

**CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
KIMBERLY MALAY, CHAIR**

**WEDNESDAY, July 16, 2025 – 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Presentation of minutes of the June 18, 2025 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 515 State Street**
 - b. 219 S 4th Street Unit 3**
 - c. 211 S 4th Street Unit 3**
 - d. 218 Indiana Street**
 - e. 104 E Main Street**
 - f. 17 N 2nd Avenue**
- 6. Grant Applications**
- 7. Landmark Applications**
 - a. 608-612 State Avenue**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
 - a. Public Notice for 801 Indiana Avenue has been sent out**
 - b. Need for Architect on the Commission**
- 12. Meeting Announcements: August 16, 2025**
- 13. Adjournment**

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
KIMBERLY MALAY, CHAIR**

**WEDNESDAY, June 18, 2025 – 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

Members Present: Smunt, Kessler, Pretz, Rice, Malay

Members Absent: None

Also Present: Emma Field, City Planner

1. Call to Order

Ms. Malay called the meeting to order at 7:00 P.M.

2. Roll Call

Ms. Field called Roll with 5 members present. There was a quorum.

3. Approval of Agenda

A motion was made by Mr. Pretz and seconded by Ms. Rice with a unanimous voice vote to approve the agenda.

4. Presentation of minutes of the June 4, 2025 meeting

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the Minutes as presented. Ms. Rice abstained.

5. Certificate of Appropriateness (COA) applications

a. 5 S 2nd Ave

Dr. Smunt asked if they are double hung windows. Mr. Freeman said yes, they are 1 over 1. Dr. Smunt asked if there is a pop in screen. Mr. Freeman said he believes so. Mr. Kessler praised the applicant for revising the application to install fiber glass windows.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented for 5 S 2nd Avenue.

b. 12 N 3rd St

Mr. Gilly said windows will be installed in the back of the building as there used to be windows there before they were filled in. This is to bring back the original appearance. The only difference from the preliminary review to this application is that there will be two garage doors with the railing matching railing throughout the downtown. Ms. Malay said that the building was once a car sales establishment, so the garage doors are fitting to its history. She is happy the windows in the rear are coming back.

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve the COA as presented for 12 N 3rd Street.

6. Grant Applications

a. 5 S 2nd Ave

Commission discussed the grant application for 5 S 2nd Ave. Mr. Kessler said this is what the grant program is for.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to recommend approval of grant application for 5 S 2nd Avenue.

b. 12 N 3rd St

Commission discussed grant application and recommended to City Council to approve up to \$20,000 for 12 N 3rd St. Ms. Field explained the budget only had a little over \$1,000 left. Ms. Field stated that there is money from the Business Improvement Grant fund to make up for the depleted Façade Grant fund.

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to recommend approval of grant application for 12 N 3rd Street.

7. Landmark Applications

a. 801 Indiana Ave

Commission went over the landmark application. Dr. Smunt made a few comments about items to edit on the application. The architectural style was decided on as gothic revival with simple stylistic features. The exterior is made from locally quarried limestone. The potential builder is John Long and Family. The significant date is circa 1855.

Mr. Kessler made a recommendation to set a Public Hearing date of August 6, 2025, seconded by Ms. Rice with a unanimous voice vote to recommend.

8. Preliminary Reviews- Open forum for questions or presentation of preliminary concepts to the Commission for feedback

None

9. Other Commission Business

Mr. Pretz stated 608 State Avenue will be coming in for a future landmark designation. The location is connected to Colonial Baker and the house was moved in 1985 to its current location.

Commission members spoke about the visit to Hotel Baker to look at their windows. Commissioners stated that spending grant money and/or the owner's money on glass pane replacement again would be a waste if the windows are not suitable for repair. Mr. Kessler noted that the worst window sashes appeared to be on the south elevation facing Main Street, and on the lower, south-facing floors, indicating that southern exposure, road salts, and air pollution were likely causes of the most severe deterioration. Mr. Kessler investigated some companies that he suggested could do the work. One that was suggested was the contractor

Blackberry Systems out of Kalamazoo, MI. This company would do a complete review of the condition of the windows as well as restoration and replacement services. Another company is French Steel Windows who manufactures steel windows either cold-rolled or hot-rolled steel. They are located in Chicago. A separate contractor will have to be hired to perform the evaluation as well as provide labor for sourcing the materials and installing the windows. Mr. Kessler recommended Blackberry Systems.

10. Public Comment

Al Watts, Preservation Partners, said he spoke with Batavia and they are looking into regulating murals. He also explained that Geneva is hosting a presentation with National Alliance of Preservation Commissions on June 27th.


11. Additional Business and Observations from Commissioners or Staff

None

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, July 2, 2025 at 7:00 P.M.

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:02 P.M.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 515 State St		
	Significance:	-		
	Petitioner:	Steve Mendel		
	Project Type:	Unenclosed Front Porch		
	PUBLIC HEARING		MEETING 7/16/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, plans, photos				
Project Description:				
<ul style="list-style-type: none"> Replacing concrete unenclosed front porch and steps with new front porch and steps made of wood 				
Staff Comments:				
The porch will look like the front porch at 102 S 11 th St for reference.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: ____/____/____ COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 515 State St St Charles

Use of Property: ☐ Commercial, business name: _____
☒ Residential ☐ Other: _____

Project Type:

- ☐ Exterior Alteration/Repair
 - ☐ Windows
 - ☐ Doors
 - ☐ Siding - Type: _____
 - ☐ Masonry Repair
 - ☐ Other: _____
- ☐ Awnings/Signs

- ☐ New Construction
 - ☐ Primary Structure
 - ☐ Additions
 - ☒ Deck/Porch
 - ☐ Garage/Outbuilding
 - ☐ Other: _____

- ☐ Demolition
 - ☐ Primary Structure
 - ☐ Garage/Outbuilding
 - ☐ Other: _____
- ☐ Relocation of Building

Description:

Replace deck with new all wood
Construction material

Applicant Information:

Name (print): Steve Mendel
Address: 1013 Kehoe Dr STC
Phone: 630 697 3562
Email: SteveMendel@yahoo.com

Applicant is (check all that apply):

- ☐ Property Owner
- ☐ Business Tenant
- ☐ Project contractor
- ☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): SAME AS ABOVE
Address: _____
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] Date: 7-2-2025

RECEIVED
JUL 03 2025
City of St. Charles
Community Development



EXST. HOUSE
TO REMAIN

EXST. ROOF
TO REMAIN

EXST. HOUSE
TO REMAIN

EXST. HOUSE
TO REMAIN

GUARDRAIL
PER DETAIL

BEAM AND COLUMNS PER
PLAN AND DETAILS (TYP.)

RAILING & STAIRS
PER DETAILS (NOT
SHOWN FOR CLARITY)

4'-6-8"

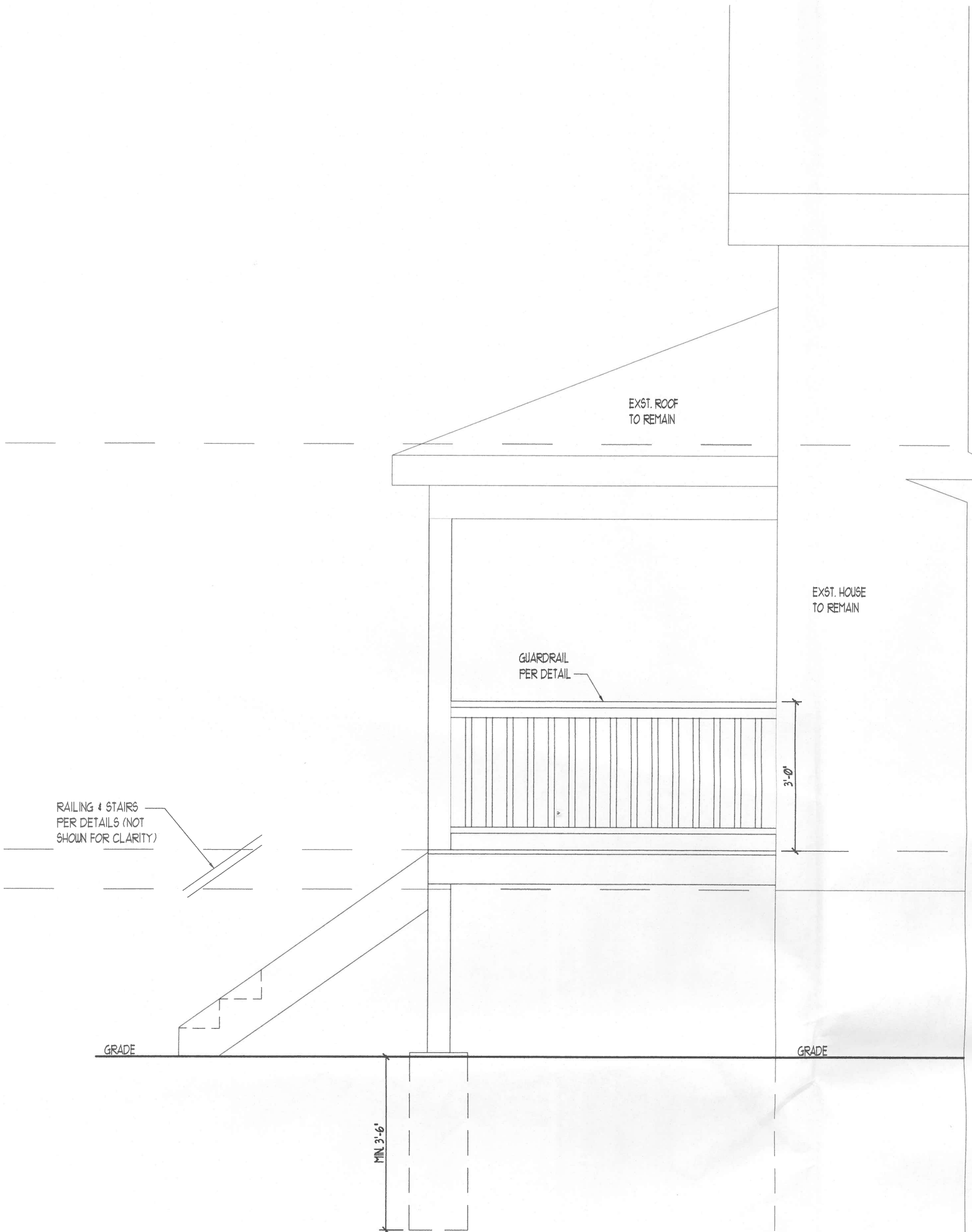
3'-0" RAILING

4'-2"

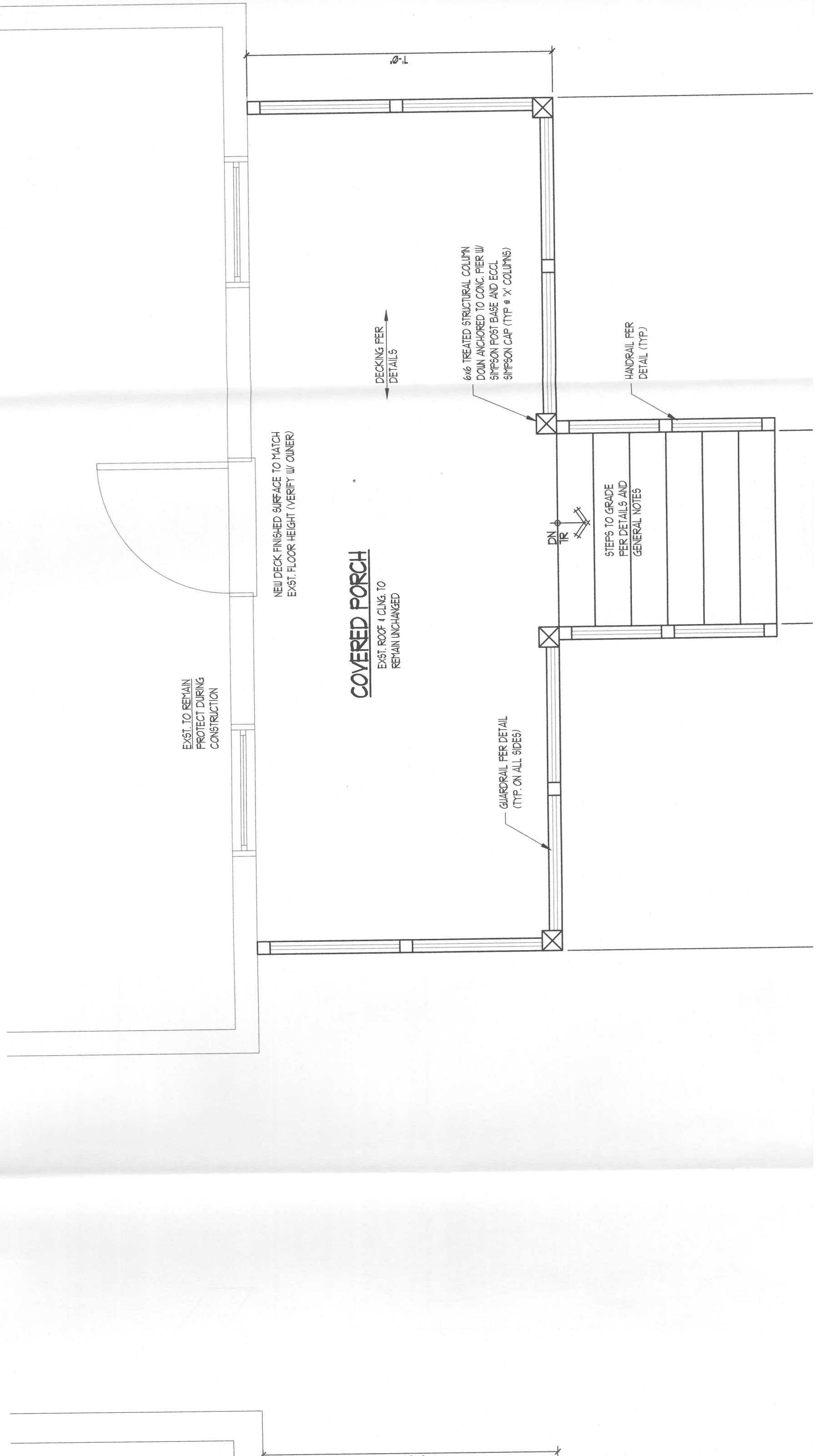
MIN 3'-6"

GRADE

GRADE



2 WEST ELEVATION
A-2.0 SCALE: 1/2" = 1'-0"



EXST. TO REMAIN
PROTECT DURING
CONSTRUCTION

NEW DECK FINISHED SURFACE TO MATCH
EXST. FLOOR HEIGHT (VERIFY W/ OWNER)

COVERED PORCH

EXST. ROOF & CLNG. TO
REMAIN UNCHANGED

DECKING PER
DETAILS

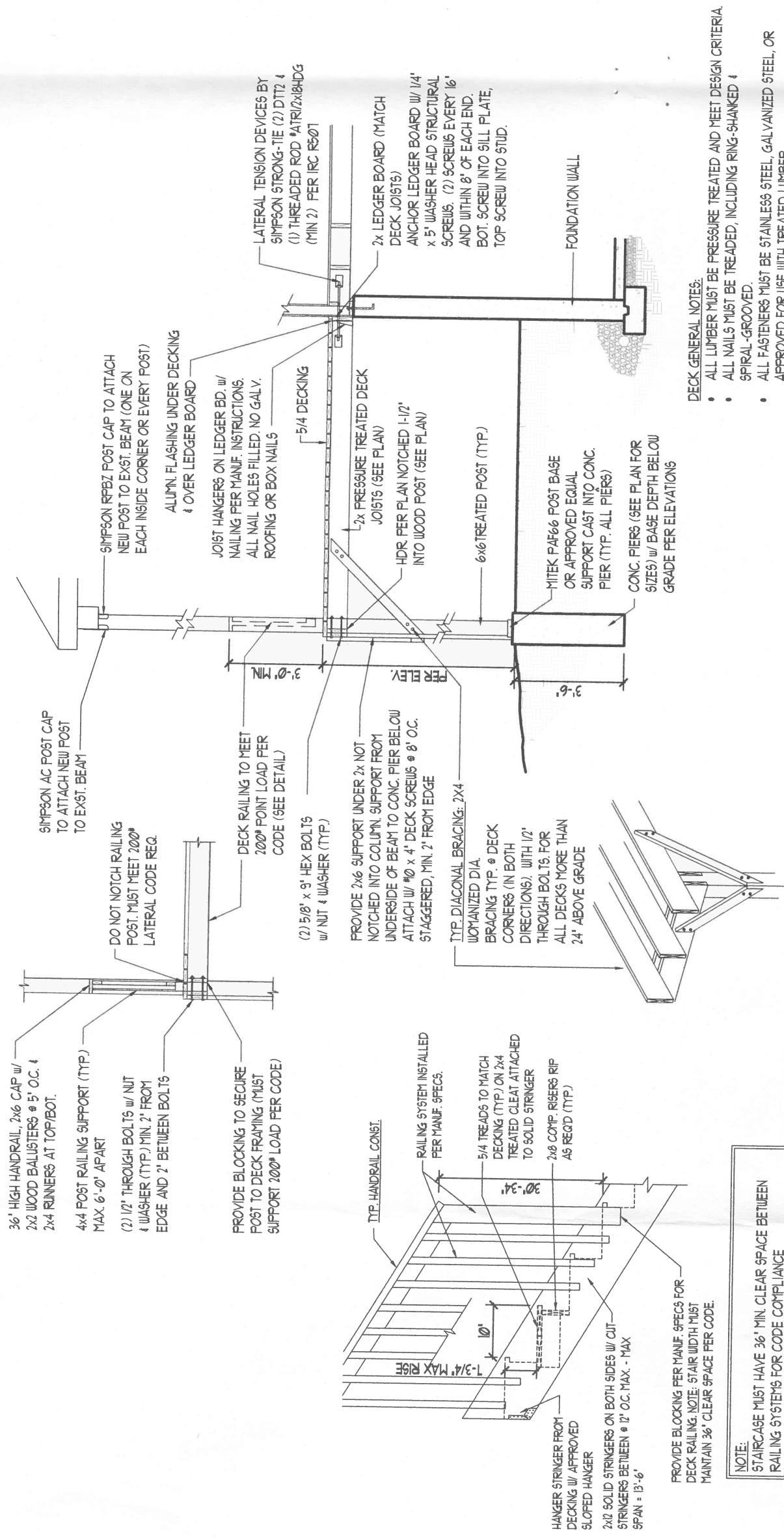
6x6 TREATED STRUCTURAL COLUMN
DOWN ANCHORED TO CONC. PIER W/
SIMPSON POST BASE AND ECCL
SIMPSON CAP (TYP. 8' X' COLUMN)

GUARDRAIL PER DETAIL
(TYP. ON ALL SIDES)

DN
TR

STEPS TO GRADE
PER DETAILS AND
GENERAL NOTES

HANDRAIL PER
DETAIL (TYP.)



DECK GENERAL NOTES:

3

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

Porch previously




Porch Now



Other work done by Carpenter, inspiration



	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 219 S 4th St Unit 3		
	Significance:	-		
	Petitioner:	Marie Legenski		
	Project Type:	Windows		
	PUBLIC HEARING		MEETING 7/16/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, photos, HOA docs				
Project Description:				
<ul style="list-style-type: none"> • Requesting to remove and replace 7 windows on the third floor with the same material as is currently there. Windows are vinyl from Climate Solutions. • The windows are original to the building. The building was built in the early 2000s. • The windows are being replaced as they are drafty and are old enough to need to be replaced. • There are two windows in the front, four windows on the south side, and one window on the north side that are proposed to be replaced. 				
Staff Comments:				
The Condo Association states that windows must be white and include colonial-style flat grids.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: 2025-00610 Date Submitted: 5/5/2025 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 219 S. Fourth St. Unit 3

Use of Property: ☐ Commercial, business name: _____

☒ Residential ☐ Other: _____

RECEIVED
MAY - 5 2025
Building & Code Enforcement
St. Charles, IL

Project Type:

☒ Exterior Alteration/Repair

☒ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other: _____

☐ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other: _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other: _____

☐ Relocation of Building

Description:

Install into Existing openings (7) Double Hung Windows.
Like for like, replicating existing vinyl Double Hung already in
Building

Applicant Information:

Name (print):

Pat Nelligan

Address:

155 E. Saint Charles Rd. Villa Park

Phone:

630-279-1220

Email:

thermalcraft@gmail.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print):

MARIE LEGENSKI

Address:

219 S. Fourth St. Unit 3 St. Charles, IL 60174

Signature:

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature:

Date:

4.30.25



South East Window on the
front of the building



Middle window facing East on
the front of the building



South west window on
the side of the
building

Middle window on the south side of
the building



North side of the building





CLIMATE SOLUTIONS WINDOWS
9233 King Ave.
Franklin Park, IL 60131
Phone: (847) 233-9800

S Page 1

Order 877197

Customer Acct. D00270

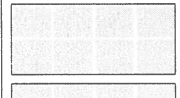
Sold To:
Thermal Craft 155 E. St. Charles Road Villa Park, IL 60181 (630) 279-1220

Ship To:

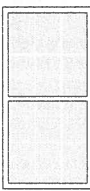
Print Date
04/14/2025
Requested Date
04/23/2025

Sales Rep:	Territory:	Delivery Type:	Received Date
Charles	NA - NA	Pickup	04/14/2025
Contract:	Customer PO:	Terms:	
	24628 - Legenski	NET 30	

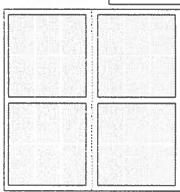
LINE	QTY	DESCRIPTION	COLOR	FACTORY SIZE (W x H)		UNIT PRICE	SUBTOTAL	
------	-----	-------------	-------	----------------------	--	------------	----------	--

1	1	8100 Double Hung	White	38 1/4 x 35 3/4		Price Base 220.80 ClimaPlus3/Argon 15.00 Flat Grid DH 38.00	273.80 220.80 15.00 38.00	273.80 220.80 15.00 38.00
		Glass Package : ClimaPlus3 - LE366 / Argon Grid Type : Flat Grid Grid Pattern : Colonial 3Vx1HC Screen Type : Half Screen Fiberglass BetterVue Vinyl Accessories : None GRID DESIGN : (C31/C31)		Ext. Color <input type="text"/> 				

U-Factor: 0.27 Solar Heat Gain Coeff.: 0.19 Visible Transmittance: 0.44 Condensation Resistance: 60

2	2	8100 Double Hung Extended	White	34 x 70		Price Base 228.33 ClimaPlus3/Argon 15.00 Flat Grid DHx 56.00 Screen Upgrade 39.00 Tempered 33.06	371.39 228.33 15.00 56.00 39.00 33.06	742.78 456.66 30.00 112.00 78.00 66.12
		Custom Color : NA Glass Type : ClimaPlus3 - LE366 / Argon Glass Spec Bot : Interior Tempered Grid TypeTop Sash : Flat Grid Grid Pattern Top Sash : Colonial 2Vx1HC Grid Type Bottom Sash : Flat Grid Grid Pattern Bottom Sash : Colonial 2Vx1HC Grid Color : White Vinyl Accessories : None Screen Type : Full Screen Fiberglass BetterVue GRID DESIGN : (C21/C21)		Ext. Color <input type="text"/> 				

U-Factor: 0.27 Solar Heat Gain Coeff.: 0.19 Visible Transmittance: 0.44 Condensation Resistance: 60

3	2	8100 Twin Set DH-DH Extended	White	62 x 63 3/4		Price Base 452.69 ClimaPlus3/Argon 30.00 Flat Grid DHx 76.00 Mulled Windows 25.00 Screen Upgrade 46.00 Tempered 54.68	684.37 452.69 30.00 76.00 25.00 46.00 54.68	1,368.74 905.38 60.00 152.00 50.00 92.00 109.36
		Custom Color : NA Glass Package : ClimaPlus3 - LE366 / Argon Glass Spec Bot : Interior Tempered Grid Type Top : Flat Grid Grid Pattern Top : Colonial 2Vx1HC Grid Type Bottom : Flat Grid Grid Pattern Bottom : Colonial 2Vx1HC Grid Color : White Mulled : Yes Screen Type : Full Screen Fiberglass BetterVue Vinyl Accessories : None		Ext. Color <input type="text"/> 				

U-Factor: 0.27 Solar Heat Gain Coeff.: 0.19 Visible Transmittance: 0.44 Condensation Resistance: 60



CLIMATE SOLUTIONS WINDOWS
9233 King Ave.
Franklin Park, IL 60131
Phone: (847) 233-9800

S Page 2

Order 877197
Customer Acct. D00270

Sold To:
Thermal Craft 155 E. St. Charles Road Villa Park, IL 60181 (630) 279-1220

Ship To:

Print Date
04/14/2025
Requested Date
04/23/2025

Sales Rep:	Territory:	Delivery Type:	Received Date
Charles	NA - NA	Pickup	04/14/2025
Contract:	Customer PO:	Terms:	
	24628 - Legenski	NET 30	

Deposit Amount \$0.00

This is your sales order ACKNOWLEDGEMENT.

It is sole responsibility of the Customer to verify all sizes, quantities and options are correct. During pickup make sure you have received completed order. There will be absolutely no returns or exchanges. ALL SALES ARE FINAL.

By signing this order, I acknowledge, understand, and will follow all the policies and procedures of Climate Solutions Corp. I also agree to pay all balance due, as indicated above, and understand there are no refunds.

Payment Terms: Past due accounts are subject to a service charge of 1.5% per month or 18% per annum.

Sign Off: Take-offs by Climate Solutions personnel and dealers must be confirmed by the customer. Recheck all measurements and specification as any changes may alter lead times and price. For order production, all information must be confirmed and signed off.

Storage Fees: Storage fees of \$100.00 per week will be charged for completed Orders not picked up within 30 days of completion.

It is the responsibility of the builder, designer, architect and/or home owner, NOT Climate Solutions windows and Doors to ensure that quotes and/or orders meet building code and design requirements, including "U-factor" values. We can through our vast glass offerings meet any of your needs once you have established the required "U-factor". This quote is valid for 90 days from the received date.

Taxable Subtotal	\$2,385.32
Tax	\$238.53
Nontaxable Subtotal	\$0.00
Delivery	\$0.00
Misc. Charges	\$0.00
INVOICE TOTAL	\$2,623.85

Approved by: _____ Date: _____

Thank you for the opportunity to quote your project

THERMALCRAFT INC.

24628

(630) 279-1220

155 E. ST. CHARLES RD., VILLA PARK, IL 60181 FAX: (630) 279-4918

SALES CONTRACT

LOOK FOR US ON THE INTERNET AT [HTTP://WWW.THERMALCRAFT.COM](http://www.thermalcraft.com)

EMAIL: THERMALCRAFT@GMAIL.COM

Home Phone **630-664-6239**

Mr. Work _____

Mrs. Work _____

E-Mail mlegenski@yahoo.com

Owner's Name **Marie Legenski**

Address **219 S Fourth St Unit 3**

City **St Charles** State **IL** Zip **60174**

The undersigned Contractor agrees to furnish the following materials, improvements, labor and/or services:

Cherry ☐ Light Oak ☐ Dark Oak ☐ Clear Insul. ☐ Low E/Argon ☒

QTY. MOD.

CUSTOM BUILD AND INSTALL

- | | | |
|---|----|--|
| 7 | DH | Climate Solutions Double Hung windows with Colonial Flat grids. |
| | | Cut out windows from exterior & install new windows inside wood return. |
| | | Remove all blinds & leave off. Full screens on all windows except kitchen. |
| | | Low E 366 Glass included with .27 U Factor. |
| | | Tempered bottom sashes on 6 windows. |
| | | Cap exterior trim in White aluminum. |

HAUL AWAY ALL DEBRIS

WINDOW COLOR White	FROSTED GLASS TOP BOTTOM	T E R M S	Receipt is acknowledged of an executed copy of this Agreement by me. TOTAL SALE \$ 9,450 Cash with Order \$ 3,000 BALANCE DUE \$ 6,450	<input type="checkbox"/> CASH ON CASH JOBS, OWNER WILL PAY 1/3 ON ORDER,- 1/3 ON START; 1/3 ON COMPLETION	<input type="checkbox"/> FINANCE <input type="checkbox"/> FEDERAL DISCLOSURE STATEMENT ATTACHED
CAP COLOR White	SCREEN FULL 6 HALF 1				

- (a) Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining goods or other causes beyond it's control.
- (b) This contract contains the entire understanding and agreement between the parties. No verbal agreement or changes are to be recognized. This agreement subject to office approval.
- (c) **SELLER'S LIMITED WARRANTY.** Seller warrants the material is of quality specified and will transfer to the buyer all manufacturer's written warranties. Seller warrants workmanship for ten (10) years after the date of substantial completion and will remedy substantial defects without charge to the Buyer, on written notice from the buyer within such ten (10) year period.

Shelby Hill Condominium Association

St. Charles, Illinois

Window Replacement Rule

Window Specifications:

All replacement windows must be **white** in color and include **colonial-style flat grids** to maintain consistency with the community's architectural standards.

Board Approval Required:

Homeowners are required to obtain **written approval from the Board of Directors** prior to installing new windows, even if the proposed windows meet the stated specifications. Unapproved installations may be subject to removal at the homeowner's expense.

Application Process:

Homeowners must complete and submit an **Architectural Change Request (ACC) form** along with the following documentation:

- Detailed window specifications (brand, style, color)
- Product photo or diagram showing colonial flat grids
- Contractor's proof of insurance
- Proposed installation date and contractor information

All documents should be submitted to Management for Board review and approval before any work begins.

Please contact Management with any questions or to obtain the ACC form.

Shelby Hill Condominium Association

3755 E. Main Street, Suite 130 ▪ St. Charles, Illinois 60174 ▪ (847) 874-7300
Website www.retrocmweb.com ▪ E-mail customercare@retrocmweb.com

Shelby Hill Condominium Association

St. Charles, Illinois

Approval Letter

**Marie Legenski
219 S 4th Street # 3
St. Charles, IL 60174**

June 26 2025

RE: 219 S 4th Street - Windows

Dear Homeowner,

We are pleased to inform you that your request has been reviewed and approved to install windows.


Please note that this approval is from the Association only and does not constitute approval by your local municipality or any other governing agency. You are responsible for obtaining all necessary permits or additional approvals.

Thank you for patience throughout this process. Should you have any questions or concerns, please do not hesitate to contact our office at customercare@retrocmweb.com.

Sincerely,
Shelby Hill Condominium Association, Inc
Board of Directors

Shelby Hill Condominium Association

3755 E. Main Street, Suite 130 ▪ St. Charles, Illinois 60174 ▪ (847) 874-7300
Website www.retrocmweb.com ▪ E-mail customercare@retrocmweb.com

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 211 S 4th St Unit 3		
	Significance:	-		
	Petitioner:	Michael Fagiano		
	Project Type:	Windows and patio door		
	PUBLIC HEARING		MEETING 7/16/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, photos, HOA docs				
Project Description:				
<ul style="list-style-type: none"> • Requesting to remove and replace 7 windows on the third floor that are vinyl from Feldco. • The patio door will also be replaced with white. Patio door is from Feldco. • The windows are original to the building. The building was built in the early 2000s. 				
Staff Comments:				
The Condo Association states that windows must be white and include colonial-style flat grids.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: _____ -- _____ Date Submitted: ____/____/____ COA # _____ -- _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 211 S. 4th St. Unit 3 St. Charles, IL 60174

Use of Property: ☐ Commercial, business name: _____

☒ Residential ☐ Other: _____

Project Type:

☒ Exterior Alteration/Repair

☒ Windows

☒ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other: _____

☐ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other: _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other: _____

☐ Relocation of Building

RECEIVED

JUL 01 2025

**City of St. Charles
Community Development**

Description:

Remove original 20+ year old windows & patio door (1 transom, 1 patio door, and 7 double hung windows) and replace with similar color and appearance/style windows & door

Applicant Information:

Name (print): Michael Fagiano

Address: 211 S. 4th St. St. Charles, IL 60174

Phone: 630-333-3384

Email: mjfagiano@gmail.com

Applicant is (check all that apply):

☒ Property Owner

☐ Business Tenant

☐ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): _____

Address: _____

Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature:  Date: 7/1/25

SALES AGREEMENT

Addendum



Customer Name: Michael Fagiano

Address: 211 South 4th Street, Unit 3

City/State/Zip: St. Charles, IL, 60174

Primary Phone: 6303333384

Secondary Phone: _____

Email Address: mjfagiano@gmail.com

Contract Number: W25RH0049

Feldco agrees to provide products and installation at the address listed.

Customer agrees to the following payment breakdown:

Initial Deposit \$1,460.00

Upon Final Measurements _____

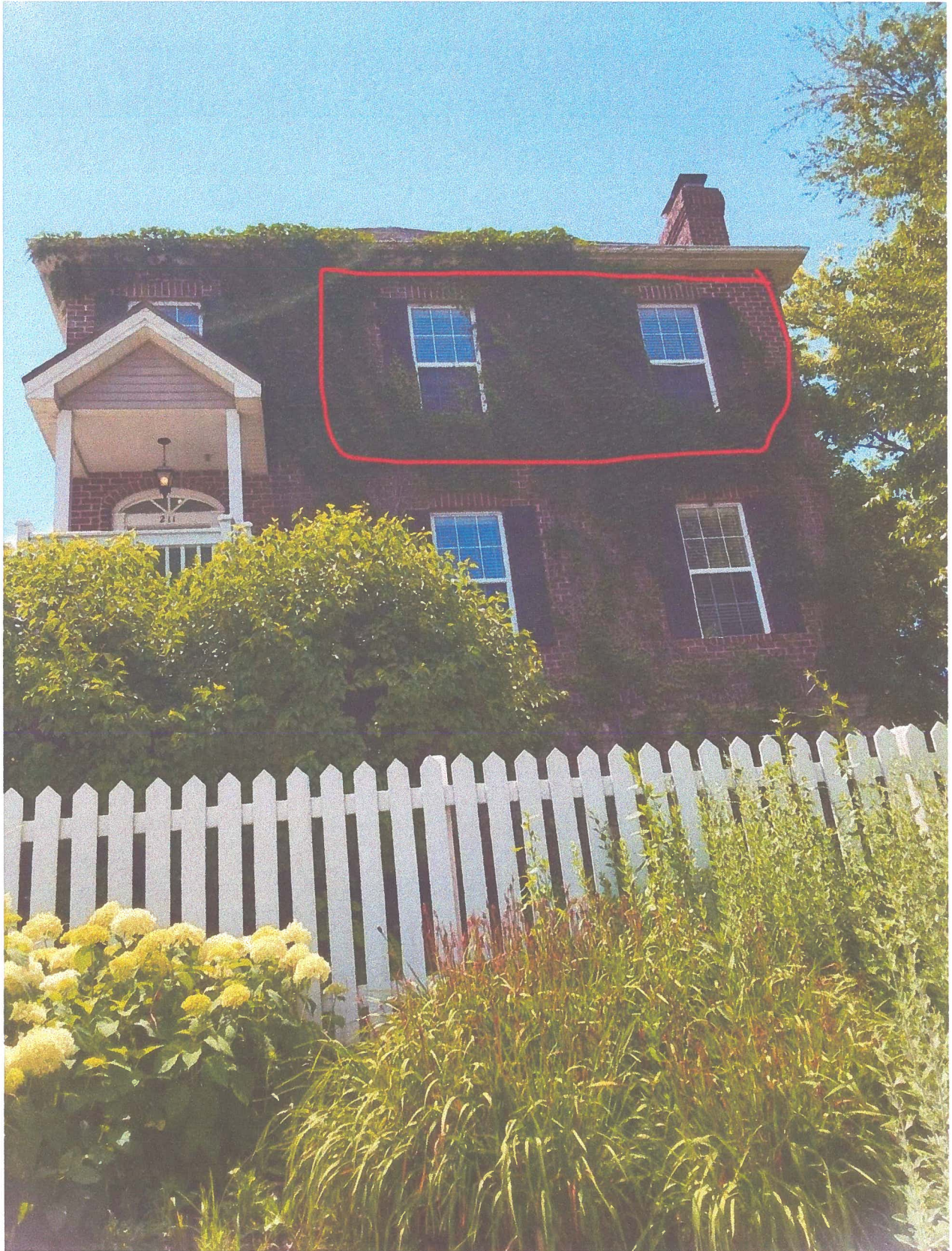
Upon Completion \$13,140.00

Total Contract Price \$14,600.00

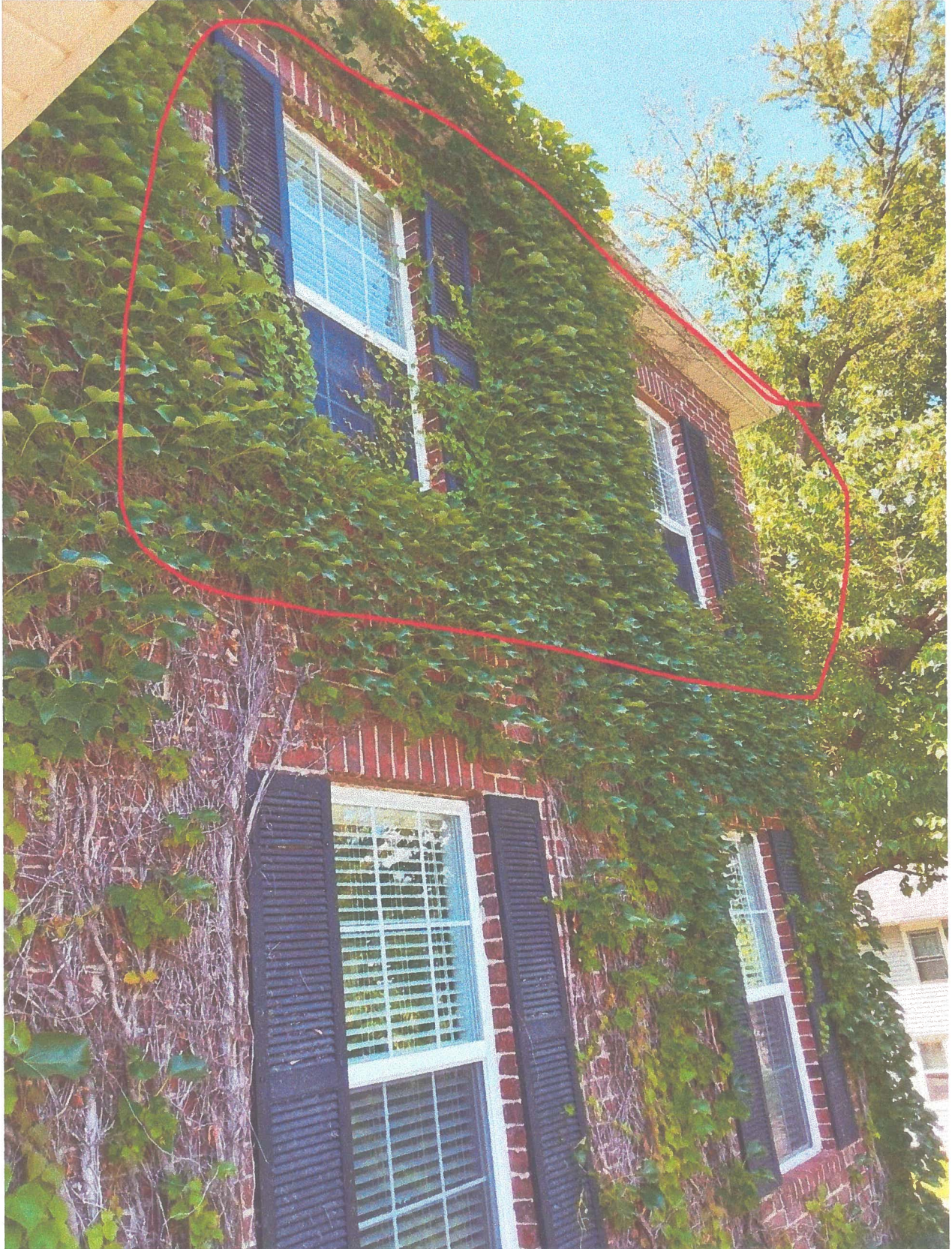
Quantity	Item	Description
2	DH1655	Size: 35 X 72 Floor: First Floor Room: Living Room Capping Color: Glacier White (Alside) Color = White/White Painted Exterior = None Glass = Tempered All Over 101 UI Grids = Yes Grid Type = Colonial All Grids Size = Flat 5/8 Grids Two Tone = No Grids Pattern - Colonial All = 6/6h - 3w x 2h/3w x 2h Hardware = Standard Screen = Half Screen Oriel = None *Notes:
1	DH1655	Size: 39 X 36 Floor: Second Floor Room: Kitchen Capping Color: Glacier White (Alside) Color = White/White Painted Exterior = None Glass = Low-E & Argon Grids = Yes Grid Type = Colonial All Grids Size = Flat 5/8 Grids Two Tone = No Grids Pattern - Colonial All = 8/8h - 4w x 2h/4w x 2h Hardware = Standard Screen = Half Screen Oriel = None *Notes:

1	2 Panel PD6068 - 6 Foot	Size: 70.875 X 79.5 Floor: Second Floor Room: Kitchen Capping Color: Glacier White (Alside) Operating Panel (Outside Looking In) = (OX) Right Hand Operating Painted Exterior = None Color = White/White Glass = Low-E & Argon - Tempered All Grids = Yes Grid Type = Colonial All Grids Size = Flat 5/8 Grids Two Tone = No Grids Pattern - Colonial All = 15 Lite Hardware = 2 Point Keyed Lock 2 Point Keyed = White Screen = Standard Foot Lock = No Frame = Set Up *Notes:
1	1615 Transom	Size: 71 X 14.5 Floor: Second Floor Room: Kitchen Capping Color: Glacier White (Alside) Painted Exterior = None Color = White/White Glass = Low-E & Argon Tempered All Grids = Yes Grid Type = Colonial All Grids Size = Sculpture 11/16 Grids Two Tone = No Grids Pattern - Colonial All = 15 Lite *Notes: Grid to be 6w 1h
2	2-Window Unit (MI)	Size: 63 X 65 Floor: Second Floor Room: Bedroom #1 Capping Color: Glacier White (Alside) Factory Twin Mull = 1 Factory Twin Mull - H *Notes:
4	DH1655	Size: 31 X 65 Floor: Second Floor Room: Bedroom #1 Capping Color: Glacier White (Alside) Color = White/White Painted Exterior = None Glass = Low-E & Argon Grids = Yes Grid Type = Colonial All Grids Size = Flat 5/8 Grids Two Tone = No Grids Pattern - Colonial All = 6/6h - 3w x 2h/3w x 2h Hardware = Standard Screen = Half Screen Oriel = None *Notes:
<ul style="list-style-type: none"> • Windows include Low-E glass with Argon Gas and Duralite Spacer System. • Windows include Transferable Lifetime Limited Warranty on Frame Structure, Glass Seal, and Glass Breakage 		

211 S. 4th Street, Unit 3 (top floor) St. Charles, IL - windows/patio doors replacement



211 S. 4th Street, Unit 3 (top floor) St. Charles, IL - windows/patio doors replacement



211 S. 4th Street, Unit 3 (top floor) St. Charles, IL - windows/patio doors replacement



211 S. 4th Street, Unit 3 (top floor) St. Charles, IL - windows/patio doors replacement



Shelby Hill Condominium Association

St. Charles, Illinois

Window Replacement Rule

Window Specifications:

All replacement windows must be **white** in color and include **colonial-style flat grids** to maintain consistency with the community's architectural standards.

Board Approval Required:

Homeowners are required to obtain **written approval from the Board of Directors** prior to installing new windows, even if the proposed windows meet the stated specifications. Unapproved installations may be subject to removal at the homeowner's expense.

Application Process:

Homeowners must complete and submit an **Architectural Change Request (ACC) form** along with the following documentation:

- Detailed window specifications (brand, style, color)
- Product photo or diagram showing colonial flat grids
- Contractor's proof of insurance
- Proposed installation date and contractor information

All documents should be submitted to Management for Board review and approval before any work begins.

Please contact Management with any questions or to obtain the ACC form.

Shelby Hill Condominium Association

3755 E. Main Street, Suite 130 St. Charles, Illinois 60174 (847) 874-7300
Website www.retrocmweb.com E-mail customercare@retrocmweb.com

Shelby Hill Condominium Association

St. Charles, Illinois

Approval Letter

**Michael Fagiano
Michelle Fagiano
211 S 4th Street # 3
St. Charles, IL 60174**

July 01 2025

RE: 211 S 4th Street - Windows

Dear Homeowner,

We are pleased to inform you that your request has been reviewed and approved to install replacing 1 transom, 1 patio door, and 7 windows

Please note that this approval is from the Association only and does not constitute approval by your local municipality or any other governing agency. You are responsible for obtaining all necessary permits or additional approvals.

Thank you for patience throughout this process. Should you have any questions or concerns, please do not hesitate to contact our office at customercare@retrocmweb.com.

Sincerely,
Shelby Hill Condominium Association, Inc
Board of Directors

Shelby Hill Condominium Association

3755 E. Main Street, Suite 130 • St. Charles, Illinois 60174 • (847) 874-7300
Website www.retrocmweb.com • E-mail customercare@retrocmweb.com

**Shelby Hill Condominium Association Architectural Control Form
Approval Request**

Date: 6/27/25 Homeowner's Name: Michael Fagiano

Homeowner's Email: mjfagiano@gmail.com Telephone Number: (630) 333-3384

Address: 211 South 4th Street Unit 3, St. Charles, IL 60174

Please complete this form and mark all that are applicable. Please attach plans/drawings, copy of survey, materials, pictures, contractor certificate of insurance, etc. to help the committee make its decision. Items attached to, installed in, or installed on the Common Property need approval from the Association. Please allow 30 days for approval.

<input type="checkbox"/> House Painting	<input type="checkbox"/> Landscaping
<input type="checkbox"/> Satellite Dish/ Antenna	<input type="checkbox"/> Fence
<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Doors
<input type="checkbox"/> Patio/Deck/Entries	<input type="checkbox"/> Outdoor Lighting
<input type="checkbox"/> Cable/Wires	<input type="checkbox"/> Pool/Spa
<input type="checkbox"/> Driveway	<input type="checkbox"/> Roof
<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Garage Door
<input type="checkbox"/> Shed	<input type="checkbox"/> Security Cameras
<input type="checkbox"/> Permanent Cooking Grill	<input type="checkbox"/> Interior Unit Remodel/Flooring
<input type="checkbox"/> Other – please specify <u>Transom and patio door</u>	

Please provide a detailed description of the project. Remove and replace 1 transom, 1 patio door, and 7 windows.

Village permit necessary? (Yes/No) YES Village permit applied for? (Yes/No) YES

Planned Start Date: TBD Planned Completion Date: TBD

Submit the completed form to:

Shelby Hill Condominium Association – c/o Retro Community Management
3755 E. Main Street, Suite 130, St. Charles, IL 60174
or email: customercare@retrocmweb.com

I agree to the following:

1. I have familiarized myself with the Architectural Standards in the Governing Documents for my Association. I agree to not begin my project before receiving formal approval by the Architectural Committee.
2. I agree that I may be required to alter or remove my improvement if it does not follow the plan as submitted and approved by the Architectural Committee.
3. Additions and/or improvements made by the homeowner are the responsibility of the homeowner. The homeowner is responsible for maintaining the above additions and/or improvements for safety and liability.

Signature:  Date: 06/27/2025

For Board and ACC Committee use only:

Approved: _____ Disapproved: _____ Date: _____

Reasons and conditions: _____

HIGH PERFORMANCE GLASS



Sophia Series®

The Sophia Series® is Feldco's premium line of replacement windows. These windows are designed to provide you with added safety, security, comfort and affordability.



SAVING YOU MONEY

Lowe Glass

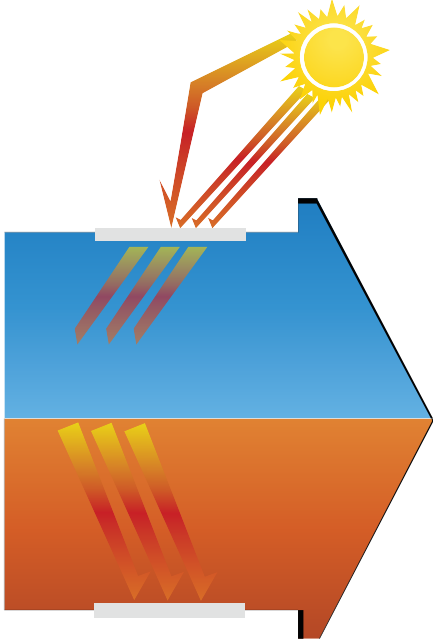
Windows with Lowe are treated with an invisible metallic oxide coating. The surface reflects heat and filters long-wave radiation from the sun, but allows light to pass through. This reduces solar heat gain from the summer sun - keeping you cooler. In the winter, the Lowe Glass allows solar rays into your home, while blocking the heat inside of your home from getting out - keeping you warmer.


Argon Gas

Argon is a clear, odorless, slow-moving gas. When pumped inside the glass unit, it greatly improves thermal efficiency. The argon minimizes the convection currents within the space, and the overall transfer of heat between the inside and outside is greatly reduced.

The Ultimate in Performance

Feldco's high performance glass package improves the overall energy efficiency of your home, lessens fading of your upholstery, window treatments and flooring, and makes your home more comfortable year round. Trust you are making a sound window investment with one of the best National Fenestration Rating Council (NFRC) ratings available.



FELDCO VINYL FRAME		 DH1655	
U-FACTOR		SOLAR HEAT GAIN COEFFICIENT	
0.26		0.27	
VISIBLE TRANSMITTANCE		CONDENSATION RESISTANCE	
0.51		61	



GUARDIAN
LOWE 70-36



EXCLUSIVE WINDOW FEATURES

Multi-Chambered Construction

Improves structural strength, reduces noise and increases insulation and energy efficiency.



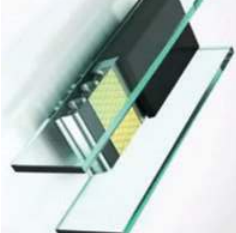
High Density Composite I-Beam

Creates superior window frame strength and durability, prevents jams and warping.



Duralite® Spacer System

Long lasting energy performance and window protection from internal condensation.



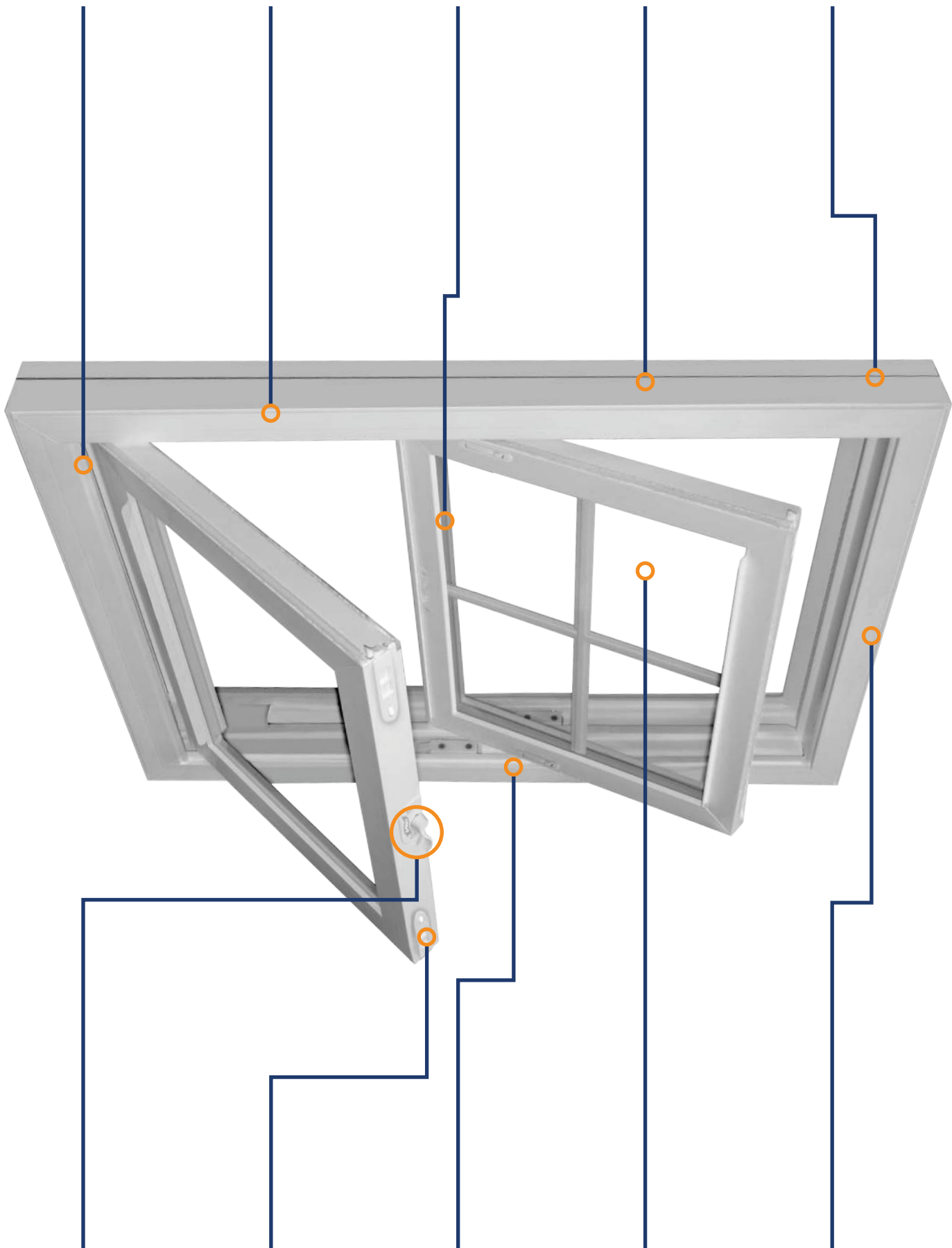
Polyurethane Foam Enhanced Frame & Sashes

For high R-Values and insulating properties.



Magnetic Bottom Sash Seal

Window sash seals magnetically like a refrigerator door, saving you energy.



Insulating Foam Compression Wrap

Adds more manufactured insulation than consumer-stock windows provide.



Locking Screens

Increased security from intruders; stops children from easily opening screens inside.



Staggered Ventilation Latches

Prevents children or intruders from raising window, even when your windows are open.



Childproof Tilt Safety Locks

Prevents window from being inadvertently tilted in, reducing the risk of injury.



Fiberglass Reinforced Frame, Sashes & Locking System

Gives entire window structural integrity and enhances strength of lock. No steel in window increases energy efficiency.



ONE OF A KIND

Other Window Features Include:

- **Double Strength 3/4" Insulated Glass** - Gives strength to glass and increases insulation.
- **Deep-Seated Interlock** - For increased security and unsurpassed weather tightness.
- **BetterVue® Clarity Screen** - BetterVue® is an improved visibility insect screen for Feldco windows. This high-definition technology maximizes the view by making it sharper and more brilliant.
- **True Sloping Sill** - This design allows water run-off to the outside of your home; prevents air and water infiltration.
- **Mortised Lock Keep** - Decorative mortised recessed locks close in opposite directions to create tighter seal.



WINDOW STYLES

Architectural:

Whether you are looking to add a dash of light or enhance other window styles, architectural windows add beauty and design depth. Accent any room with a variety of available shapes and sizes.



Awning:

Add ventilation to your home no matter the weather. Opening outward from the bottom, you create an awning effect keeping the elements outside.



Bays & Bows:

Configurations can use picture, casement, or double-hung window styles in order to fit any design needs. Bays and bows add beauty and dimension to your home.



Double Hung:

The standard “up-down” window is both beautiful and versatile. With two moving sashes, open the window from the top or bottom for desired ventilation.



Garden:

Bring the outdoors into your home with this attractive option. Add light and space to any room and enjoy ventilation as desired.



Patio Door:

Often the largest window in your home, you can maximize light and ventilation with an easy to use, secure and energy efficient option for entry into your home.



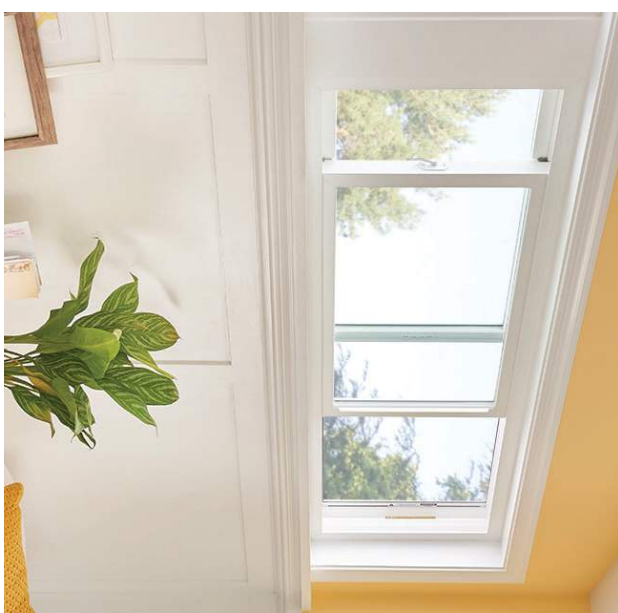
Casement:

Hinge style window that opens like a door maximizing visibility and ventilation with modern design flexibility.



Slider:

Opening horizontally, they are great for their ease of use and contemporary styling. A state-of-the-art sliding system prevents sticking and racking.





Color Selections

Create a custom look for your home. Choose an exterior color to match the outside of your home while choosing the same or a different color for the window's interior.

Exterior Options

WHITE
ALMOND
BLACK
BRONZE
CLAY
COCOA
CREAM
FOREST GREEN

Interior Options

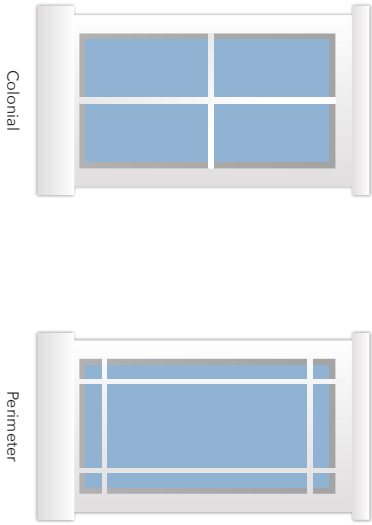
WHITE
ALMOND
COLONIAL CHERRY
NATURAL OAK
HILLSIDE OAK

NOTE: Printed colors are only an approximation. See actual samples for exact match. Color availability varies by style. Ask your product specialist for additional details.

CUSTOM OPTIONS - JUST FOR YOU

Grid Styles

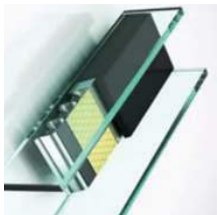
Consider enhancing the look of your windows with grids. Grids are color-coordinated to your window, can be flat or sculptured and are placed between the panes of glass for easy cleaning of the window.



EXCLUSIVE DOOR FEATURES



Multi-Chambered Construction
Improves structural strength, reduces noise, and increases insulation and energy efficiency.



Glass Package
3/4" Insulating glass with Low-E, Argon and Duralite® spacer system.



Dual Point Lock
Standard dual-point grappling hook lock increases security by drawing the sash to the frame.



Easy Operation
Adjustable, dual tandem nylon wheels with encased bearings provide a smooth glide.



High Durability
Raised rail to protect wheels from debris.

Door Handles

Color Choices
Choose white, almond, brass, bright chrome or black nickel for your patio door's interior handle.



Dependable Security
Add an options exterior keyed lock or foot lock for additional security.



Color Selections

Create a custom look for your home. Choose an exterior color to match the outside of your home while choosing the same or a different color for the patio door's interior.

Exterior Options

WHITE
ALMOND
BLACK
BRONZE
CLAY
COCOA
CREAM
FOREST GREEN

Interior Options

WHITE
ALMOND
COLONIAL CHERRY
NATURAL OAK
HILLSIDE OAK

CUSTOMIZE YOUR DOOR



Our *Sophia Series*® Patio Door was created to provide safety, security, and comfort. Often the largest window of your home, you can maximize light and ventilation with an easy to use, durable and energy efficient option for entry into your home.

Options

Consider enhancing the look of your patio door with grids or blinds. Both are placed between the panes of glass for easy cleaning.

Grids are color-coordinated to your patio door, can be flat or sculptured.

Internal blinds can be raised, lowered and/or tilted for your desired level of privacy and light.



NOTE: Printed colors are only an approximation. See actual samples for exact match.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 218 Indiana Street		
	Significance:	-		
	Petitioner:	David Schonback		
	Project Type:	Siding		
	PUBLIC HEARING		MEETING 7/16/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, updated elevations, old elevations, old renderings				
Project Description:				
<ul style="list-style-type: none"> Changing the siding from 4x10 sheets James Hardie vertical panel siding to LP SmartSide ExpertFinish Nickel Gap siding with a brushed smooth finish and colored Sand Dune. 				
Staff Comments:				
<ul style="list-style-type: none"> Attached are elevations and 3D renderings from previously submitted meetings. I have labeled the date at the top of each of what meeting they were presented at. 				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				



NEW LP® SMARTSIDE® NICKEL GAP SIDING

LP® SmartSide® Nickel Gap Siding offers a modern profile using SmartGuard technology. Nickel Gap features locking flanges with a fastener groove that hides nails. This also allows for the siding to be stacked and tapped into place creating a gap between the boards about the size of a nickel.

- Features include a nominal 1/2" thickness and 7" reveal.
- Can be installed vertically or horizontally
 - Local/regional building codes should be followed
- Install with LP SmartFlash™ Metal Pan Flashing accessory (100 pieces/box; only available in primed) or comparable alternative to support a complete system
- Backed by an industry-leading 5/50-year limited warranty



DESCRIPTION	LENGTH	NOMINAL WIDTH	NOMINAL THICKNESS	WEIGHT PER PIECE	SQ. FT. PER UNIT	PIECES PER UNIT	PID
LP® SmartSide® Nickel Gap Siding	16'	8"	1/2"	Approx. 16 lbs	1920 ft (surface area)	180	45545
LP SmartFlash™ Metal Pan Flashing	10"	4"	0.024"	-	-	-	46180



For more information, visit [LPCorp.com/SmartSide](https://www.LPCorp.com/SmartSide)

⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

NEW LP® SMARTSIDE® EXPERTFINISH® NICKEL GAP SIDING

LP® SmartSide® ExpertFinish® Nickel Gap Siding offers a modern profile using SmartGuard technology. Nickel Gap features locking flanges with a fastener groove that hides nails. This also allows for the siding to be stacked and tapped into place creating a gap between the boards about the size of a nickel.

- Available in all 16 LP® SmartSide® ExpertFinish® Trim & Siding colors
- Cedar or brushed smooth texture
- Features a 1/2" thickness and 7" reveal
- Can be installed vertically or horizontally
 - Local/regional building codes should be followed
- Backed by an industry-leading 5/15/50-year limited warranty



DESCRIPTION	LENGTH	NOMINAL WIDTH	NOMINAL THICKNESS	WEIGHT PER PIECE	SQ. FT. PER UNIT	PIECES PER UNIT
LP® SmartSide® ExpertFinish® Nickel Gap Siding	16'	8"	1/2"	Approx. 16.7lbs	768 ft (surface area)	72



For more information, visit LPCorp.com/ExpertFinish

⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.



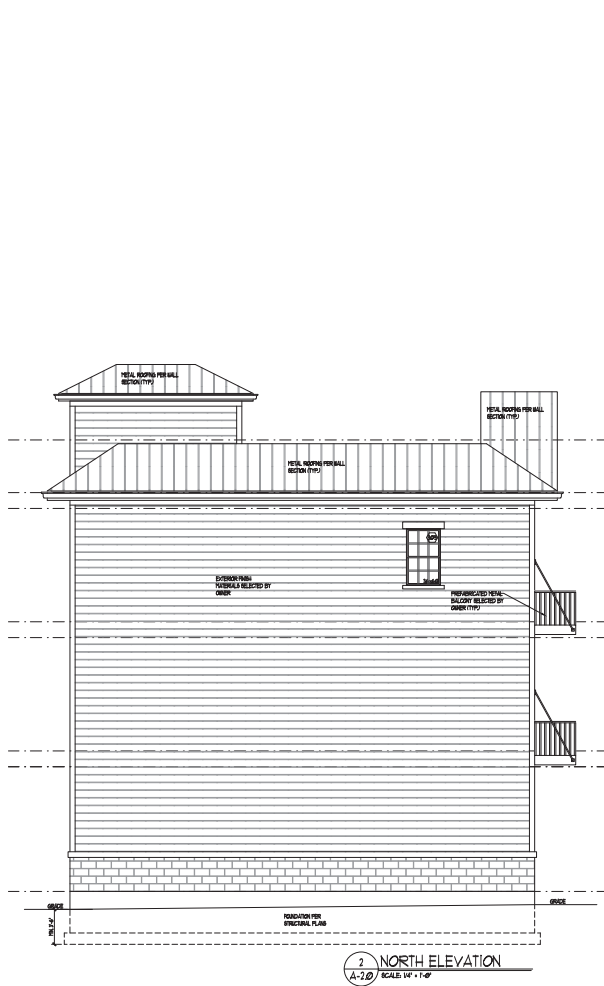
Option 1



Option 2



Option 1



REVISIONS:		
No.	Date	Description
1	10/24/24	POWER & EMT
2	10/24/24	DOOR
3	10/24/24	WALLS
4	10/24/24	WALLS
5	10/24/24	WALLS
6	10/24/24	WALLS
7	10/24/24	WALLS
8	10/24/24	WALLS
9	10/24/24	WALLS
10	10/24/24	WALLS

MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE
BRADLEY S. DAVIS
ARCHITECT
GENERAL & DESIGN
ST. CHARLES, IL 60174
618.444.1000
BDSARCHITECTURE.COM

DATE: 10/JUL/25
PROJECT #: 22-056
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A-2.0



A-2.0



REVISIONS:		
No.	Date	Description
	12-26-23	PERMIT SUBMIT
1	01-31-24	DELTA 1 PLAN REVIEW
2	06-21-24	DELTA 2 PLAN REVIEW
3	06-02-24	DELTA 3 ELECTRICAL REVIEW
	07-10-25	WATERLOO CHANGES

PROJECT: MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE LLC
100 W. CAMDEN DR.
CHICAGO, IL 60654
630.546.7868
BDS.ARC@BDCMIL.COM

DATE: 10JUL25
PROJECT #: 22-056
DRAWN BY: BDS
SHEET TITLE:
EXTERIOR
ELEVATIONS
SHEET:

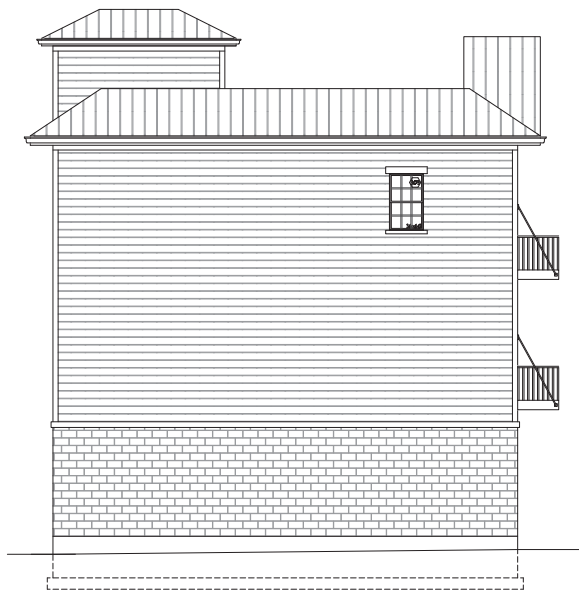
A-2.1



Option 2



1 WEST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

REVISIONS:		
No.	Date	Description
1	12-21-24	POWER & LIGHT
2	12-21-24	DOOR
3	06-27-24	PLAN REVIEW
4	06-27-24	PLAN REVIEW
5	06-27-24	PLAN REVIEW
6	06-27-24	ELECTRICAL REVIEW
7	07-04-25	INTERIOR CHANGES

PROJECT: MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE
BRADLEY S. SAGENS
ARCHITECT
GENERAL & DESIGN
403-946-7888
BDSARCHITECTURE.COM

DATE: 10JUL25
PROJECT #: 22-056
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

A-2.0



© 2025 BDS ARCHITECTURE, LLC



REVISIONS:		
No.	Date	Description
1	07-21-24	POWER & EMT
2	07-21-24	NOI, IAT
3	08-27-24	PLAN REVIEW
4	08-27-24	PLAN REVIEW
5	08-27-24	PLAN REVIEW
6	08-27-24	ELECTRICAL REVIEW
7	07-04-25	MECHANICAL CHANGES

PROJECT
MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE
BRADLEY S. SAGENS
ARCHITECT
GENERAL & ARCHITECT
4030 WAB ROAD
ST. CHARLES, IL 60174
STOJANOV@BDSARCHITECT.COM

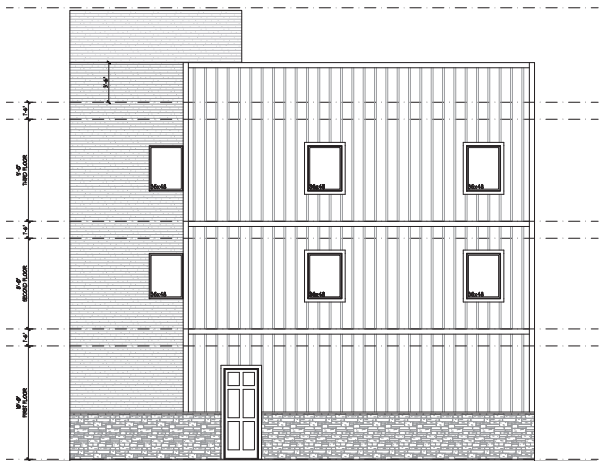
DATE: 10JUL25
PROJECT #: 22-056
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:



A-2.1

© 2025 BDS ARCHITECTURE, LLC

3-2-2022



1 WEST ELEVATION
A-2.0 SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
A-2.0 SCALE 1/4" = 1'-0"

REVISIONS:	
No.	Description
1	PREP DRAW
2	PLATINUM PERM
3	PLATINUM PERM
4	PLATINUM PERM
5	PLATINUM PERM
6	PLATINUM PERM
7	PLATINUM PERM
8	PLATINUM PERM
9	PLATINUM PERM
10	PLATINUM PERM

PROJECT
MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

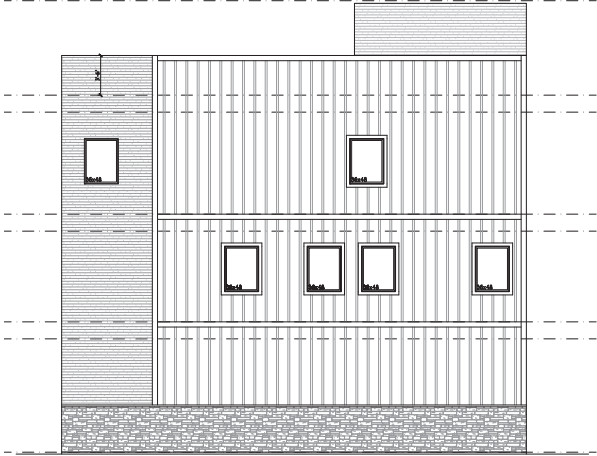
ARCHITECTURE
BDS
BDS ARCHITECTURE
1000 N. 1ST ST.
ST. CHARLES, IL 60174
618.340.7888
BDSARCHITECTURE.COM

DATE: 09FEB22
PROJECT #: 21-048
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

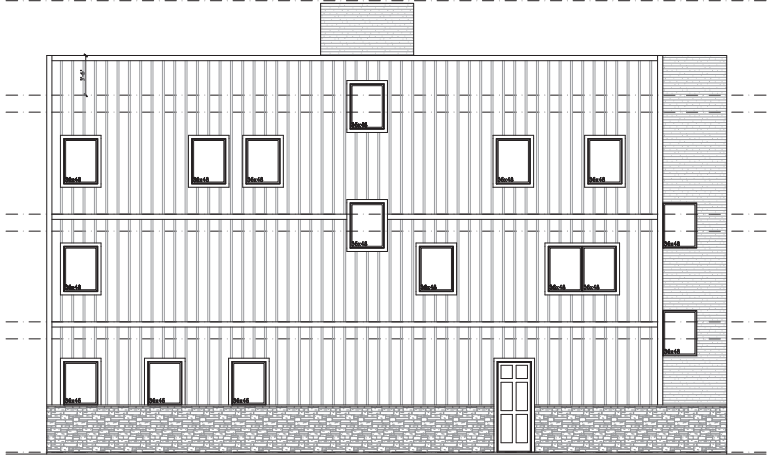
A-2.0

© 2022 BDS ARCHITECTURE, LLC

3-2-2022



3 EAST ELEVATION
A-2.0 SCALE 1/4" = 1'-0"



4 NORTH ELEVATION
A-2.0 SCALE 1/4" = 1'-0"

REVISIONS:		
No.	Date	Description
1	03-02-2022	PREP DRAW
2	03-02-2022	PLATINUM DRAW
3	03-02-2022	PLATINUM DRAW
4	03-02-2022	PLATINUM DRAW
5	03-02-2022	PLATINUM DRAW
6	03-02-2022	PLATINUM DRAW
7	03-02-2022	PLATINUM DRAW
8	03-02-2022	PLATINUM DRAW
9	03-02-2022	PLATINUM DRAW
10	03-02-2022	PLATINUM DRAW

PROJECT
MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

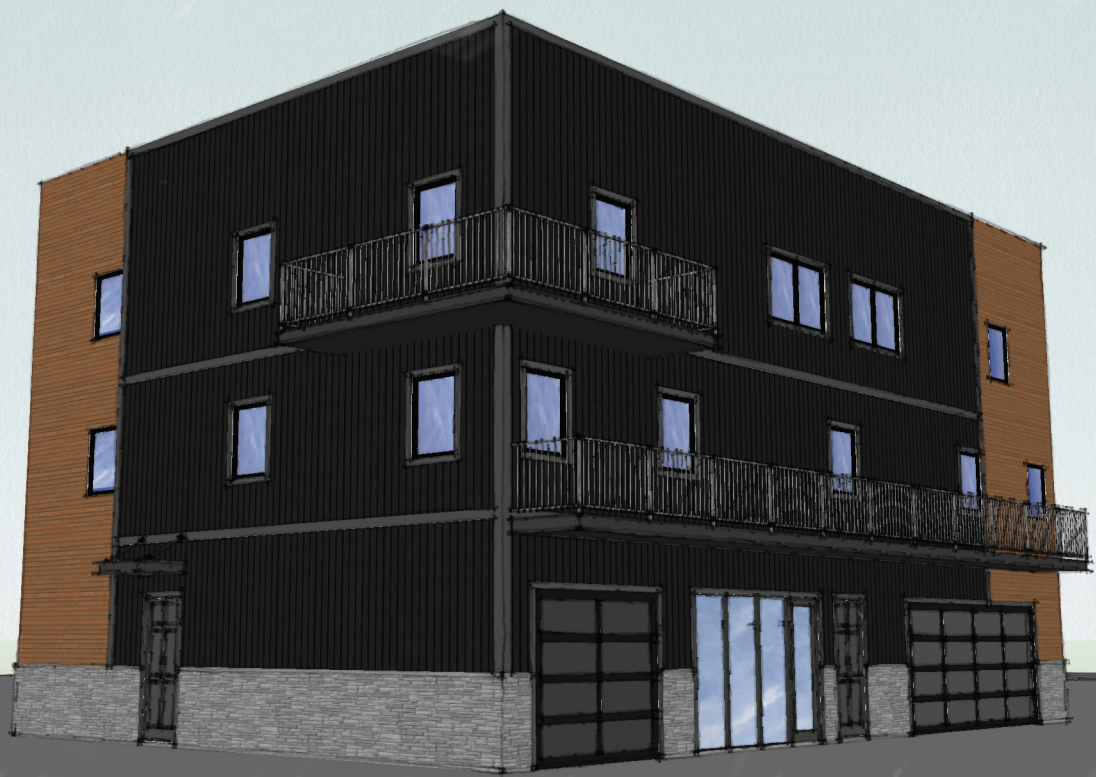
ARCHITECTURE
BDS
BDS ARCHITECTURE
1000 N. 1ST ST.
ST. CHARLES, IL 60174
618.344.7888
BDSARCHITECTURE.COM

DATE: 09FEB22
PROJECT #: 21-048
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET:

A-2.1

© 2022 BDS ARCHITECTURE, LLC

3-2-2022



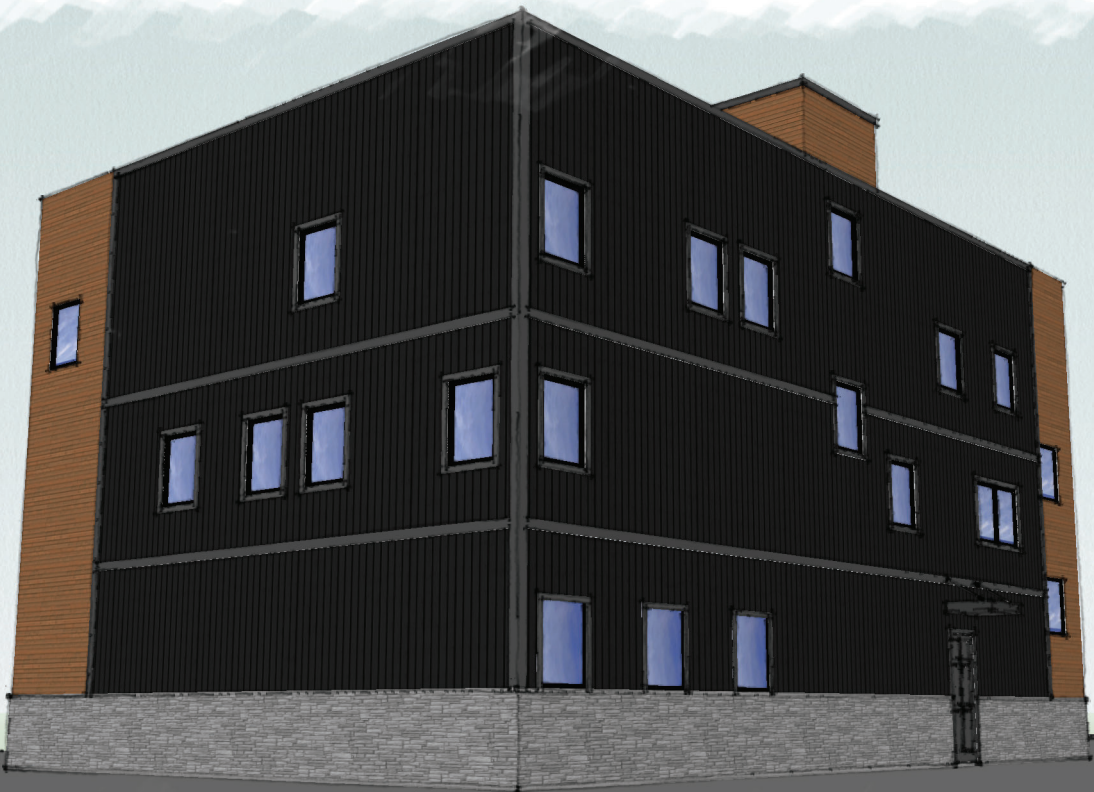
3-2-2022



3-2-2022



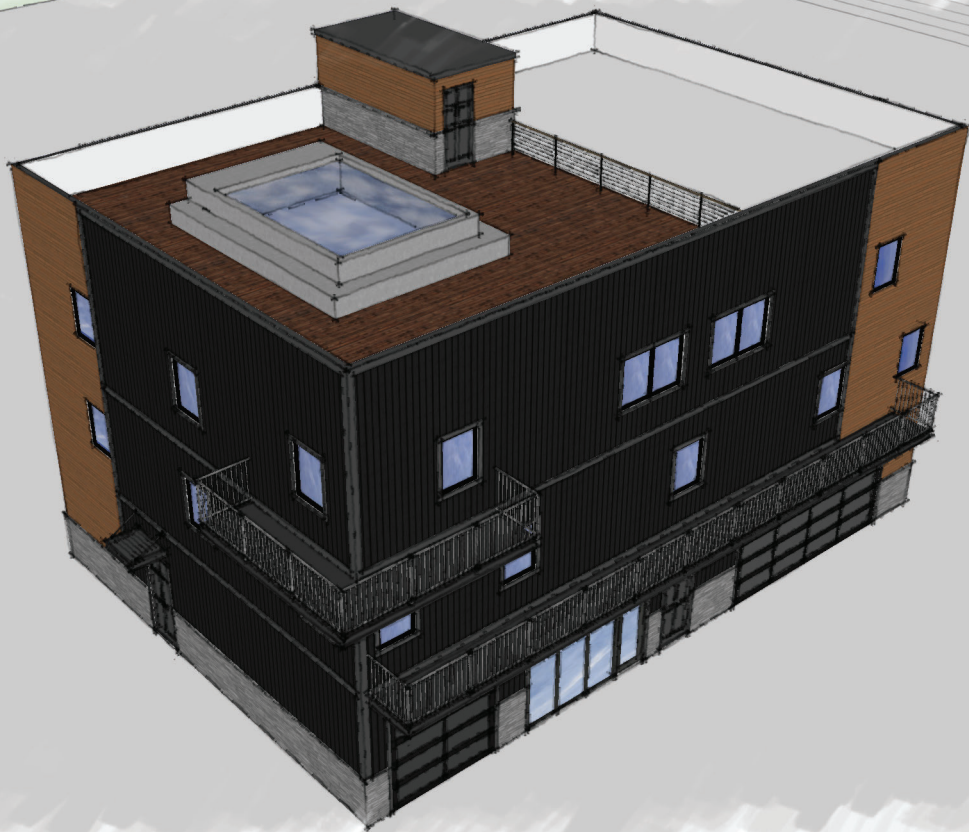
3-2-2022



3-2-2022



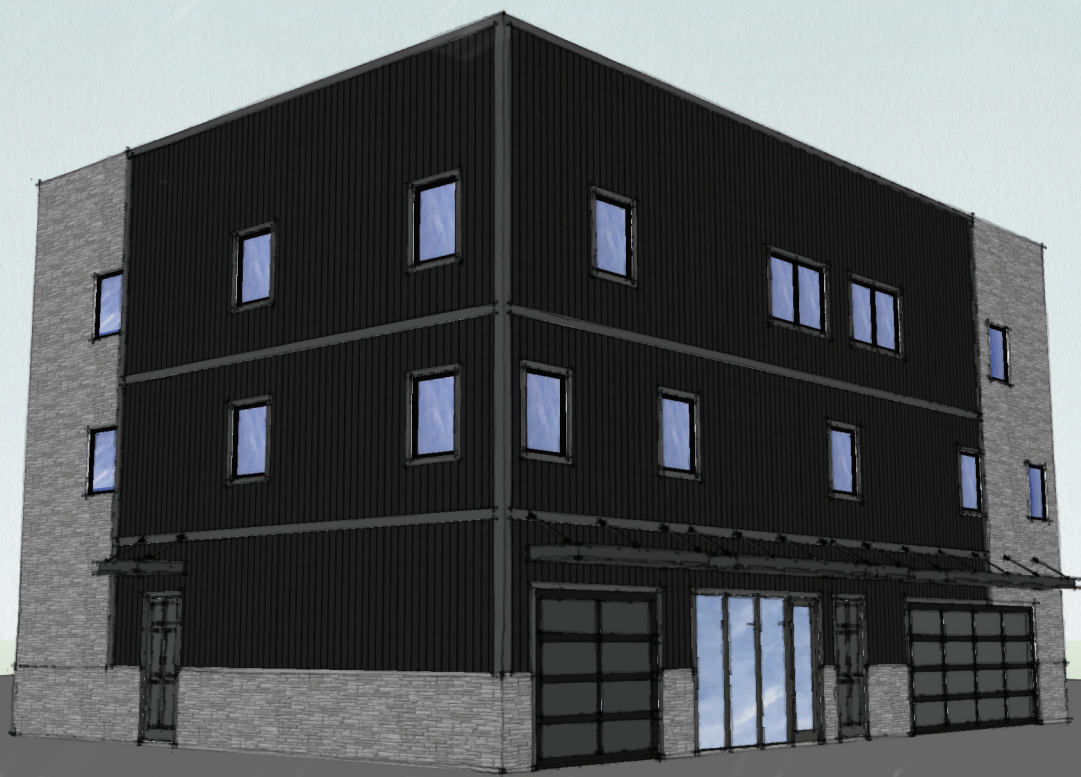
3-2-2022



3-2-2022



3-2-2022



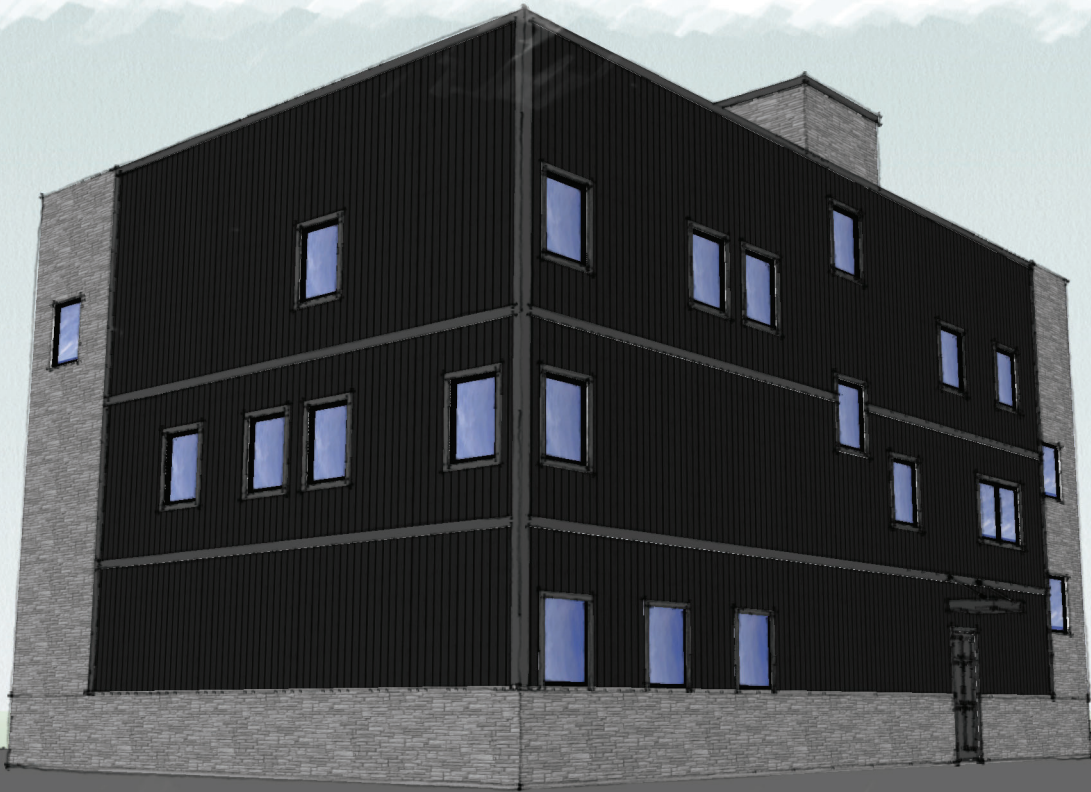
3-2-2022



3-2-2022



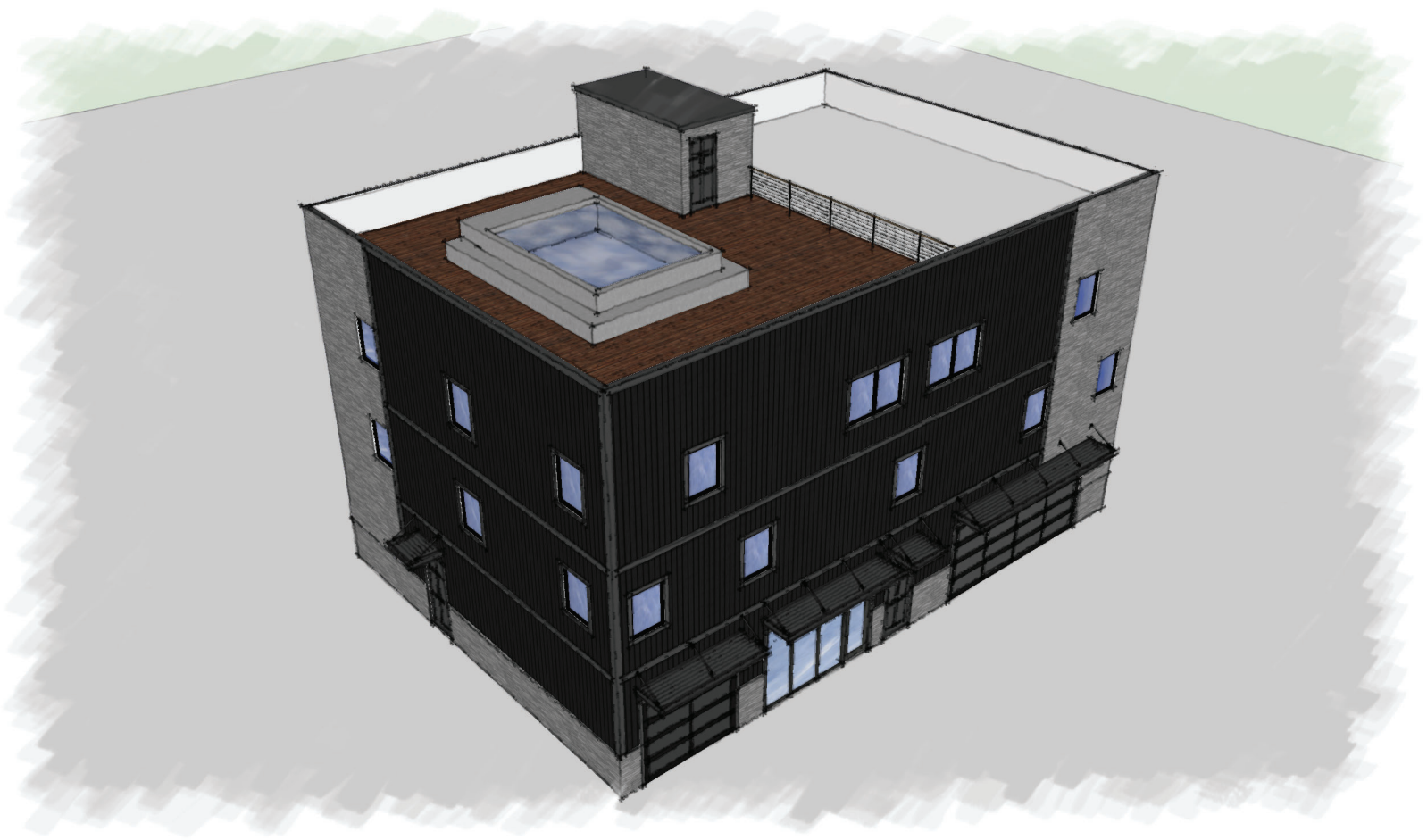
3-2-2022



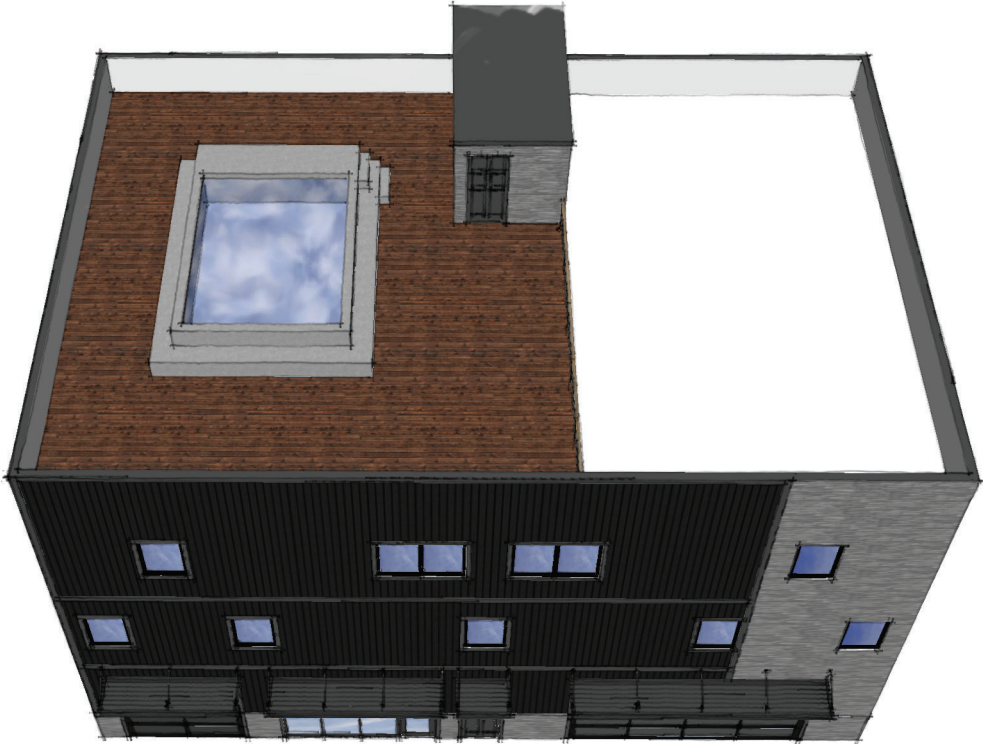
3-2-2022



3-2-2022



3-2-2022



3-16-2022



Designing Homes - Building Relationships
100 S Cambridge Drive
Geneva, IL 60134
630-546-7868
BDSArch@gmail.com
www.BDS-Arch.com

3-16-2022



Designing Homes - Building Relationships
100 S Cambridge Drive
Geneva, IL 60134
630-546-7868
BDSArch@gmail.com
www.BDS-Arch.com

3-16-2022

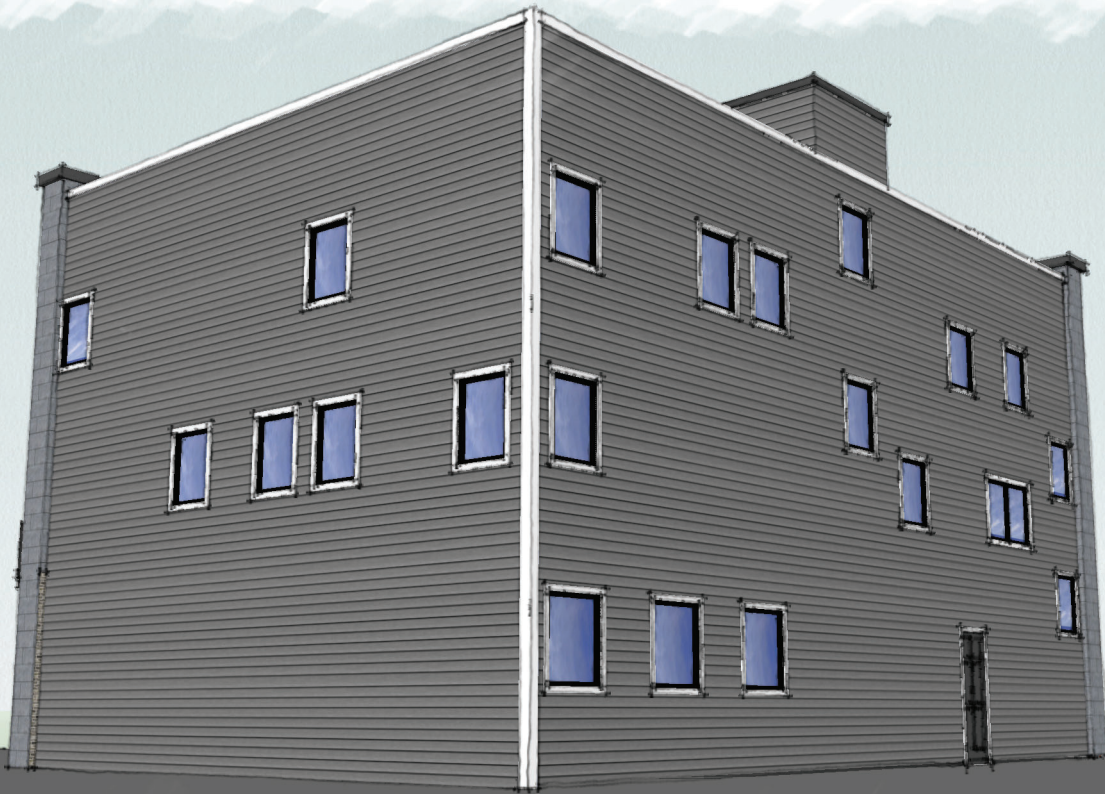


ARCHITECTURE
LLC

Designing Homes - Building Relationships

100 S Cambridge Drive
Geneva, IL 60134
630-546-7868
BDSArch@gmail.com
www.BDS-Arch.com

3-16-2022



ARCHITECTURE
LLC

Designing Homes - Building Relationships

100 S Cambridge Drive
Geneva, IL 60134
630-546-7868
BDSArch@gmail.com
www.BDS-Arch.com

3-16-2022



Designing Homes - Building Relationships
100 S Cambridge Drive
Geneva, IL 60134
630-546-7868
BDSArch@gmail.com
www.BDS-Arch.com

3-16-2022



ARCHITECTURE
LLC

Designing Homes - Building Relationships

100 S Cambridge Drive
Geneva, IL 60134
630-546-7868
BDSArch@gmail.com
www.BDS-Arch.com

3-16-2022



Designing Homes - Building Relationships
100 S Cambridge Drive
Geneva, IL 60134
630-546-7868
BDSArch@gmail.com
www.BDS-Arch.com

4-6-2022

REVISIONS:		
No.	Date	Description
1	4-6-2022	PRELIMINARY
2	4-6-2022	PRELIMINARY
3	4-6-2022	PRELIMINARY
4	4-6-2022	PRELIMINARY
5	4-6-2022	PRELIMINARY
6	4-6-2022	PRELIMINARY
7	4-6-2022	PRELIMINARY
8	4-6-2022	PRELIMINARY
9	4-6-2022	PRELIMINARY
10	4-6-2022	PRELIMINARY
11	4-6-2022	PRELIMINARY
12	4-6-2022	PRELIMINARY
13	4-6-2022	PRELIMINARY
14	4-6-2022	PRELIMINARY
15	4-6-2022	PRELIMINARY
16	4-6-2022	PRELIMINARY
17	4-6-2022	PRELIMINARY
18	4-6-2022	PRELIMINARY
19	4-6-2022	PRELIMINARY
20	4-6-2022	PRELIMINARY

MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE
BDS ARCHITECTURE, LLC
403 N. 3RD ST.
ST. CHARLES, IL 60174
TEL: 636.261.1111
WWW.BDSARCHITECTURE.COM

DATE: 25MAR22
PROJECT #: 21-048
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A-2.0

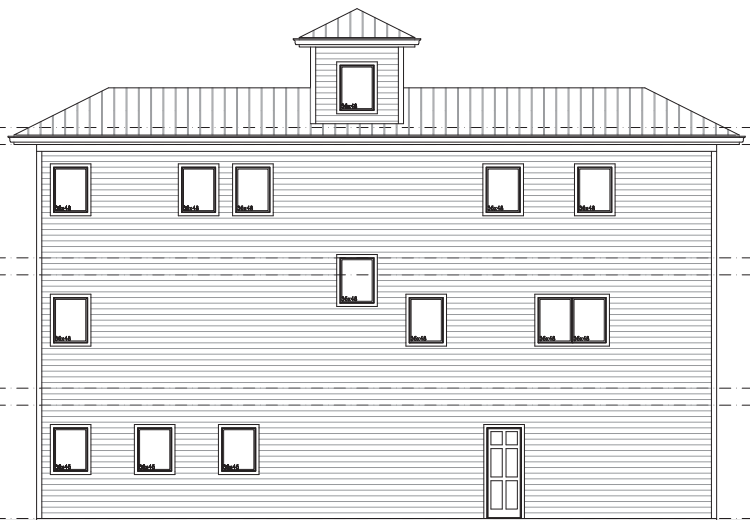
1 WEST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

4-6-2022



1 EAST ELEVATION
A-21 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A-21 SCALE: 1/8" = 1'-0"

REVISIONS:	
No.	Description
1	PREPARED
2	PLANNING
3	PLANNING
4	PLANNING
5	PLANNING
6	PLANNING
7	PLANNING
8	PLANNING
9	PLANNING
10	PLANNING
11	PLANNING
12	PLANNING
13	PLANNING
14	PLANNING
15	PLANNING
16	PLANNING
17	PLANNING
18	PLANNING
19	PLANNING
20	PLANNING
21	PLANNING
22	PLANNING
23	PLANNING
24	PLANNING
25	PLANNING
26	PLANNING
27	PLANNING
28	PLANNING
29	PLANNING
30	PLANNING
31	PLANNING
32	PLANNING
33	PLANNING
34	PLANNING
35	PLANNING
36	PLANNING
37	PLANNING
38	PLANNING
39	PLANNING
40	PLANNING
41	PLANNING
42	PLANNING
43	PLANNING
44	PLANNING
45	PLANNING
46	PLANNING
47	PLANNING
48	PLANNING
49	PLANNING
50	PLANNING
51	PLANNING
52	PLANNING
53	PLANNING
54	PLANNING
55	PLANNING
56	PLANNING
57	PLANNING
58	PLANNING
59	PLANNING
60	PLANNING
61	PLANNING
62	PLANNING
63	PLANNING
64	PLANNING
65	PLANNING
66	PLANNING
67	PLANNING
68	PLANNING
69	PLANNING
70	PLANNING
71	PLANNING
72	PLANNING
73	PLANNING
74	PLANNING
75	PLANNING
76	PLANNING
77	PLANNING
78	PLANNING
79	PLANNING
80	PLANNING
81	PLANNING
82	PLANNING
83	PLANNING
84	PLANNING
85	PLANNING
86	PLANNING
87	PLANNING
88	PLANNING
89	PLANNING
90	PLANNING
91	PLANNING
92	PLANNING
93	PLANNING
94	PLANNING
95	PLANNING
96	PLANNING
97	PLANNING
98	PLANNING
99	PLANNING
100	PLANNING

MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

ARCHITECTURE
BDS
BDS ARCHITECTURE, LLC
603-544-7888
GENERAL CONTRACTOR: BDO JACOBSON & ASSOCIATES

DATE: 25MAR22
PROJECT #: 21-048
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A-2.1

4-6-2022



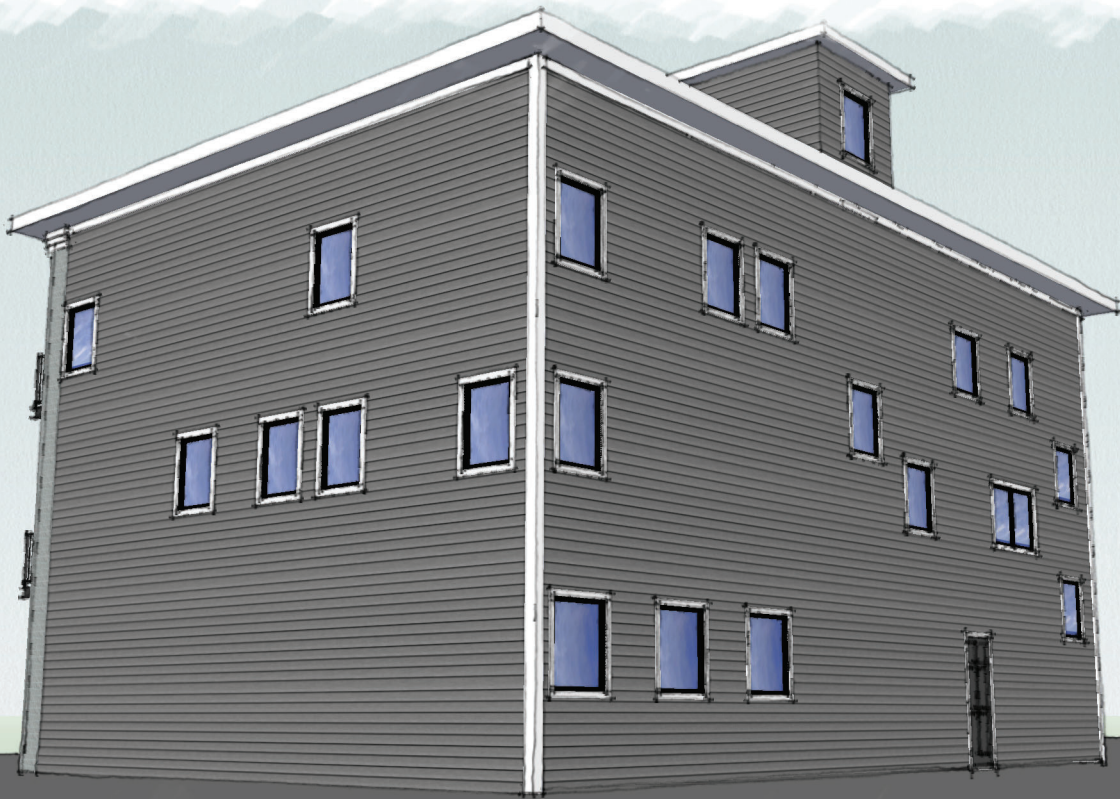
4-6-2022



4-6-2022



4-6-2022



4-6-2022



4-6-2022

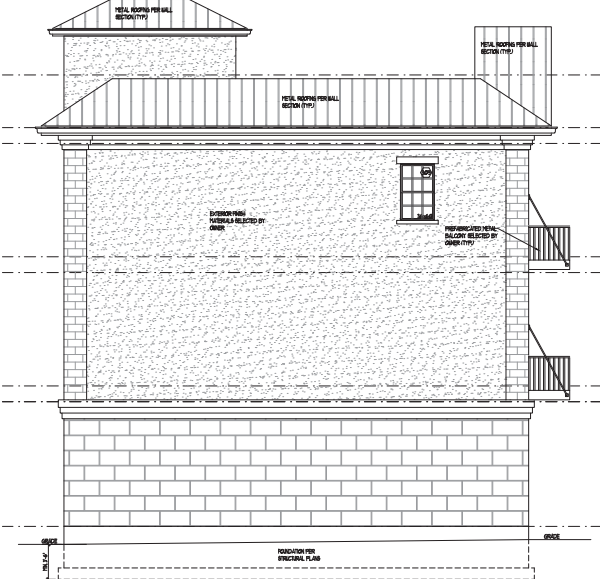


4-6-2022



Most Recent

8-7-2024



1 NORTH ELEVATION
A-2/ SCALE: 1/4" = 1'-0"

REVISIONS:		
No.	Date	Description
1	8-7-24	POWER & EMT
2	8-7-24	REVISION
3	8-7-24	REVISION
4	8-7-24	REVISION

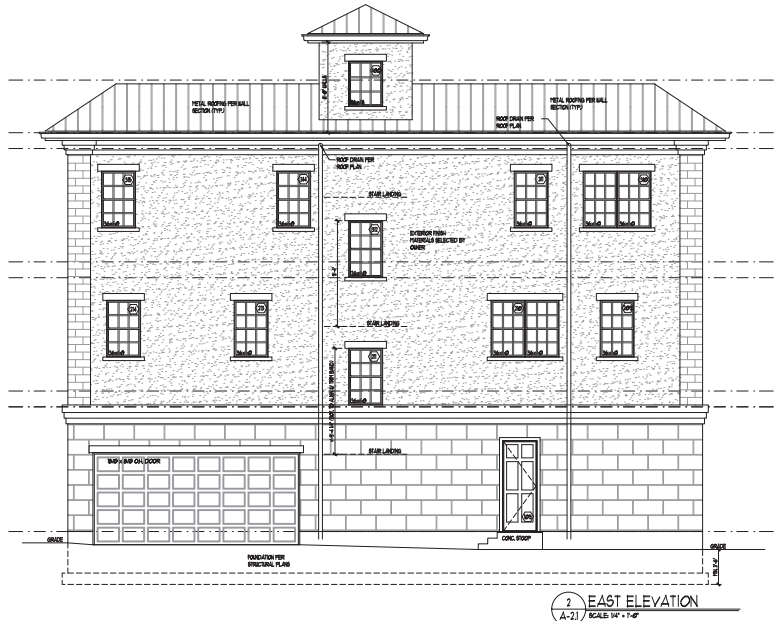
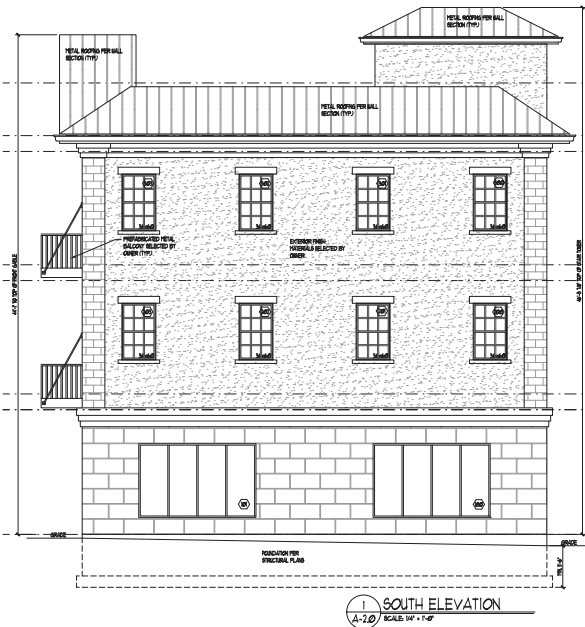
PROJECT: MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE
BRADLEY S. SALENS
ARCHITECT
403 N. 3RD ST.
ST. CHARLES, IL 60174
TEL: 618.333.1111
WWW.BDSARCHITECT.COM

DATE: 21 JUN 24
PROJECT #: 22-056
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A-2.0



8-7-2024



REVISIONS:		
No.	Date	Description
1	08-07-2024	POWER & EMT
2	07-21-24	REV. 111
3	06-27-24	PLAN REVIEW
4	06-27-24	PLAN REVIEW

MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE
BRADLEY D. SAGENS
ARCHITECT
GENERAL & DESIGN
4030 W. 94TH ST.
EDUCATION BUILDING

DATE: 21 JUN 24
PROJECT # 22-056
DRAWN BY: BDS
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET: A-2.1



Old Plan. Used for material list only.



2 WEST ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"

Exterior Materials, colors, styles:

1 - Metal Roofing - style, color	16" Standing seem metal roof/ color: black
2 - Stone Column veneer - material, finish, color	columns wrapped in composite or wood/color match siding.
3 - Main wall material - finish, color	4x10 sheets James Hardi vertical panel siding/
4 - Window trim head and sill - material, finish, color	LP smart side composite 1x6 Head 1x4 legs & sill
5 - Base level Veneer - Material, finish, color	versetta stone, ledger block style
6 - First level head pieces - Material, finish, color (match #4?)	versetta stone, trim stone style
7 - Freeze trim - Material, finish, color	LP smart side composite/ color:black
8 - Metal Balcony - Style, color, manufacturer	Standard aluminum metal balcony (wood or composite decking) with cable or solid bar tie backs/ color:black
9 - Band Board trim - Material, finish, color (match #7?)	versetta stone, wainscot cap sill/ color:northern ash or LP composite/ color:black
10 - Fascia	aluminum, black
11- garage doors	clopay, Avante style/ color:black aluminum tinted glass



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 12

NEGATIVE NO. 15

Address:

218 West Indiana Street

Remarks:

West Elevation

Block No. 19

Building No. 1

Address:


Remarks:

ROLL NO.

NEGATIVE NO.

Block No.

Building No.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 104 E Main Street	
	Significance:		Non-Contributing	
	Petitioner:		Roger Greenhagel	
	Project Type:		Signs	
	PUBLIC HEARING			MEETING 7/16/2025
Agenda Item Category:				
	Preliminary Review			Grant
X	Certificate of Appropriateness (COA)			Other Commission Business
	Landmark/District Designation			Commission Business
Attached Documents:			Additional Requested Documents:	
COA application, photos, plans				
Project Description:				
<ul style="list-style-type: none"> • Requesting to add a 12 sqft wall sign to the front of the building. The wall sign is made of black acrylic lettering • Requesting to add a projecting banner sign to the front of the building. This will be the same dimension as the old sign and stay cloth but changing the name. • This property was once the Crazy Fox but will now be Fox Social Bar and Grill 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: ____/____/____ COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 104 E MAIN ST.

Use of Property: ☒ Commercial, business name: FOX SOCIAL BAR + GRILL

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other: _____

☒ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other: _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other: _____

☐ Relocation of Building

Description:

NEW BUSINESS SIGNAGE
"FOX SOCIAL" ON DOOR HEADER
14" ACRYLIC LETTERS, REPLACE EXISTING BANNER

Applicant Information:

FOX SOCIAL BAR + GRILL, LLC

Name (print):

ROGER GREENHAUER

Address:

106 1/2 E MAIN ST. - 60174

Phone:

224-325-7571

Email:

rgreenhauer@gmail.com

Applicant is (check all that apply):

☒ Property Owner

☒ Business Tenant

☐ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print):

THREE GINGERS II, LLC (ROGER GREENHAUER)

Address:

106 1/2 E MAIN ST. - 60174

Signature:

[Signature]

APPLICANT/AUTHORIZED AGENT SIGNATURE

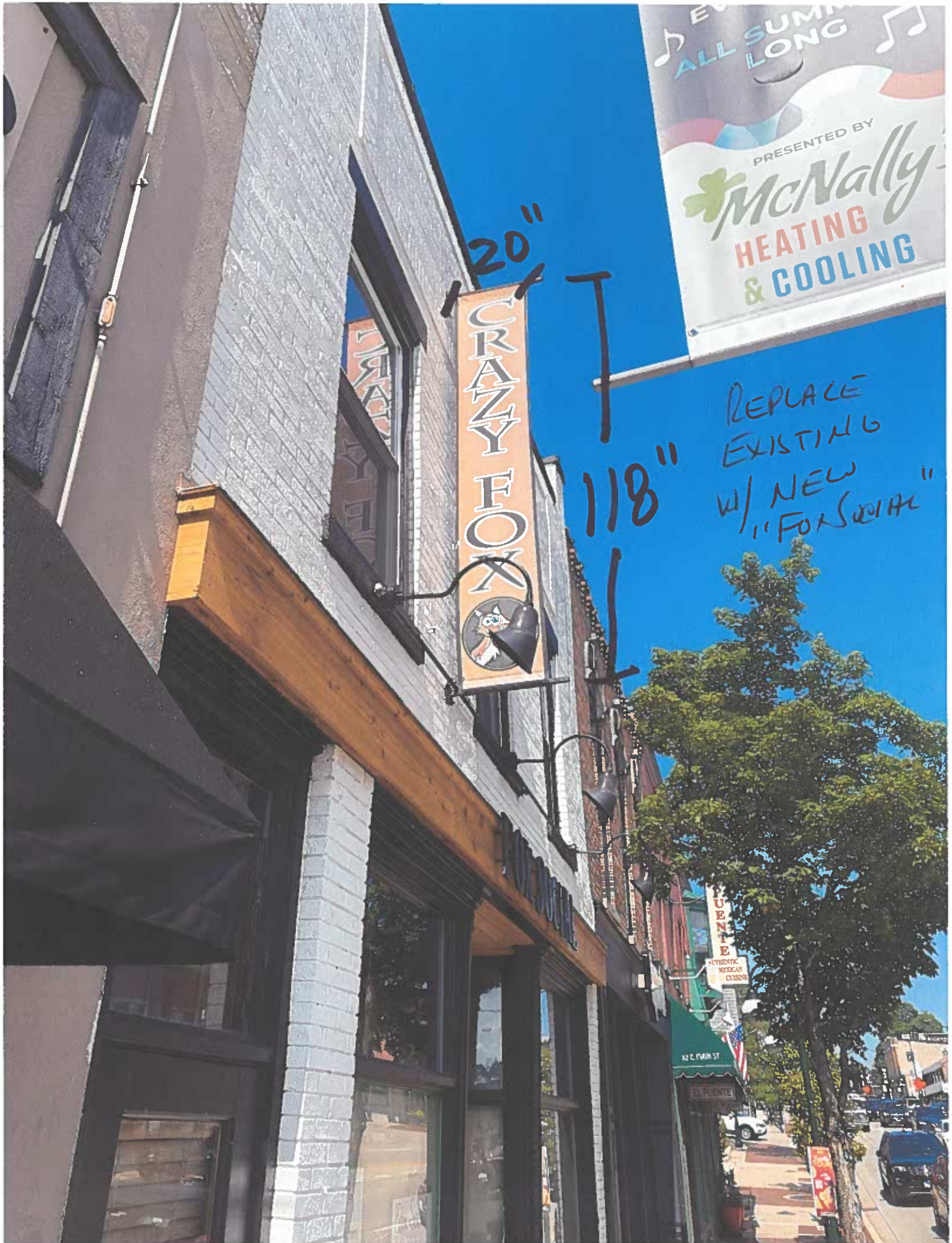
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature:

[Signature]

Date:

7-9-25



20"

118"

REPLACE
EXISTING
W/ NEW
"FOX SOCIAL"

EVERY SUMMER
ALL SUMMER
LONG
PRESENTED BY
McNally
HEATING
& COOLING

CRAZY
FOX

PUENTE
AUTHENTIC
MEXICAN
CUISINE

142 E. PAVAN ST.

EL PUENTE

THE FOX SOCIETY

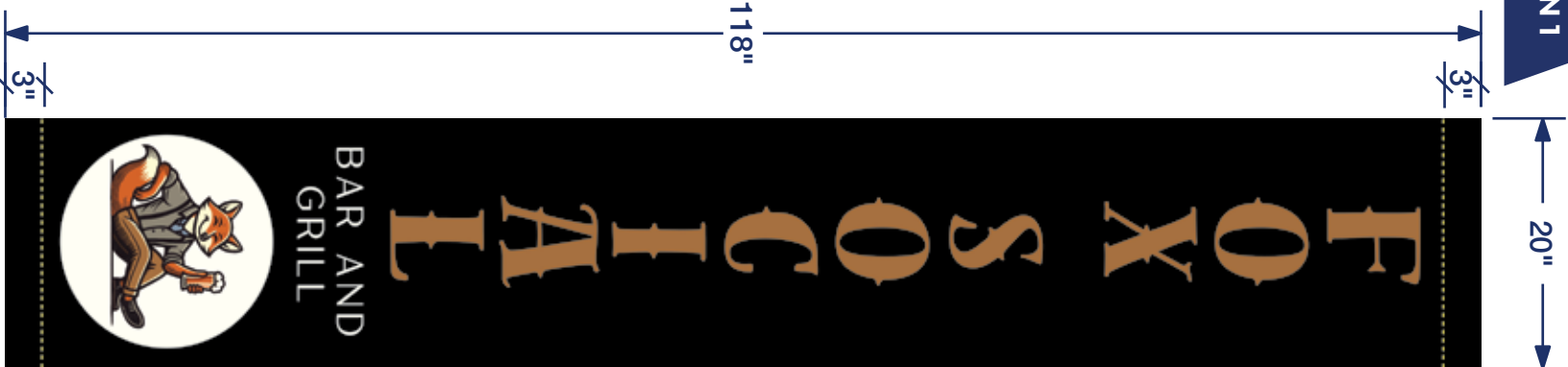
101



Proposed - OPT 1



OPTION 1




Specifications:
D/F Pole Pocket Banner

- Pole banner: (1x) Double Sided Banner with pole pockets on top and bottom.
- Overall size 118" tall x 20" wide
- Pole diameter **VIF (Approx 1" - 1.5")**
- Hemmed Edges
- Customer to install
- High resolution logo to be supplied**

Material	13oz banner material
----------	----------------------

Color Chart

Color A		CMYK

***Vector art required prior to fabrication**
Layout has been modified from provided art.
What is shown on the prints is ESG replicated art. Suggested color and layout to be approved.



***Information Required Prior to fabrication**
- Pole pocket size to be provided by customer



Site Address:

104 East Main Street,
St. Charles, IL, USA

Client Approval

Project: Fox Social Bar & Grill

SO#: #####

Date:

7/11/2025

Revisions:

R1 -

R2 -

Project Manager:

Lisa Stefan

Designer:

Lauren Herdegen



1120 N Ridge Ave, Lombard IL 60148
630-656-1085 Elevatesigngroup.com

The intent of this drawing is to show a conceptual representation of the proposed signage, due to variations in printing, fabrication, painting, substrates, and finishes. The final product may differ from drawing. Superimposed drawings are intended to show orientation and location of the proposed signage. It may not be exactly to scale. Color swatches or chips can be provided if requested by customer. If colors are not specified a close match will be provided and determined by the project manager. Accepted: By signing this document you the customer accepts that the above proposed signage specifications, colors, spelling, and conditions are satisfactory and authorize Elevate Sign Group to do the work as specified.
Copyright 2021, by Comet Neon, Inc. All designs presented are the sole property of Elevate Sign Group, LTD and may not be reproduced in part or whole without written permission from Elevate Sign Group, Ltd.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" 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: Commercial Vernacular

Date of Construction: 1920-1940

Source: Field Observation

Features:

Two story brick front with limestone headers at second floor. First floor is clad with wood board and batten siding.



Address:

104 East Main Street

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 41


Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 11

NEGATIVE NO. 11

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 17 N 2 nd Ave		
	Significance:	Landmark		
	Petitioner:	Nancy Knapp		
	Project Type:	Sign		
	PUBLIC HEARING		MEETING 7/16/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, photos, plans				
Project Description:				
<ul style="list-style-type: none"> • Requesting to replace old sign with new 16 square foot wooden sign with stained glass panels. • The sign holder will not change, only the hanging sign. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: ____/____/____ COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 17 N. 2nd Avenue

Use of Property: ☒ Commercial, business name: Circus Vintage Gallery
☐ Residential ☐ Other: _____

Project Type:

- | | | |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair
<input type="checkbox"/> Windows
<input type="checkbox"/> Doors
<input type="checkbox"/> Siding - Type: _____
<input type="checkbox"/> Masonry Repair
<input checked="" type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Awnings/Signs | <input type="checkbox"/> New Construction
<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Additions
<input type="checkbox"/> Deck/Porch
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____ | <input type="checkbox"/> Demolition
<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____

<input type="checkbox"/> Relocation of Building |
|---|---|---|

Description:

New Sign with wood & stained glass
Same location as current sign.

Applicant Information:

Name (print): Nancy Krapp

Address: 17 N. 2nd St.

Phone: 630 660-8160

Email: circusvintage@comcast.net

Applicant is (check all that apply):

- ☐ Property Owner
☐ Business Tenant
☐ Project contractor
☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Same ↑

Address: _____

Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] Date: 7/11/25



Current
Sign



RADIKAL REDESIGNED

INVOICE

Michael Kalinowski

708-606-2206

RadikalRedesigned

@gmail.com

Nancy Knapp
Circa Vintage Gallery
17 N Second St.
St. Charles, IL 60174
Date: 6/30/25

Project Title: Store Sign Quote
Project Description:
4' by 4' double sided wooden sign with stained glass panels.
Painted and custom lettered with business name, estimated cost \$2,000

P.O. Number: 12345
Invoice Number: 67890
Terms: 30 Days

Description			Cost
Materials			\$1,000.00
Labor			\$1,000.00

We look forward to doing business with you.

Sincerely yours,

Michael Kalinowski

Materials, measurements and style

Materials:

- 12-sheets of 12"x12" stained glass
- 4- 1"x8" treated boards
- 4-1"x6" treated boards
- 3-1"x10" treated boards
- 1- quart of exterior matte finish Burgundy paint
- 1- quart of exterior semi gloss Crème Paint
- 1- quart of exterior wood primer
- 1-quart of wood filler
- 2- tubes of caulk
- 1- box of exterior finishing screws
- 1- vinyl for stencil lettering

Measurement:

4ft by 4ft

Style:

Wood and stained glass sign for store with a vintage aesthetic





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 type="checkbox"/>	<input type="checkbox"/>	<input 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: Folk Victorian

Date of Construction: 1870

Source: St. Charles Historical Museum

Features:

Gable front and wing on two story wood clapboard sided structure. One story porch, classical heads at windows. Circle window at front gable.

Original wood shutters existed at time of 1994 photo.



Address:

17 North 2nd Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☒ Local

Block No. 41

Building No. 8

SURVEY DATE:

MAY 1994

ROLL NO. 11

NEGATIVE NO. 4



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 11

NEGATIVE NO. 5

Address:

17 North 2nd Avenue

Remarks:

North Elevation.

Block No. 41

Building No. 8

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Received Date

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number(s): 09-27-453-005	
	Property Name (Historic or common name of the property): COL. EDWARD J. BAKER HOME	
	Property Site Address 608-612 STATE AVENUE	
2. Record Owner:	Name HEATHER CORCORAN	Phone 630-803-1282
	Address 608 STATE AVENUE	Email HLTKIRK@YAHOO.COM
3. Applicant (if different from record owner):	Name	Phone
	Address	Email
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). (SEE ATTACHED)		

I. Classification of Property (Check all that apply):

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☐ original site
☒ moved: date 1985
☐ unaltered

d) Function or Use:

Historic/Current

☐ / ☐ agriculture
☐ / ☐ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☒ / ☒ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style
circa 1850-1930

Romantic Styles: circa 1820-1880

Greek Revival
Gothic Revival
Italianate
Exotic Revival

(SEE ATTACHED)

Victorian Styles: circa 1860-1910

Second Empire
Stick
Queen Anne
Shingle
Richardsonian Romanesque
Folk Victorian

Eclectic Styles: 1880-1940

Colonial Revival
Neoclassical, Classical Revival
Tudor Revival
Chateausque
Beaux Arts
French Eclectic
Italian Renaissance
Mission
Spanish Revival
Monterey
Pueblo Revival

Modern Styles: circa 1900- present

Prairie
Craftsman
Modernistic
Minimal Traditional
Ranch
Split-Level
International
Contemporary
Shed
Other 20th Century Modern
21st Century Modern

Styled Houses since 1935:

Mansard
Styled Ranch
Millenium Mansion
New Traditional
American Vernacular

Other Architecture:

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

Inventory of Original Architectural Elements

Item:	Original (yes only)	Material	Location if Required
Chimney			
Door(s)		WOOD	
Exterior Walls	POSSIBLE WATER ALUMINUM	ALUMINUM OVER WOOD	ALL FOUR ELEVATIONS
Foundation		CONCRETE BLOCK	
Roof		ASPHALT	
Trim	POSSIBLE OVERALL SOME YES	VINYL ALUMINUM OVER WOOD	ALL ELEVATIONS
Window (s)	SOME LEADED GLASS	SAME	SOUTH & EAST ELEVATIONS

Materials List

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: DR. ABEL DeWOLF
- b) Architect/ Builder: _____
- c) Significant Person(s): COL EDWARD J. AND HARRIETT ROCKWELL BAKER
- d) Significant Dates (i.e., construction dates): C 1887
1902 HENRY ROCKWELL PURCHASE TRANSFER TO EDWARD J. BAKER
FATHER-IN-LAW

e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1. ☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.
Notes: GATES TO BAKER TO MORRIS TO COLLINS
CONTRIBUTIONS TO ST CHARLES ARE WELL
DOCUMENTED
2. ☐ Property is the site of a significant local, county, state, or national event.
Notes:
3. ☒ Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
Notes: COL EDWARD J. AND HARRIETT ROCKWELL BAKER
HENRY ROCKWELL - 2 TIME MAYOR
4. ☐ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
Notes:
5. ☐ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.
Notes:

6. ☒ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Notes: SEVERAL EXAMPLES OF LEADED GLASS POPARTAN
1880 — 1910.

7. ☐ Structure embodies design elements that make it structurally or architecturally innovative.

Notes:

8. ☐ Property has a unique location or physical characteristics that make it a familiar visual feature.

Notes:

9. ☐ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Notes:

10. ☒ Property is suitable for preservation or restoration.

Notes:

CURRENT STRUCTURE IS REPRESENTATIVE OF
ORIGINAL ARCHITECTURE

11. ☐ Property is included on the ☐ Illinois and/or ☐ National Register of Historic Places.

Notes:

12. ☐ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Notes:

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. (SEE ATTACHED)
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. (SEE ATTACHED)
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required. (SEE ATTACHED)
4. Chronological list of historical owners. (SEE ATTACHED)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Applicant Heather Corcoran Date 6/18/25

If Owner authorizes application to be filed for their property:

Owner [Signature] Date 6/17/25

Description – 608 State Avenue

Built c1887, at the southwest corner of Main Street and Fifth Avenue, this Italianate architectural home, built for Dr. A. B. DeWolf next to his existing Italianate residence is now the landmarked Rockwell House (Yurs Funeral Home). Prior to this home construction the well-known Tremont Hotel existed and was the base for Stevens S. Jones and his newspaper. This replacement structure existed at what is now the Yurs parking lot until 1985 when it moved to its present site at 608 – 612 State Avenue and thus remains today. It is not known if the existing wood siding and trim exist but could as the house currently is covered with aluminum siding. Most windows and doors are replacements however the lead glass windows located on the south and east elevations are original and worth noting. Overall, the home mirrors the vintage photo included within the package. The home was sold to Henry Rockwell by Dr. DeWolf in 1902. Mr. Rockwell was the father of Harriet Rockwell, the wife of Col. Edward J. Baker. The couple resided at the home from 1902 until Harriet's death in 1940 and in 1944 Col. Baker sold the home and had moved to his fifth-floor residence at his Hotel Baker located just west on Main Street until his death in 1959.

While Dr. A. B. DeWolf was the owner at the time of building, Col. Baker is the historic character that is worth noting and thus the home can be called the Col. Edward J. Baker Home.

The criteria used to landmark this structure are: 1, 3, 6, and 10.

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY; ON THE EAST BY THE WESTERLY LINE OF SEVENTH AVENUE EXTENDED NORTHERLY; ON THE SOUTH BY THE NORTHERLY LINE OF STATE AVENUE AND ON THE WEST BY THE WESTERLY LINE OF VACATED SIXTH AVENUE, (EXCEPT THAT PART LYING WEST OF A LINE DRAWN PARALLEL WITH AND 38.07 FEET WEST OF THE EAST LINE OF SAID VACATED SIXTH AVENUE) ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Permanent Index #'s: 09-27-453-005

Property Address: 608-612 State Avenue, Saint Charles, Illinois 60174

Unofficial



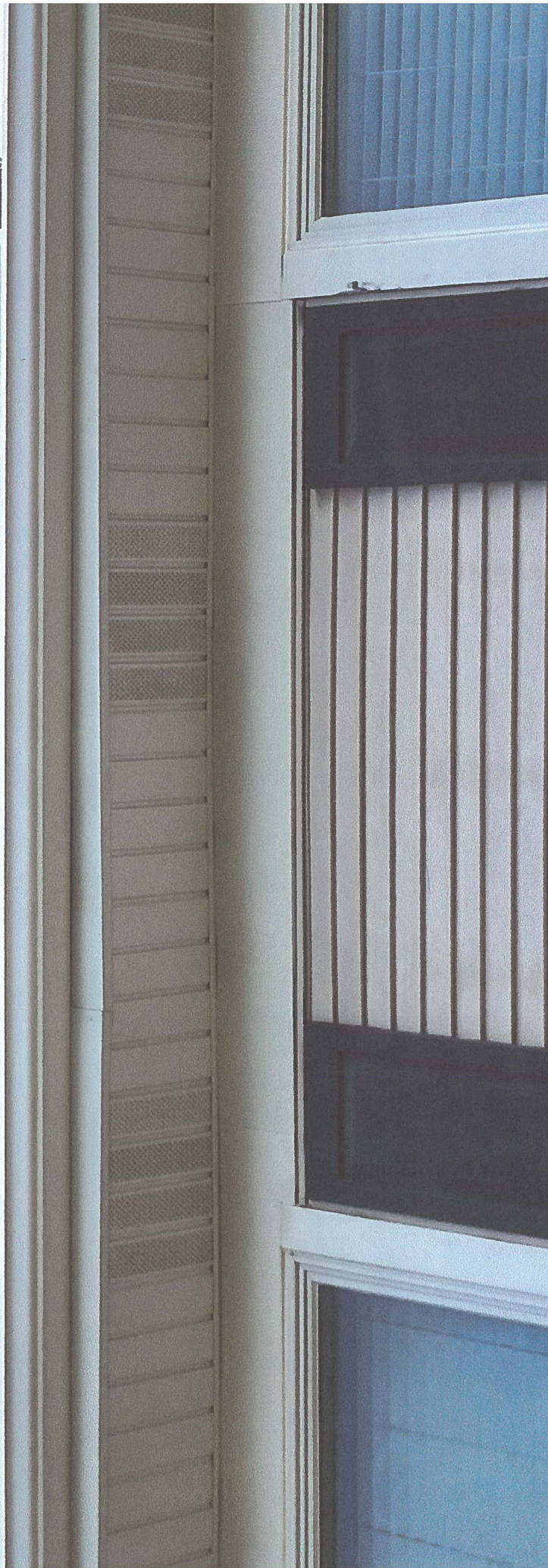














From: gibsonse67@gmail.com
Subject: Baker Home and Yurs Funeral Home
Date: Jun 11, 2025 at 4:35:58 PM
To: pretz@ameritech.net

Here it is!

Steve Gibson
630-715-1275



Col Edward J.
BAKER House

DATE unknown

CURRENT 608 STATE AVE

Address Search Results

PinList

Pictometry



1987 608 STATE AVE HOUSE PRESENT

Address Search Results

Pictometry

PinList



1985 608 STATE AVE VACANT

Address Search Results

PinList

Pictometry



July 24
1985

St. Charl

ST. CHARLES
CHRONICLE

Volume 103 Number 8

Our sec.
ST. CHARLES, IL

UNIV. OF ILLINOIS
NEWSPAPER LIBRARY
1408 W. Gregory
Urbana, IL 61801

Aid bails out district

By Richard Sackley

Christmas came five months early for St. Charles School District 303

A recent increase of more than \$1 million in state aid has pulled the district out of a financial hole, enabling administrators to keep a reserve fund available for balancing this year's and future bud-

The windfall also includes \$290,505 in tax amnesty money the district received a few months ago

Business manager Ray Reynolds unveiled the district's preliminary 1985-86 budget Monday at a special board meeting. A tentative budget will be examined at the board's Aug. 12 meeting before board members vote on a final budget Aug. 23.

Reynolds said the district's projected expenses of \$17,820,422 show a deficit of \$293,535 when compared to projected revenues of \$17,526,887 during the coming year. One year ago, district officials trimmed the proposed 1984-85 budget from an original deficit of \$1.7 million.

The district's reserve fund of \$1,155,583 can be used to offset the difference, along with investments and expense cuts, he said. More than \$94,000 was used from the fund during the 1984-85 school year.

School Superintendent Donald D'Amico assured board members that the final budget would be balanced within the guidelines established by the board. Board policy states a balanced budget must be plus or minus 1 percent of projected revenues.

"We have obtained and reached our financial goals and have a balanced budget for the coming year, and we're delighted with it," D'Amico said. "The budget maintains reserve levels of previous years."

While the preliminary budget allows for projected increases in certain areas, it would not cover what could be a 347 percent increase in insurance premiums the district faces during the upcoming year, Reynolds said.

According to Reynolds, the 1985-86 premium would be \$428,314, compared with last year's premium of \$123,423.

"I don't have the numbers yet because I'm remarketing the insurance," he told the board. "We already know the worst case, but I want to get more realistic numbers."

Reynolds said he would choose an insurance company during the next month and report back to the board Sept. 9.

D'Amico said the budget contains provisions for programs

such as transitional first grades, reducing some combination classes, adding personnel, services and equipment in the guidance department, evaluation of the gifted program, addition of special education personnel, program and funds for summer staff development, development of a writing program, and the addition of graduation requirements and population growth.

The budget also includes the settlements of all labor contracts in the district, along with service contracts for food and building maintenance, D'Amico said.

Board members attributed the state of this year's budget to the hard work of Reynolds and assistant superintendent John Vanko.

"We could've gone into the hole for \$1.5 million," said board member James Jezi.

School Board President Dennis Murphy agreed, saying the district "got by last year." He joked that the district now has enough money for the basics, "including toilet paper."

Board member Sharon Hare said it was gratifying to see the budget without a major deficit, as had been the case during the past two years.

"I think everybody was just very, very relieved," she said.



A rodeo rider thro
(Chronicle photo by

Postal workers upset over Reagan budget proposal

By Mark Foster
More than 30 postal workers from the tri-cities and Aurora descended on Congressman John Grotberg's St. Charles office Monday to voice their opposition to President Reagan's budget proposal.

Specifically, they are opposing proposals to increase the retirement age for civil service employees, increase their retirement contribution and eliminate retirees' cost-of-living adjustment for 1986.

Four men representing postal employees in the area including Tom Thomason of the Batavia post office and James Gould of the Geneva post office met privately with Grotberg's administrative assistant for the area.

Terry Des Coteaux, while dozens of letter carriers, particularly from Batavia, waited in the outer office.

In addition, Grotberg's office received more than 80 telephone calls from civil service employ-

ees opposed to the president's plan.

It was part of a campaign Monday by the National Association of Letter Carriers to bring the issue to the attention of representatives and senators.

Under Reagan's proposal, the retirement age for civil service employees would be increased from 55 to 65, with penalties for early retirement.

Don Hornyan of the Aurora post office and spokesman for the group, said he was pleased with the results of the meeting with Des Coteaux.

"We're just trying to keep our heads above water," Hornyan said later.

Des Coteaux made calls to Washington to get Grotberg's position on some of the issues of concern to the postal workers.

'They're pulling the rug out from under me...'

A postal worker retiring at 55 now, after 30 years of service, receives \$912 per month, according to the group of letter carriers at Grotberg's office.

She said that she told the postal workers that Grotberg supports leaving the cost-of-living adjustment in place, and leaving the retirement contribution at seven percent.



This St. Charles home is ready to roll today to its new location.



Local letter carriers gather Monday in John Grotberg's St. Charles office. (Chronicle photo by Reider Hahn)

Grotberg's office.

That figure would be cut in half for workers retiring at 55 under the president's plan, they said, placing the retiree at \$1,000 below the poverty level.

The postal workers agreed that it is impossible for most people to continue carrying mail until they are 65 years old.

Furthermore, several workers said they left better paying jobs for the guarantees of early retirement.

"They're pulling the rug out from under me, and I resent it," said one letter carrier.

Another Reagan proposal is to increase civil service retirement fund contributions from seven percent of their earnings to nine percent, which is viewed as an effective cut in pay by the postal workers.

They also are opposing the elimination of the civil service cost-of-living adjustment for the year 1986.

retirement contribution at seven percent.

The retirement age issue and another proposal dealing with health care benefits are in a reform committee. Des Coteaux said, and the congressman does not have a position on these at this time.

However, in a telephone interview, Grotberg said Tuesday he is concerned about letter carriers being forced to work until they are 65.

On the other hand, he said that the financing of retirement systems needs to be looked at.

He also suggested he might favor limits on cost-of-living adjustments, assuming that Social Security would not be affected.

Sounding a theme from his general election campaign, Grotberg said that one approach to dealing with inflation is not to compensate for the first two percent increase in the cost of living.

This St. Charles home is ready to roll today to its new location. (Chronicle photo by Bob Christensen)

St. Charles home set to move today

By Bob Christensen

Dorothy had a much easier time getting to Oz. But a Wheaton firm moving a St. Charles home at about 10 a.m. this morning isn't counting on a tornado to do the job for them.

If all goes well, the house, next to the [redacted] Funeral Home at Route 25 and Main Street, will be hauled two blocks north and gently deposited at a vacant lot on State Street.

However, weather conditions will dictate whether the house stays or goes.

"If the temperature gets above 90 degrees, she stays put," said Ron Muehlteit, head of Muehlteit and Sons, the moving company in charge of the project.

The house is owned by Don and Helene [redacted], who are having it moved to provide more parking spaces at the funeral home, according to Rick [redacted], the couple's son.

The temperature limit is set by Commonwealth Edison, Muehlteit said. City electrical workers will have to lift power lines across Route 25 so the house can pass underneath. If the temperature exceeds 90 degrees, Edison will not shut off power due to the loss of air conditioning that would result.

The apartment house has already been lifted off its foundation.

(Continued to page 4)

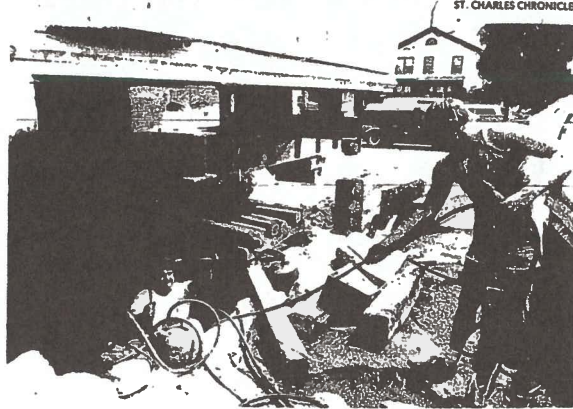
WHATEVER BUGS YOU!

FRANK'S HAS THE SOLUTION... ALL AT BIG SAVINGS TO YOU!

SALE PRICES GOOD THRU SUN JULY 28



FOR FOR



Ready to roll

FOR GARDEN PESTS

PROTECT YOUR VALUABLE PLANTS



ORTHO SEVIN 5 DUST
KILLS MANY GARDEN INSECTS
4-LB REG 2 49 NOW **1.49**

TOMATO VEGETABLE DUST
SAVE OVER 30%
10-OZ REG 4 89 NOW **3.39**

ORTHO ROSE/FLORAL DUST
SAVE OVER 30%
10-OZ REG 4 89 NOW **3.39**

TOMATO VEGETABLE SPRAY
SAVE OVER 30%
15-OZ AEROSOL REG 4 89 **3.39**

FOR PEOPLE PESTS

ENJOY SUMMER WITHOUT INSECTS



FOGGING INSECTICIDE
SAVE OVER 50%
ORTHO GAL REG 19 99 **9.88**

OUTDOOR INSECT FOGGER
SAVE OVER 30%
ORTHO 16-OZ REG 4 89 **3.39**

HI-POWER INSECT FOGGER
SAVE OVER 40%
IN-DOOR 7 1/2-OZ REG 3 49 **1.99**

Ready to roll

Workers prepare a St. Charles house at Route 25 and Main Street for its move to a new location on State Street. The move was scheduled for 10 a.m. today. (Chronicle photo by Bob Christensen)

House 'hits the road' today

(Continued from page 1) and onto the truck that will transport it. Workers used hydraulic jacks to raise it up, then slid the truck bed underneath.

The hardest part of moving a house is knowing where to lift it and how to load it," said Muehlfelt, who has been in the business for 30 years.

"There isn't a book in any library that can teach you how to do it," he said. "It's all a matter of experience."

The most trying part of the job is not the actual move. Muehlfelt said instead he said it's coordinating all of the outside agencies that must be involved.

"You have to call the electric people Illinois Bell has to be notified, along with the cable television companies. It can be a real hassle," he said.

Muehlfelt also must have a state permit to transport the house along state roads such as Route 25.

If it's hot and Tom McCall doesn't shut the power down, the permit is only good for four days after that," he said.

"We get a week of high temperatures and I have to go back down to Springfield and apply all over again. There's a lot involved."

According to St. Charles police Lt. Steve McCall, at least two traffic light standards will have to be moved to allow the house to pass by.

"We measured the house at 38 feet wide," McCall said. "The road is only 36 feet wide so we'll have to make some room."

McCall said some road signs also will have to be moved to accommodate the house, and that one tree will have to be cut down.

But that tree would have to be removed any way when the state repairs the intersection of Routes 64 and 25, he said.

McCall also said that St. Charles officers will be on hand to handle the traffic problems that will occur when the lights are moved.

This isn't the first time the Yurs family has relocated a house. "Back in 1970, we had two other houses that were located where the house is now moved near the same place this one is going," he said. "This one is the last to leave."

The last residents to leave the house were Yurs' parents and an aunt who have all moved to new homes. Most of the house had been rented out and will be again.

But not for about six weeks, after it's gotten settled in," Yurs said.

The house is still in great shape," he said. "The movers said it was built like a tank."

Correct MAIN ST + 5TH AVE

PinList

Pictometry



1987 Main St +
5th Ave House gone

Pictometry

PinList



Pictometry

PinList



1985 MAIN ST + 5th AVE

HOUSE PRESENT

1956 MAIN ST + 5th AVE

HOUSE PRESENT

1956Aerials



Pictometry

PinList

Pan

COVID19

Parcel Identity

Reports

Print

Clear

FullScreen

About

Help

Layers

Ownership – 608-612 State Avenue

09-27-453-005

STCHAS/42/5

All support documents are housed with the Kane County Recorder office

1844		Begin at STCHAS/7/1 today known as the Yurs Funeral Home parking lot
1844	WD	Ira Minard, administrative deed, to Stevens S. Jones
1851		Tremont Hotel era begins
1885	WD	Mary (Jones) and John Bundy to Dr. A. B. DeWolf land only no structure
1887		Current home now exists
1889		Col. Edward J. Baker marries Harriet Rockwell
1892		Home located on 1892 Atlas Map
1902	WD	Dr. A. B. DeWolf to Henry Rockwell (Rockwell House/Yurs Funeral Home)
1902	WD	Henry Rockwell to Col. Edward J. Baker
1940		Harriet (Rockwell) Baker dies
1944	WD	Col. Edward J. Baker to Walter and Amelia Roman
1944		Col. Edward J. Baker moves to the Baker Hotel
1959		Col. Edward J. Baker dies
1968	WD	Baker trust to Yurs, Inc.
1985		Home only is moved to 608 – 612 State Avenue STCHAS/42/5

NOV 15 1968



TRUSTEE'S DEED

BOOK 2489 PAGE 592

133274

2

Form 154 8-2-62

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made this 28th day of October, 1968, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 9th day of May, 1961 and known as Trust Number 43311, party of the first part, and

YURS, INC., AN ILLINOIS CORPORATION

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Kane County, Illinois, to-wit:

All of Lots 1 and 8 and the East 40 feet of Lots 2 and 7 in Block 7 of the Original Town of St. Charles, on the East side of Fox River, in the City of St. Charles, Kane County, Illinois.

NAME
CO. NO. 045
013707



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 14 1968
REPT OF REVENUE
\$65.00

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever, of said party of the second part.

1. General taxes for the year 1968 and subsequent years;
2. Zoning and building laws; and
3. Covenants, Easements and Restrictions of record.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

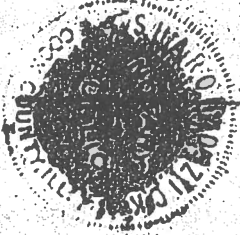


CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By *Margaret E. Cordial* Assistant Vice-President

Attest *Nicholas B. Amel* Assistant Secretary

STATE OF ILLINOIS, COUNTY OF COOK



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument on their own free and voluntary act and as the free and voluntary act of said Company for the use and purpose therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the use and purpose therein set forth.

Given under my hand and Notarial Seal

October 28, 1968

Date

Sharon O. Zitek

Notary Public

DELIVER TO
NAME
STREET
CITY
INSTRUCTIONS

OR

RECORDERS OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

STATE OF ILLINOIS
KANE COUNTY
FILED FOR RECORD

1127716

NOV 15 1968 - 10 5 AM

This space for affixing return

Document Number

1968
Trust
to
Yurs
BK 2489
Pg 592

1127716

208

WARRANTY DEED—JOINT TENANCY

P. O. Peterson's Son, Attorney, Ill.

THE GRANTOR EDWARD J. BAKER a widower

of the City of St. Charles in the County of Kane

and State of Illinois for and in consideration of
TEN and no/100 (\$10.00)

DOLLARS

in hand paid, CONVEYS and WARRANTS to WALTER ROMAN and AMELIA ROMAN, husband and wife,

of the City of St. Charles County of Kane and State of Illinois

not in tenancy in common, but in Joint Tenancy, the following described real estate, to-wit

The Easterly Ninety (90) feet of Block Seven (7) of the Original
Town, Now City of St. Charles,

situated in the City of St. Charles County of Kane

in the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part forever, not in tenancy in common, but
in joint tenancy.

This conveyance subject to taxes for 1944 which grantees assume.

Dated this 29th day of August A. D. 19 44

(Revenue \$16.50)

(SEAL)

Edward J. Baker

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS } ss.
COUNTY OF KANE }

I, Harry G. Hempstead,

A Notary Public, in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, That
Edward J. Baker, a widowerpersonally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that he signed, sealed
and delivered the said instrument as his free and voluntary act for the uses and purposes therein
set forth, including the release and waiver of the right of homestead

GIVEN under my hand and Notarial seal this 29th day of August

A. D. 19 44

My Commission Expires Moh 16, 1946

Harry G. Hempstead
Notary Public
Kane Co., Ill.

Harry G. Hempstead

Notary Public

No. 519819 Filed for record this 31st day of Aug

A. D. 19 44, at 8 o'clock A. M.

M. H. Agnew

Recorder.

D-3.

Book No. 1218

4

1902
New York
to
Baker

J. J. Shaw.

Box	Case	No.
100	100	100
100	100	100
100	100	100

Henry T. Rockwell &
James H. V.

Witnessed and dated Aug 1 63
in Book 100

to
Edward J. Baker

Aug 4 63
Constitution of 1863
The City of New York
New City of New York

Doc 56373

WJ
1902
de Wolf
TO
Rockwell
BK 421
Pg 373

This Indenture Witnesseth, That the grantors John S. De Wolf and Anna F. De Wolf his wife

of the City of Kansas City in the County of Jackson and State of Missouri
for and in consideration of the sum of Five Thousand and Five Hundred (\$5500) DOLLARS

in hand paid, CONVEY and WARRANT to Henry F. Rockwell

of the City of St. Charles County of Kane and State of Illinois

the following described Real Estate, to-wit:
Block No. Seven (7) of the original town (now city) of St. Charles, Kane County Illinois. Subject to lien of a certain trust deed, executed by John S. De Wolf and Olive De Wolf his wife to John A. Russell, dated September 23^d A.D. 1897 conveying aforesaid Block No. Seven (7) in St. Charles aforesaid in trust to aforesaid John A. Russell Trustee and recorded on Page 180 in Book 370 October 6th 1897 to secure payment of one note of even date then with for the sum of Two Thousand (2000) dollars payable to order of Jacob R. Graham five (5) years after date with interest at the rate of six (6) per cent per annum interest payable annually, which said incumbrance said second party Henry F. Rockwell hereby assumes and agrees to pay according to the tenor thereof and the amount due on said note at the date hereof is deducted from the cash payment of the consideration herein
situated in the City of St. Charles in the County of Kane in the State of Illinois
under and by virtue of the Homestead Exemption Laws of the State of Illinois

Dated this twenty eighth (28) day of July A. D. 1902.

Signed, Sealed and Delivered in the Presence of

John S. De Wolf
Anna F. De Wolf



STATE OF Missouri
County of Jackson
(Notarial Seal)

Bezael Wells, Notary public
in and for said County in the State aforesaid, DO HEREBY CERTIFY that
John S. De Wolf and Anna F. De Wolf

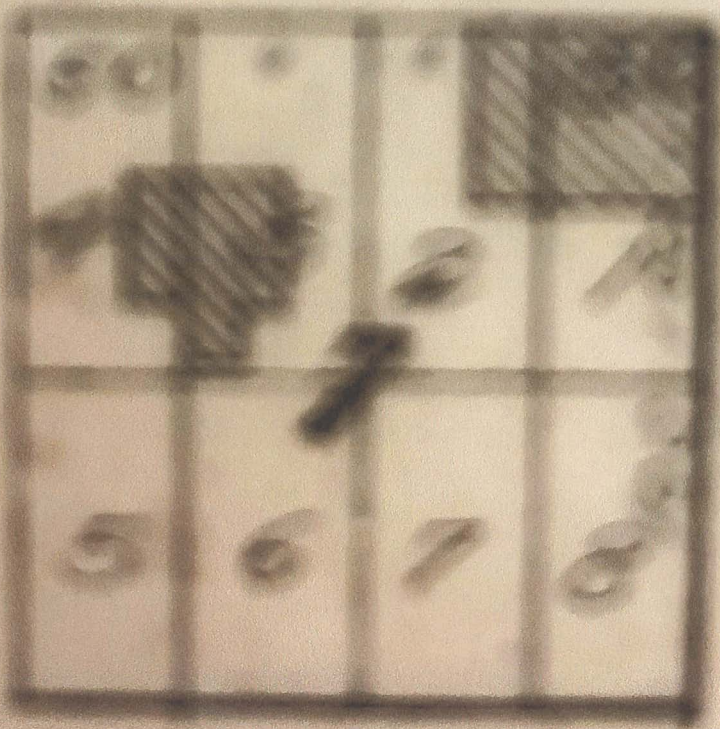
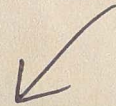
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal, this twenty eighth day of July A. D. 1902.

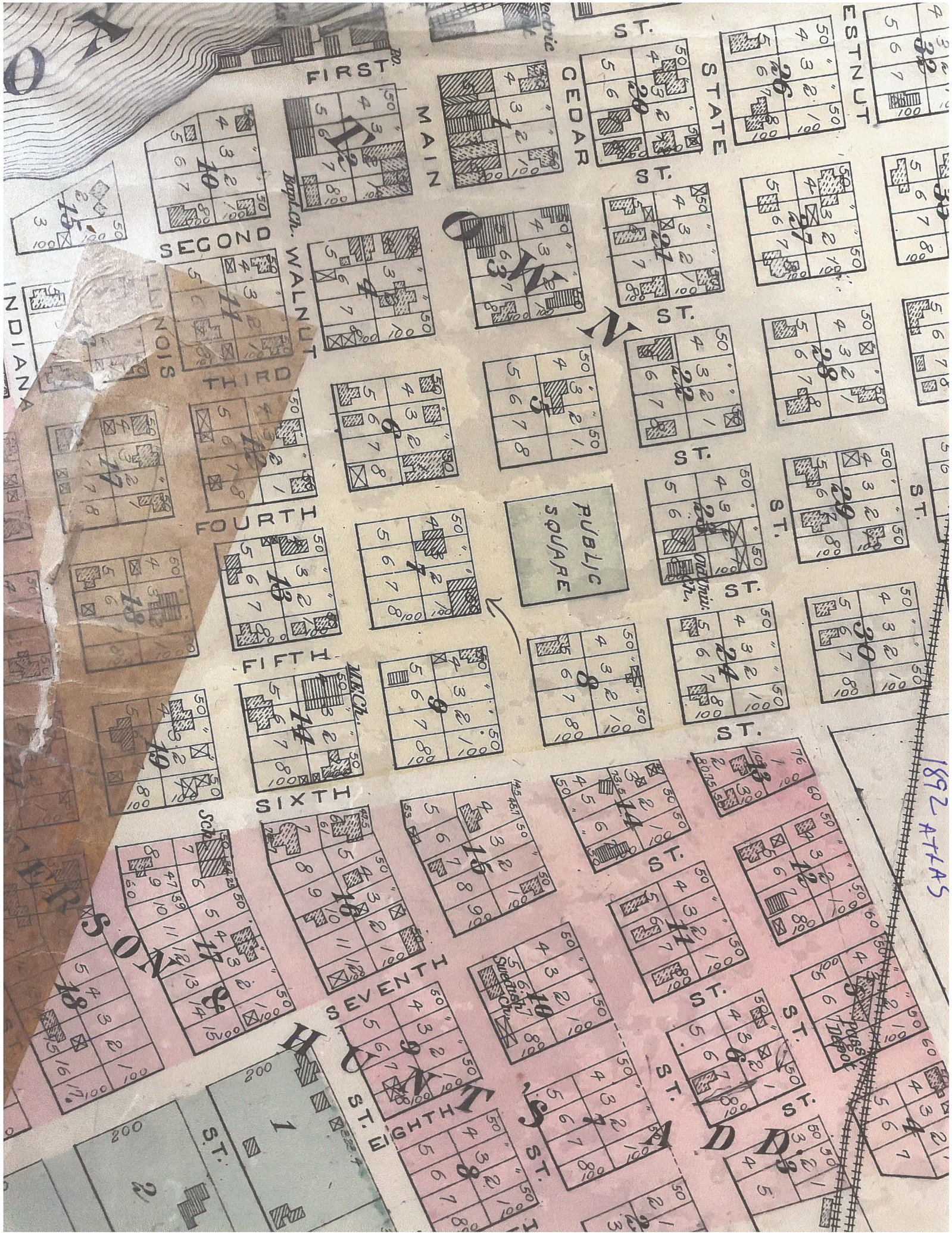
My commission expires May 1, 1906.

Bezael Wells
Notary Public.

Frank E. George

1892 ATLAS





1892 ATLAS

1885
Bundy (Jones)
To
A.B. DeWolf
w/
BK 239
P& 308

This Indenture Witnesseth, That the grantor Mary E. Bundy daughter of William S. Jones, deceased and John B. Bundy her husband

of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of (\$475.00) Four Hundred Seventy five DOLLARS
in hand paid, CONVEY and WARRANT to A.B. DeWolf of Ill.

of the City of St. Charles County of St. Charles and State of Illinois
the following described Real Estate, to-wit:
lots one (1) and eight (8) in Block seven (7) in the original town of St. Charles

situated in the _____ County of _____ in the State of Illinois, hereby releasing and
uniting all rights under and by virtue of the Homestead Exemption Laws of this State.

Subject to the taxes of 1885
Dated this 26th day of October A. D. 1885

Mary E. Bundy
John B. Bundy



STATE OF ILLINOIS,

County of Cook

Notary P. Osgood a Notary Public

In and for said County in the State aforesaid, do HEREBY CERTIFY, That Mary E. Bundy and John B. Bundy her husband

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal, this 29th day of October A. D. 1885

Mary E. Osgood
Notary Public

No. 4241 Filed for Record the 1st day of November A. D. 1885 at 7:30 o'clock A.M.

John A. Miller Recorder

DEED
1844
FRA MINNES
TO
STEVENS
S.
JONES
BK 11
Pg 15

and relinquished her dower to the lands and tenements therein mentioned, without
Minnes recompulsion of her said husband, and that she does not wish to retract
wife the same
to Given under my hand and seal at my office in St Charles in the
Jones County aforesaid, this nineteenth day of May A.D. 1842.

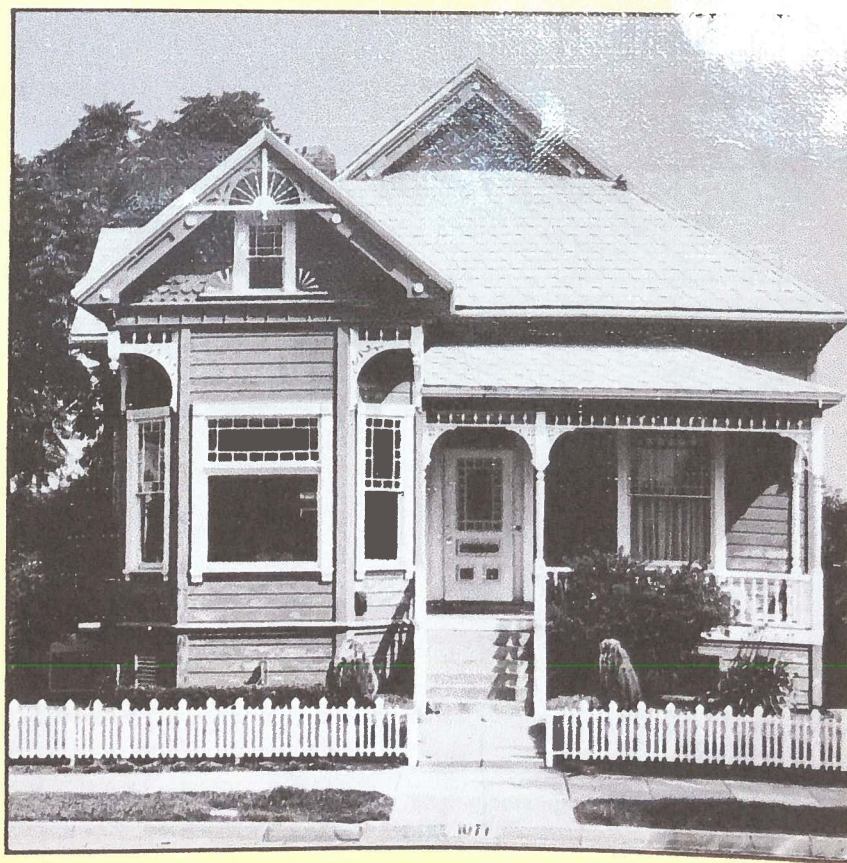
Leamed Howard Justice of the peace
Filed the 10th day of September A.D. 1847. at 1 O'clock P.M. Elijah Asher Clerk Recorder

Minnes adms To all people to whom these presents shall come
Hans adms I know ye that we Ira Minnes Administrator & Betsey Hans late Betsey
Hansw Administrator of the Estate of Robert Hansw late of St Charles
in Hans County & State of Illinois deceased who does intestate, we having been
appointed administrator and administratrix of said estate by the Court of
Probate within and for said County of Hans in accordance with the Statute
in such cases provided, do by virtue of the order of the Hans Circuit Court
hereinafter recited begun and holden at the Court house in Geneva within &
for the County of Hans & State of Illinois at the time & as stated in the order
hereinafter mentioned & set forth at large in consideration of the sum of three
hundred and five dollars to us paid by the said Stevens & Jones of St Charles
& County & State aforesaid, who was the highest bidder at a public vendue well
held in accordance with said order & the Statute in such cases provided, after
due notice of the same by publication & posting up of notices as the law requires,
held on the fifth day of October A.D. 1844. between the hours of ten O'clock A.M.
& five O'clock P.M. at the office of J. Jones in said County for the estate
hereinafter described in said order of the Circuit Court aforesaid sub-
=junct to the widow of said intestate right of dower in said hereinafter de-
scribed premises. The receipt whereof we do hereby acknowledge, do hereby
grant bargain and sell & convey unto the said Stevens & Jones his
heirs and assigns forever. the certain tracts or parcels of land situate and
und described in the order aforesaid of said Hans Circuit Court which
order is in the words & figures following viz: "Thus before the Hon John Jean
Caton a Justice of the Supreme Court of the State of Illinois and presiding
a judge of the Circuit Court of Hans County at the April Term thereof be-
"gun and held at the Court house in Geneva on the 26th day of April
"A.D. 1844.

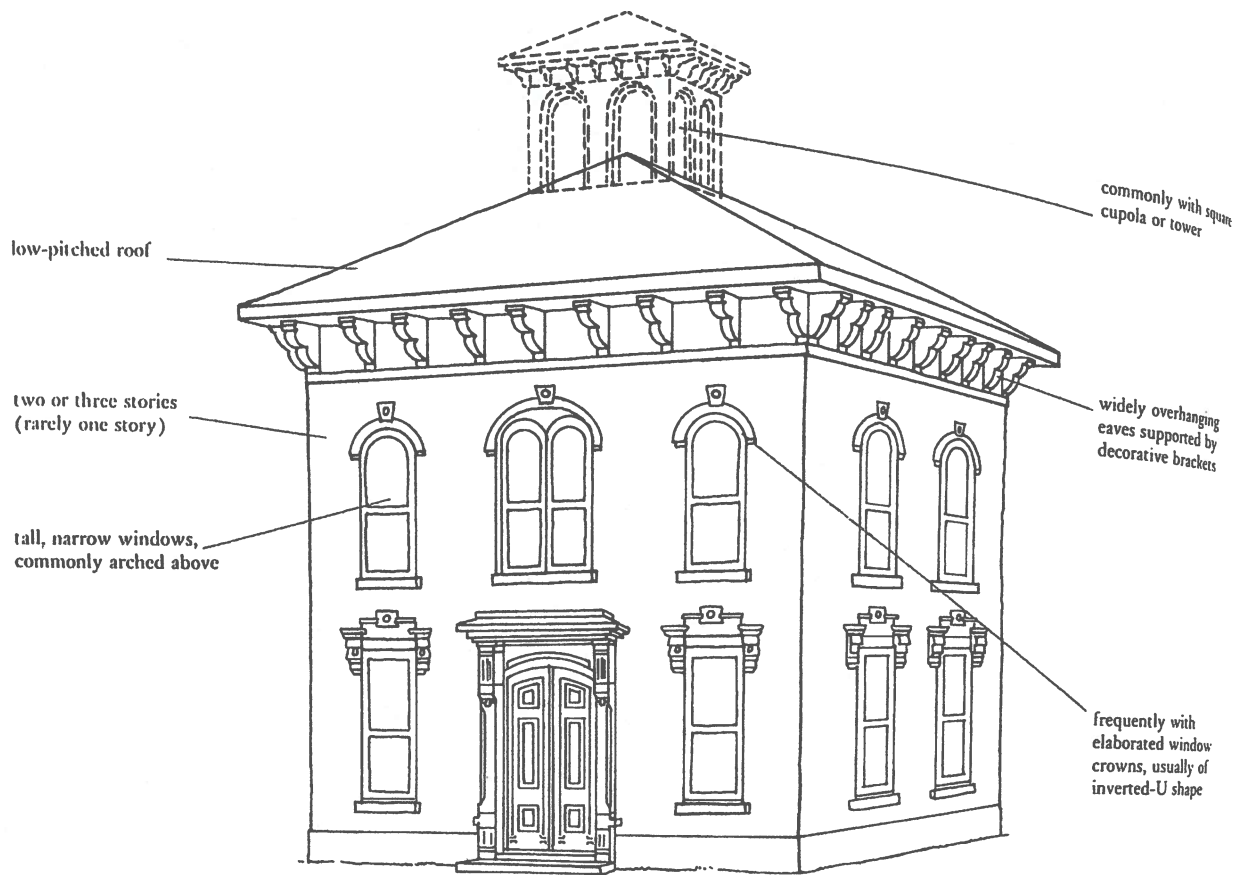
On the matter of the
intestate of Robert Hansw
deceased
This day came Ira Minnes & Betsey Hans ad-
ministrator & administratrix of & of Robert Hansw deceased by Jones
their attorney, and prove to the Court ^{court} the same of notice of this motion & copy of the petition
wherein on William Pitwood the Guardian of John Hansw and Mary Jane Han-
"back infant heirs of said Robert Hansw deceased thirty days before the sitting
"of this Court also having proved to the Court that personal estate of the
"said Robert Hansw is insufficient to pay the just ^{debts} demands against
his estate and that the said Robert Hansw died seized of the following
real estate, to wit, one certain piece of land situate in the County of Hans

A FIELD GUIDE TO AMERICAN HOUSES

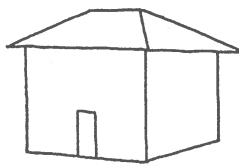
THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER

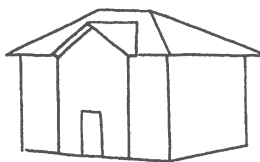


SIMPLE HIPPED ROOF



pages 216-19

CENTERED GABLE



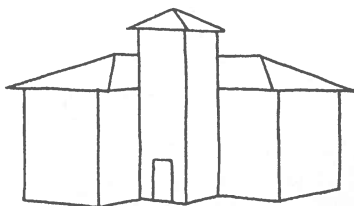
pages 220-1

ASYMMETRICAL



pages 222-3

TOWERED



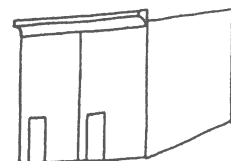
pages 224-5

FRONT-GABLED ROOF



pages 226-7

TOWN HOUSE



pages 228-9

IDENTIFYING FEATURES

Two or three stories (rarely one story); low-pitched roof with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborated crowns, usually of inverted U shape; many examples with square cupola or tower.

PRINCIPAL SUBTYPES

Six principal subtypes can be distinguished:

SIMPLE HIPPED ROOF—These are square or rectangular box-shaped houses with hipped roofs that are uninterrupted except, in about half of the surviving examples, by a central cupola (these have been called cube and cupola houses). Facade openings are typically three-ranked, less commonly five-ranked, rarely two- or four-ranked. This is the most common subtype, making up about one-third of Italianate houses.

CENTERED GABLE—These are houses of both simple and compound plan having a front-facing centered gable. The usually rather small gable projects from a low-pitched hipped or side-gabled roof. Frequently the front wall beneath the gable extends forward as a prominent central extension. About 15 percent are of this type.

ASYMMETRICAL—These are compound-plan houses, usually L-shaped, without towers. Roofs are cross-hipped or cross-gabled. In a few examples the addition of a second forward-facing wing makes a U-shaped plan. About 20 percent of Italianate houses are of this type.

TOWERED—Only about 15 percent of Italianate houses have the square tower that is often considered to be characteristic of the Italian Villa. The tower is sometimes centered on the front facade or placed alongside it; more commonly, it occupies the position where the wing joins the principal section of an L-plan house. Typically, such towers have narrow paired windows with arched tops. Tower roofs are most commonly low-pitched and hipped; occasionally, steep mansard roofs are used instead.

FRONT-GABLED ROOF—In this subtype, Italianate detailing is added to the simple front-gabled rectangular box popularized by the Greek Revival style. This subtype, about 10 percent of surviving examples, is common on narrow lots in large cities.

TOWN HOUSE—Italianate styling, along with the related Second Empire style, dominated urban housing in the decades between 1860 and 1880. Italianate town houses are characterized by wide, projecting cornices with typical brackets; the cornice conceals a flat or low-pitched roof behind. Typical Italianate windows further distinguish these examples.

VARIANTS AND DETAILS

The principal areas of elaboration in Italianate houses are windows, cornices, porches (including porch-support columns), and doorways. Most American examples show a free intermixing of details derived from both informal rural models as well as formal Renaissance town houses.

WINDOWS—Italianate window sashes most commonly have one- or two-pane glazing. For the first time, arched and curved (segmentally arched) window tops became common, along with the traditional rectangular top. Window enframements show exuberant variation: U-shaped crowns, often with brackets, are most common; simple or pedimented crowns and complete decorated surrounds also occur. Paired and triple windows are frequent.

CORNICES—Large eave brackets dominate the cornice line of Italianate houses. These show an almost infinite variety of shapes and spacings. They are usually arranged either singly or in pairs, and are commonly placed on a deep trim band that is, itself, frequently elaborated with panels or moldings.

PORCHES AND PORCH-SUPPORT COLUMNS—Porches, although almost universally present, are relatively restrained in elaboration and are of single-story height. Small entry porches are most common; full-width porches are also frequent, although many of those seen today are later expansions or additions. The most common type of porch support is a square post with the corners beveled.

DOORWAYS—Paired as well as single doors are common. Large-pane glazing in the door itself, rather than small panes in a frame surrounding the door, first became common in Italianate houses. Doors occur in the same shapes as windows (rectangular, arched, segmentally arched); elaborate enframements above doors are similar to those over windows.

OCCURRENCE

The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest as well as in many older but still growing cities of the northeastern seaboard. In these decades San Francisco grew from a village to a principal American port; most of its earliest town houses were constructed of wood in this style. Many of these escaped the 1906 earthquake and fire to survive today. Italianate houses are least common in the southern states, where the Civil War, Reconstruction, and the 1870s depression led to little new building until after the style had passed from fashion.

COMMENTS

The Italianate style, along with the Gothic Revival, began in England as part of the Picturesque movement, a reaction to the formal classical ideals in art and architecture that had been fashionable for about two hundred years. The movement emphasized rambling, informal Italian farmhouses, with their characteristic square towers, as models for Italian-style villa architecture. Note that other, more formal, Italian models from the Renaissance or ancient Rome had led to the previous era of classicism. Italy, rather paradoxically, thus remained a principal source of artistic nurture during the reaction against the earlier ideals it had inspired.

Italianate houses built in the United States generally followed the informal rural models of the Picturesque movement. In America these Old World prototypes were variously modified, adapted, and embellished into a truly indigenous style with only

REFLECTIONS
OF
ST. CHARLES
AN ABRIDGED HISTORY



RUTH SEEN PEARSON

EDITED AND
UPDATED BY

STEPHEN GIBSON


St. CHARLES
HISTORY MUSEUM

hosted local social clubs and service organizations. As newer and finer hotels were established in the valley, the Atwood lost its clientele and was converted to an overall factory.

Later remodeled into apartments, the old Howard-Mallory House is now one of the oldest commercial buildings in town. Shorn of its pillars and balcony, echoing faintly of music and laughter of long ago, this historic relic causes the passerby to yearn for the restoration of the old hotel to its beautiful past.³

While city hotels were flourishing, interesting wayside inns and taverns also were doing a bustling business west of town. Among the most popular of these was the Garfield House, operated by Timothy and Harriet Garfield of Vermont. The Garfields built the home at a "Y" junction where roads from Sycamore, Oregon, and Rockford met and led to Chicago. They bedded down travelers for the night and provided hearty meals from 1843 to 1851.

By 1846 their stagecoach business had grown to such an extent that it was necessary to augment the cabin with a ten-room brick building. Garfield made each brick himself from clay dug out of nearby fields. There were 80,000 in all.

Their business came to a sudden close in 1851, when steam engines came chugging across the prairie and put the old stagecoach routes to rest, but the Garfields did not let those ten rooms go to waste. They raised eight children there, and the house remains in the Garfield family today, a lovely old landmark on Garfield Road, just south of Campton Hills Road. Timothy and Harriet's granddaughter, Elva Garfield, surviving owner of the property, lives in the Hotel Baker retirement home and is an interesting source of stories of "the good old days."⁴

During the 1850s many other hotels came and went. The Tremont stood on the southwest corner of 5th Avenue and Main, across from the library. Built by attorney S.S. Jones in 1850, it housed a drugstore


and printshop where the Kane County Democrat was published. The Fox River House and the New York Hotel went up in 1851.



The Tremont Hotel stood on the southwest corner of Fifth Avenue and Main


The old New York Hotel stood until a few years ago on the north side of Main Street about halfway between 7th and 8th Avenues, just east of the Dan Munhall Main Street residence. Later it was used as a granary and storehouse by John P. Benhart for the Barry brothers. After this, it was used as a home for the Edward Clark family while their home was being built in the "Little Woods."

Later the Fox River Hotel was built, and the St. Charles hotel opened for business on the southwest corner of Fourth Avenue and Main. This was torn down to make way for an addition to Illinois Cleaners and Dyers, still operating in that location.

experiencing growth thanks to its developing industries and the arrival of the railroad. The ^{RR 1886/1887} completion of a railroad bridge and the start of passenger service in that year, likely boosted the local economy by facilitating trade and transportation of goods. 

Here's a more detailed look:

Industrial Development:

St. Charles was building new industries along the Fox River, indicating an active manufacturing sector. 

Transportation:

The railroad bridge and passenger

Carnegie's personal secretary responded with a letter dated December 13, 1906 to inform the Library Board that "Mr. Carnegie will be glad to give Twelve Thousand Five Hundred Dollars to erect a Free Public Library Building for St. Charles." The remainder of the total cost of \$15,000 was funded by local donations.

The site selected for the building was formerly a city refuse dump which later was used as an ice skating rink. Residents on the west side of St. Charles criticized the location due to the library's "great distance" from their homes. Chicago architects Phillips, Rogers & Woodyat designed the building, which opened to the public in December 1908. The St. Charles Library Association turned over its books to the new library at that time.

The Library Board asked the voters in 1978 to convert from a township library to a district library that would operate independently from the township government. This change offered the ability to extend the library boundaries beyond the township limits and offer services to unserved neighboring communities and portions of the school district.

Courtesy of the St. Charles Public Library



2. ROCKWELL HOUSE

Rockwell House

405 E. Main St.

Built 1841

Originally constructed by Dr. Thomas Whipple as a residence and medical office in 1841.

Shortly after, Dr. Abel Dewolf purchased the residents and added the second floor in addition to the Italianate features in 1856. Dr. DeWolf took over Dr. Whipple's medical practice and for the next 40 years could be seen traveling throughout Kane and DuPage counties via horseback or buggy.

This was the home of H.T. Rockwell, local postmaster, alderman and two -term mayor of St. Charles (1885-89).

In 1950, Yurs Funeral Home purchased the property. What is now the parking lot for Yurs Funeral Home is where Col. Edward Baker's house once stood. That home was moved to State Avenue in 1985.



3. ILLINOIS CLEANERS

Illinois Cleaners

315 E. Main St.

Built 1911

Illinois Cleaners was founded in 1911 by George Neumark, who also served as St. Charles' mayor (1961-1969 mayor). This business

ished until the 1960s, when the "polyester years" negatively
acted the dry cleaning began and dry cleaning became a less
sive industry

The opening of the Hotel Baker on June 2, 1928 was celebrated with a banquet in the ballroom for over 300 people. The "honeymoon hotel" was a favorite getaway spot for many urbanites in the 1920s and 1930s. "Colonial" Edward Baker purchased the site in 1926 and began the construction of the unheard of \$600,000 hotel. At the 1933 World's Fair in Chicago, the Hotel was advertised as one of the best places to stay in the area. Baker resided in the penthouse of the Hotel until his death in 1959.



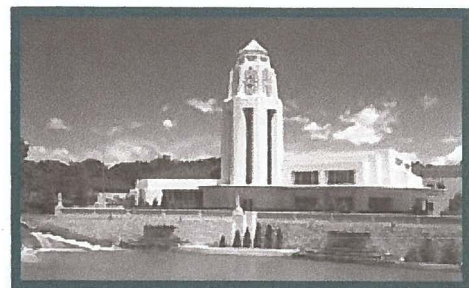
Built in 1928 by Edward J. Baker, the Hotel Baker became known as the "honeymoon hotel."

Local contractors and materials were used to build the hotel, which boosted the economy of the town. In addition, St. Charles experienced a business boom due to the Hotel because of the shops, tourists, and wealth that poured into the small town. In 1926, accommodations started at \$2.50 a night and increased to \$6.00 by 1947.

A main attraction for the Baker was the famous "Rainbow Room," a two-story oval ballroom surrounded by a balcony. It earned its name from the dance floor which had 2,620 red, green, yellow, and blue lights beneath 300 glass blocks. At that time, the dance floor was one of only three lighted glass floors in the world. The lights could synchronize with the beat of the music, or produce pictures such as a heart, flag, star, or Christmas tree.

The Rainbow Room of the Baker drew top-notch entertainers. Louis Armstrong, Tommy Dorsey, Guy Lombardo, Lawrence Welk, and Eddie Duchin were among the talents to have graced the floor and entertained huge crowds every night. The music from the Baker was piped across the river into the Municipal Building during the 1940s.

Another attraction of the Hotel was the resort feeling that patrons got from the town. This was due its proximity to the Fox River, and its access to Pottawatomie Park and the Arcada Theatre. The Hotel was designed to have an extensive park along the river. When this did not materialize, Baker laid out a beautiful garden behind the Hotel. After dinner in the Hotel, guests could enjoy a quite evening and view thousands of roses, tulips, and other fragrant flowers. Lanterns illuminated the walkways out to the boat house where



Built in 1940 with funds from the St. Charles Charities and designed by R. Harold Zook, the Municipal Building was a gift to the city of St. Charles from Lester and Dellora Norris and Col. Edward Baker.