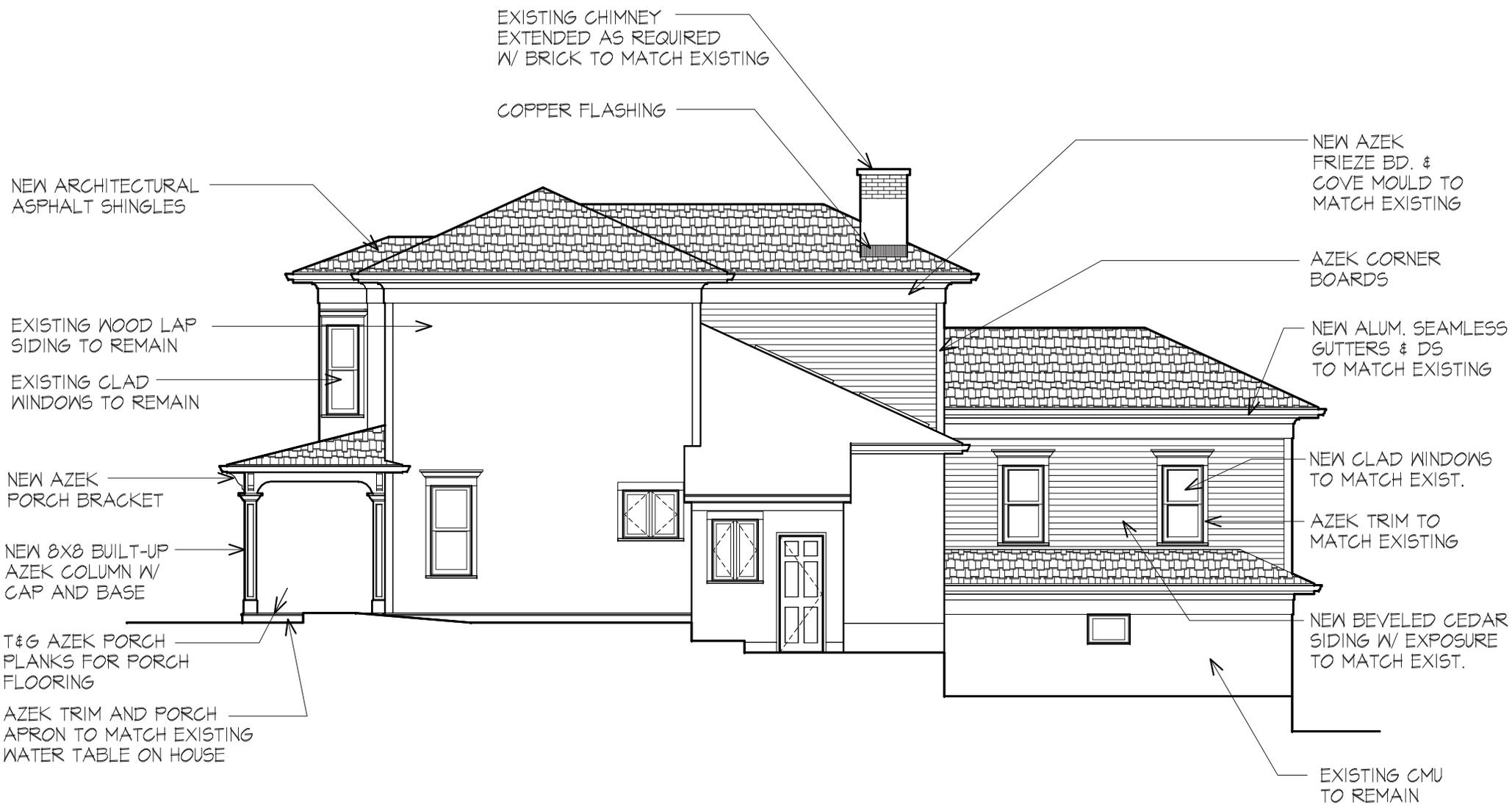
AZEK TRIM TO
MATCH EXISTING

PROPOSED FRONT ELEVATION

203 N. THIRD AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"





PROPOSED RIGHT ELEVATION

203 N. THIRD AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"



EXISTING CHIMNEY
EXTENDED AS REQUIRED
W/ BRICK TO MATCH EXISTING

COPPER FLASHING

NEW ARCHITECTURAL
ASPHALT SHINGLES

EXISTING CLAD
WINDOWS TO REMAIN

EXISTING SKYLIGHTS
TO REMAIN

EXISTING WOOD LAP
SIDING TO REMAIN

NEW AZEK FRIEZE BD.
AND COVE MOULD TO
MATCH EXISTING

NEW PVC DENTIL DETAILING
TO MATCH EXISTING

NEW ALUM. SEAMLESS
GUTTERS & DS
TO MATCH EXISTING

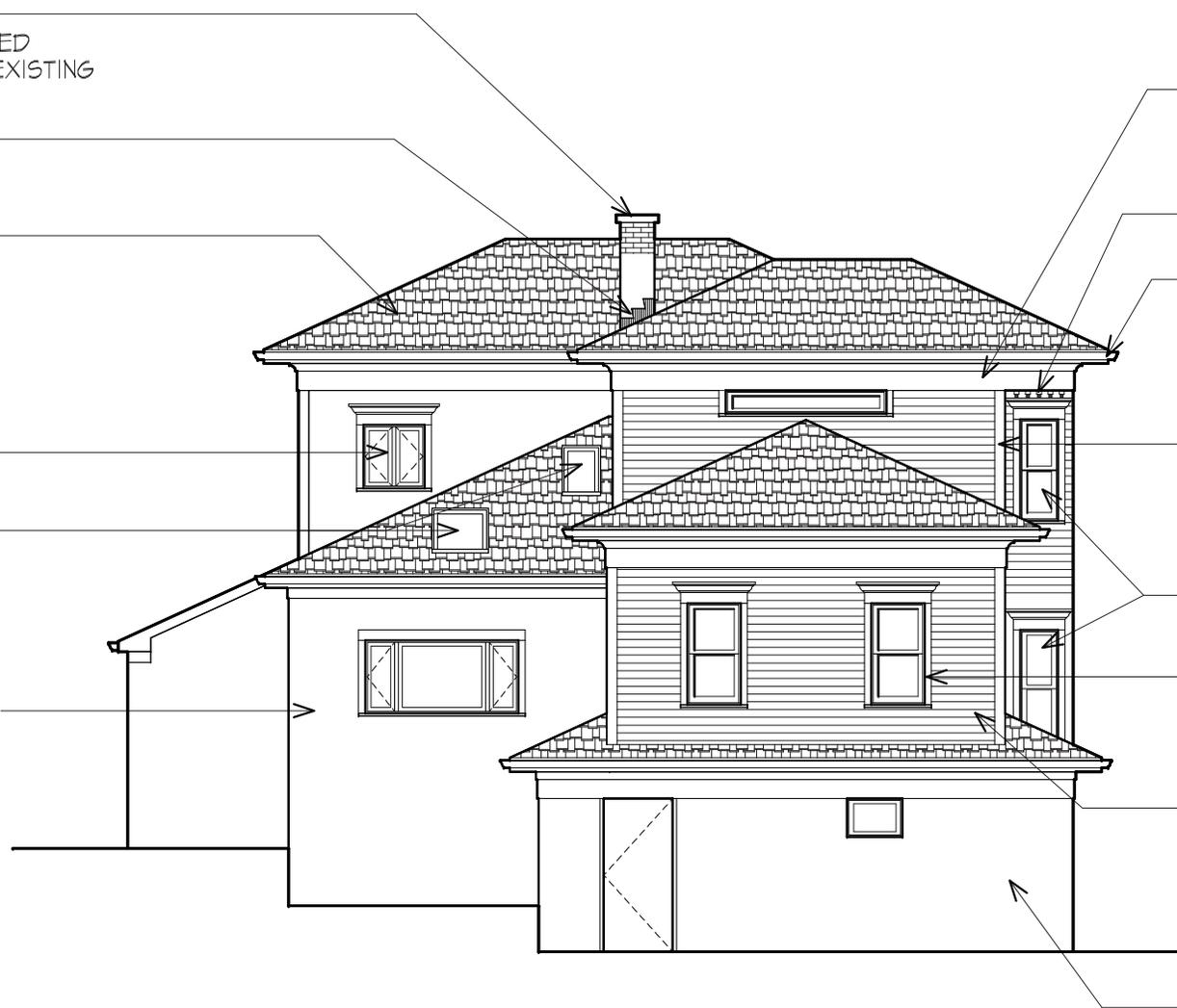
AZEK CORNER
BOARDS

NEW CLAD WINDOWS
TO MATCH EXIST.

AZEK TRIM TO
MATCH EXISTING

NEW BEVELED CEDAR
SIDING W/ EXPOSURE
TO MATCH EXIST.

EXISTING CMU
TO REMAIN

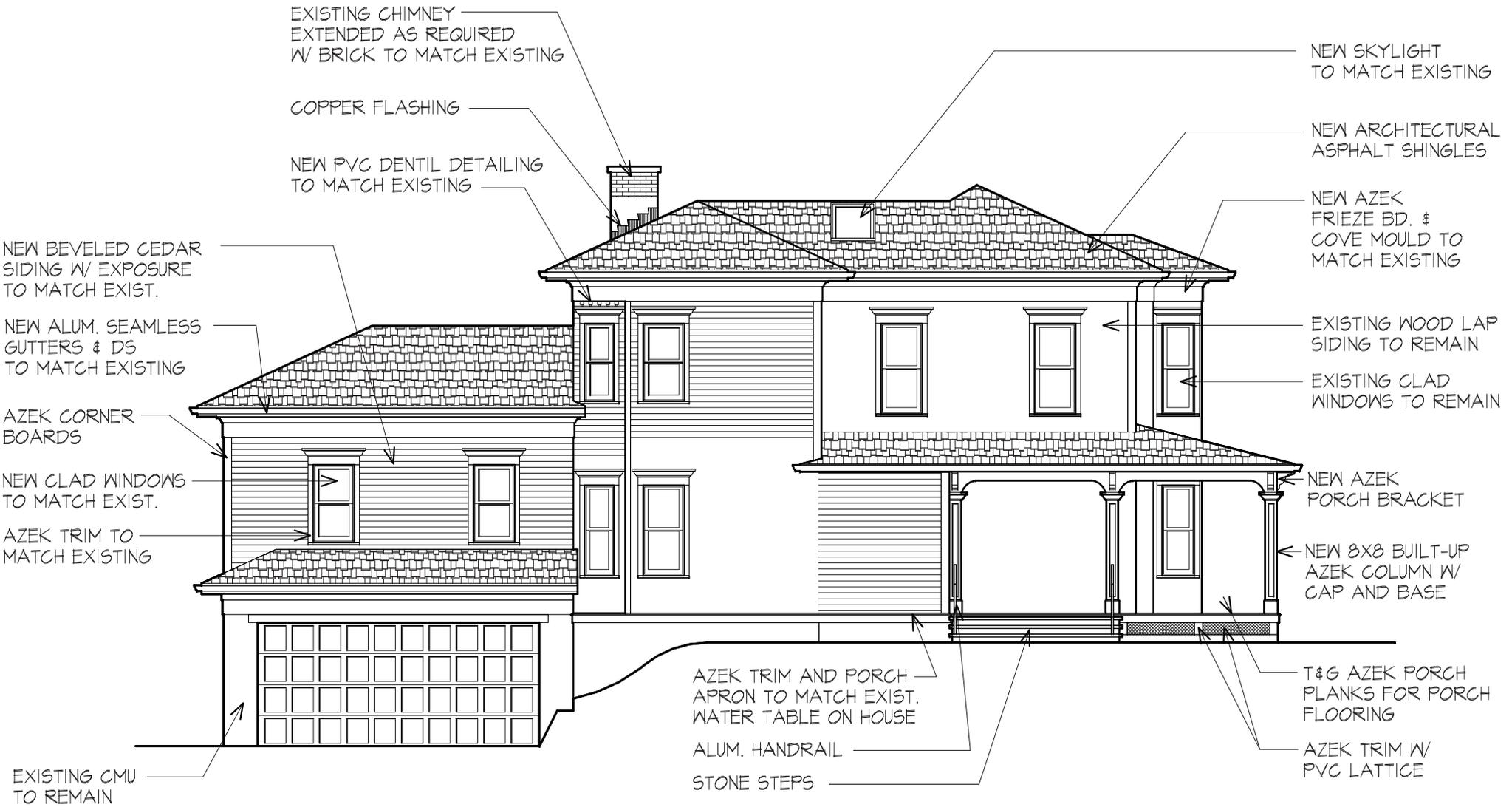


PROPOSED REAR ELEVATION

203 N. THIRD AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"





PROPOSED LEFT ELEVATION

203 N. THIRD AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"



65.00'

65.00'

99.80'

6'-6" SIDEYARD SETBACK

EXISTING WOODEN DECK

EXISTING 2-STORY FRAME RESIDENCE

7'-9 7/8"

30' REAR YARD SETBACK

20' REAR YARD SETBACK

NEW ADDITION ABOVE EXISTING GARAGE

15' SIDEYARD SETBACK

NEW 2ND FLOOR ADDITION

NEW PORCH ROOF

99.80'

PROPOSED SITE PLAN

203 N. THIRD AVE., ST. CHARLES

SCALE: 3/32" = 1'-0"

