

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

**WEDNESDAY, MARCH 19, 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 March 5, 2025 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 521 W. Main St.**
- 6. Grant Applications**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
 - a. 504 E. Main St.**
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: April 2, 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 (TDD), 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).

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 5, 2025

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

Members Absent: Malay

Also Present: Russell Colby, Director of Community Development

1. Call to Order

Dr. Smunt called the meeting to order at 7:00 P.M.

2. Roll Call

Mr. Colby called Roll with 5 members present. There was a quorum.

3. Approval of Agenda

No items were added.

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

4. Presentation of minutes of the February 19, 2025 meeting

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the minutes as presented.

5. Certificate of Appropriateness (COA) applications

a. 210 S. 3rd St.

Matthew Druffel, applicant, presented a COA request to replace basement windows in the building with glass block. He referenced pictures showing the windows in poor condition and he thought glass block would be a good solution, similar to the neighboring house. The property is a rental. They are looking for something more energy efficient. He clarified with the contractor that the existing wood frame would still be utilized, not the vinyl listed in the application.

Mr. Kessler stated he does not support this request. Although a relatively minor element, this type of replacement would not comply with the code or guidelines, and the alternative of a wooden window sash would be a simple and appropriate replacement and could be energy efficient.

Ms. Rice agreed and said on the side of the house is less of a concern, but where it is visible from the street the glass block would look out of place.

Ms. Morin was concerned that the detail to be provided by the contractor would show that

the blocks would not fit exactly into the existing frame.

Mr. Pretz said his concern is the front elevation and does not object to the others.

Dr. Smunt said he did not recall the Commission ever reviewing use of glass block for this purpose, but existing buildings may have this material from replacements that were prior to the Historic District. He noted glass block is a more modern material for this building and is not recommended in the design guidelines. He said the Commission would rather see a reproduction window sash, that could be reframed with pressure treated lumber if rotted.

The Commission discussed tabling the item for the applicant to review other options and the applicant agreed. Mr. Kessler can consult and provide resources on products.

A motion was made by Mr. Kessler and seconded by Mr. Pretz, with unanimous voice vote, to table the item for the applicant to investigate other options.

6. Grant Applications

None.

7. Landmark Applications

None.

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

None.

9. Other Commission Business

None.

10. Public Comment

None.

11. Additional Business and Observations from Commissioners or Staff

Mr. Pretz provided an update on architect Mike Dixon.

Mr. Kessler asked about Concept reviews. Mr. Colby said these are always offered but sometimes the first submittal from an applicant is a COA.

Mr. Kessler asked about political signs and the figure hanging above the ZaZa building. Mr. Colby said this is considered a political sign based on the message.

Mr. Kessler asked about the Arcada sign status. Mr. Colby said he has communicated with Ron Onesti, and Onesti is consulting with the company Mr. Kessler recommended on the future marquee rehab project. Mr. Colby noted that Mr. Onesti is due to appear before the Commission with additional information on the currently installed sign for a temporary COA


approval.

Mr. Kessler asked about the dumpster enclosure on Riverside Ave. Mr. Colby said this is an outstanding item on an open building permit for the parking lot and needs to be completed as a part of the permit timeline.

12. Meeting Announcements: March 19, 2025 or April 2, 2025

13. Adjournment

With no further business to discuss the meeting adjourned at 7:30 p.m.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 521 W. Main St.		
	Significance:	Significant		
	Petitioner:	Bruce George, CVG Architects		
	Project Type:	Building addition		
	PUBLIC HEARING		MEETING 3/17/25	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:		
Application, plans, aerial, survey				
Project Description:				
<ul style="list-style-type: none"> The Commission previously provided preliminary review comments on this project in October 2024 and was generally supportive of the concept of the addition. Plans also include a small shed and reconfigured parking lot. 				
Staff Comments:				
<ul style="list-style-type: none"> Plans generally comply with zoning requirements but will need to be evaluated in more detail at the time of building permit. The trash enclosure will need to be relocated to comply with the property line setback and it is recommended to relocate this to a more accessible location. Engineering plans will be required for the addition and site improvements. 				
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: 3 / 6 / 2025 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 521 West Main Street, St Charles, IL 60174

Use of Property: ☒ Commercial, business name: Haines on Main, LLC / Personal services

☒ 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:

Proposed addition to existing residential and office/retail building. New addition and all
existing office/retail to be converted to personal services. A new storage shed is also
proposed and located at the back of the property.

Applicant Information:

Name (print): Bruce George - CVG Architects
Address: 1245 E. Diehl Road, Suite 101, Naperville, IL 60563
Phone: 630-357-2023
Email: bgeorge@cvgarchitects.com

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): Haines on Main, LLC / Mr. Martin Starck, manager
Address: 6N430 Burr Road, St Charles, IL 60175
Signature: *Martin Starck*

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: *Bruce T. George* Date: 2/27/2025

DOCUMENTATION CHECKLIST:

Please fill out the following checklist and attach it to the submitted documents

If the information provided is not complete, the Historic Preservation Commission will table the COA request at the meeting and will not vote on the proposal.

General Submittal:

- ✓ Electronically submitted with COA application in a pdf or jpeg format to cd@stcharlesil.gov
- ✓ Attached documents are no larger than 11" X 17" printed size and are clearly legible

Project Specific:

✓ New Construction or Extensive Exterior Alterations

- ✓ Complete scaled plan set of the entire structure
- ✓ Specifications for all existing and proposed materials, labelled on plans or listed in a summary (Including siding/trim, roofing, doors, windows, ornamentation etc.)
- ✓ Photographs of the existing building

✓ Building Additions, Minor Exterior Alterations, Porches, etc.

- ✓ Scaled drawings of each affected elevation showing how the project relates to the existing structure
- ✓ Specifications for all existing and proposed materials, labelled on plans or listed in a summary (Including siding/trim, roofing, doors, windows, ornamentation etc.)
- ✓ Photographs of the existing building

_____ Sign or Awning Permits

- _____ Scaled elevation drawing showing the size of the sign face and letter; or an image with the sign properly scaled and digitally superimposed on a picture of the building
- _____ Specifications for all sign and awning materials; information on sign mounting (if applicable)
- _____ Information on any proposed illumination, including fixture details

_____ Window, Door or Siding Replacement

- _____ Photos and documentation of existing materials (condition, age, reason for replacement)
- _____ Specifications/product information and images/details of the proposed materials (type/ design/dimension)
- _____ Full details on installation methods and finishing/trim work

Note: -A site visit may be requested if documentation is inconclusive on the condition of existing materials.

-A site visit can be scheduled before the meeting date; please contact Planning staff in advance if you wish to do so.

_____ Demolition or Building Relocation

- _____ Photos of building
- _____ Statement describing reasons for demolition or relocation
- _____ Information on proposed use of site
- _____ Documentation on the proposed relocation site

Note: - A site visit may be requested if documentation is inconclusive on the condition of the existing building.

- A site visit can be scheduled before the meeting date; please contact Planning staff in advance if you wish to do so.

- Commission may request to verify if historical documentation exists on the building.

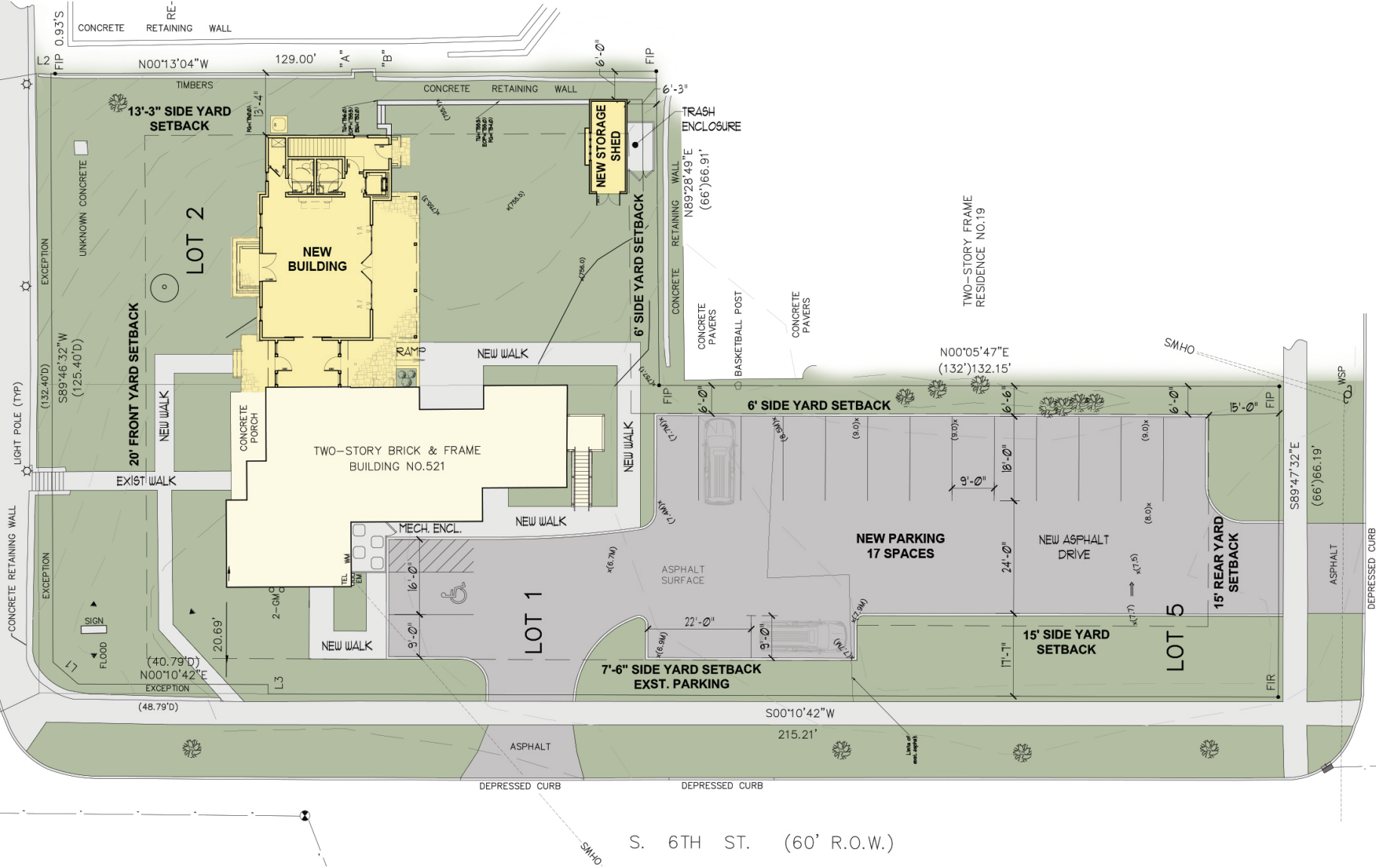
_____ Fences and Walls

- _____ Scaled drawings and a plat of the survey showing the proposed location of the fence/wall
- _____ Information on height, style, material, thickness or spacing
- _____ Image or drawing of a typical fence section
- _____ Photographs of the property showing where the fence is to be located

IL. RTE. 64 (MAIN ST.) (84.7' R.O.W.)

NORTHEAST
CORNER LOT

P.O.B: EXCEPTION



Haines on Main

521 West Main Street - St. Charles, Illinois

February 25, 2025 | project 2024-177



SITE PLAN

SCALE: 1"=20'-0"



charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



Existing house pictures

Existing House Materials:

Asphalt shingles roof to match existing house

Standing seam metal roof

Asphalt roof

Brick

White painted wood railing & columns

Limestone headers

White board and batten siding

Repurposed stained glass windows

Stone base to match existing house limestone

New black accent doors & brackets to match existing house black front door

1

FRONT ELEVATION

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

Haines on Main
521 West Main Street - St. Charles, Illinois
February 25, 2025 | project 2024-177



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ARCHITECTS

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New addition connection to existing building side elevation



Existing house picture

Existing House Materials:

Asphalt roof

Brick

White painted wood railing

Limestone headers

White painted deck

New back porch to match existing front porch columns and trim

Repurposed stained glass window

Asphalt roof to match existing house

Standing seam metal roof

New black accent doors & brackets

White board & batten siding

Limestone base to match existing house headers

2

EAST SIDE ELEVATION

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

Haines on Main
521 West Main Street - St. Charles, Illinois
February 25, 2025 | project 2024-177



Charles Vincent George
ARCHITECTS

1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662

Existing House Materials:

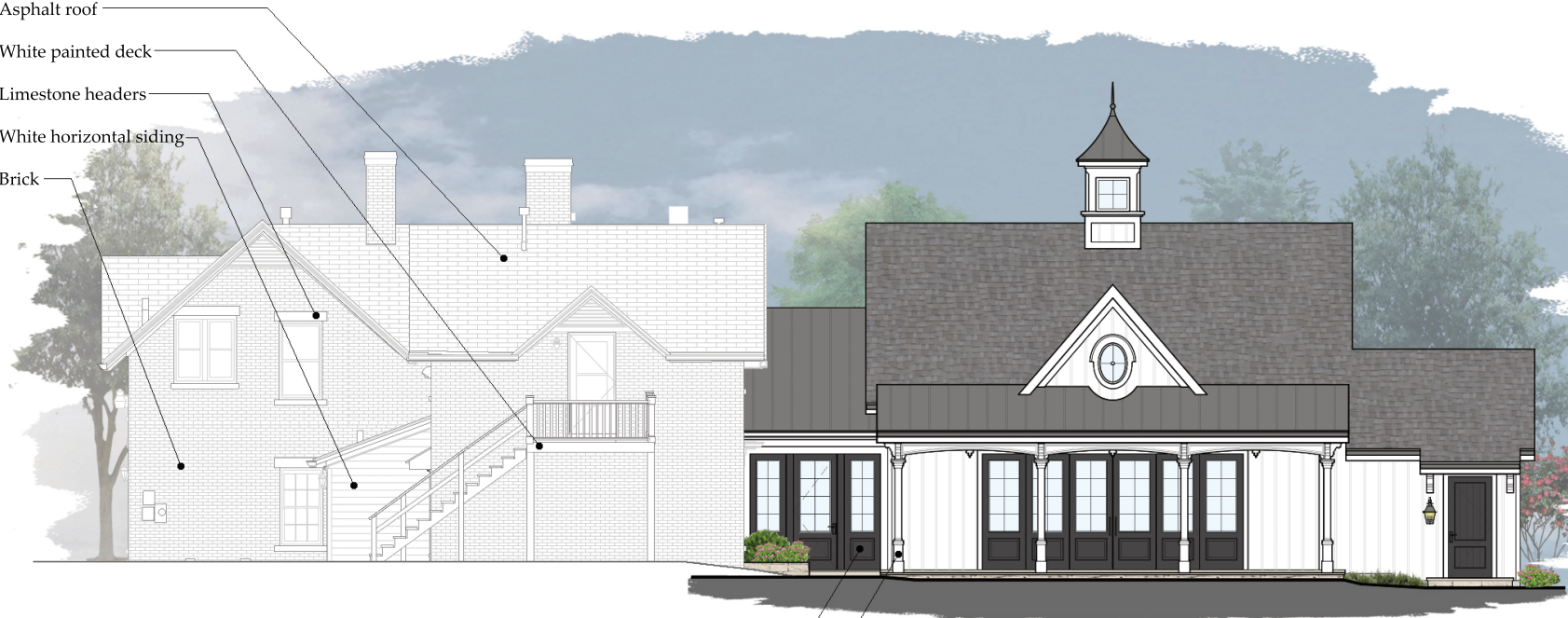
Asphalt roof

White painted deck

Limestone headers

White horizontal siding

Brick



New black accent doors & brackets

New back porch to match existing front porch columns and trim

3

REAR ELEVATION

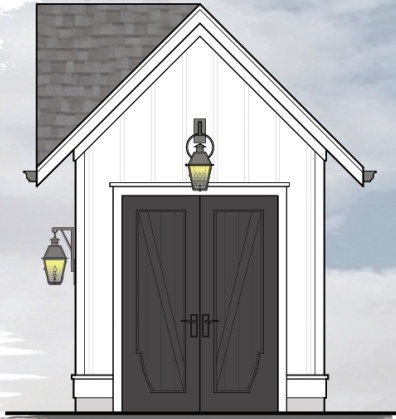
SCALE: 1/8"=1'-0"

Haines on Main
521 West Main Street - St. Charles, Illinois
February 25, 2025 | project 2024-177



charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
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1

STORAGE SHED WEST SIDE ELEV.

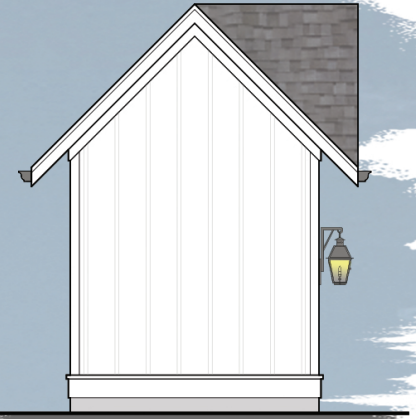
SCALE: 1/4"=1'-0"



2

STORAGE SHED FRONT ELEVATION

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



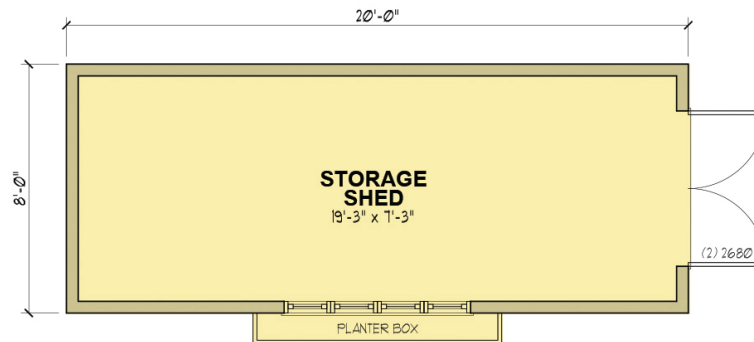
3

STORAGE SHED EAST SIDE ELEV.

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

Note:

All materials at new Storage Shed to match new addition. White board and batten siding, asphalt roof, windows and doors, light fixtures, etc.



STORAGE SHED FLOOR PLAN

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

Haines on Main
521 West Main Street - St. Charles, Illinois
February 25, 2025 | project 2024-177



charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: October 14, 2024 01:36 PM



0 32 65 Feet

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ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

Survey Updated: Dec. 2016

Primary Structure

ADDRESS 521 West Main Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- ☒ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Gothic Revival
Architectural Features: _____
Date of Construction: 1890
Source: Township Assessor's Office
Overall Plan Configuration: Compound asymmetrical

Exterior Walls (Current): Brick
Exterior Walls (Original): Brick
Foundation: Stone
Roof Type/Material: Cross gabled/Asphalt shingles
Window Material/Type: Alum/Wood/Double hung

ARCHITECTURAL FEATURES: This house is sited high up the hill west and overlooking the downtown. It has an impressive façade as a result. The detailing of the brick walls is relatively plain, but it has large stone lintels. The walls extend into the gables without a break meeting the open eaves and exposed rafter ends. This gives the house the lofty feeling associated with the gothic style. The porch at the entry has flat arches supported by square posts and includes a delicately detailed railing.

ALTERATIONS: A large 2 story addition was put onto the rear of the house that was relatively sympathetic to the original. The addition used the same materials, roof pitch, and detailing as the original house. There is also a non-sympathetic 1 story addition to the west side sheathed in clapboard. The windows are 6:1 pattern and the roofing is black asphalt shingles. Another 1 story addition to the rear has a flat roof deck & an exit from the 2F and is also sheathed in clapboard.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
MILLINGTON HISTORIC DISTRICT
ST. CHARLES, ILLINOIS
Date of Survey: 2003
Survey Updated: Dec. 2016

521 West Main Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: Unknown

Source

BUILDER: Unknown

Source

ASSOCIATED EVENTS, PEOPLE & DATES: This was the home of Charles H. Haines and his widowed mother Harriet. Charles was the Mayor of St. Charles from 1889-1891. He owned the Colson building and was a silent partner of J.F. Colson. Charles was one of the largest real estate owners in St. Charles at the time. He was President of the school board for 17 years and donated land for one of the school buildings.

Source St. Charles of Illinois by Donald A. Badger, Heritage Center


**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL:

STATE: YES

COUNTY:

LOCAL: YES.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
		Agenda Item Title/Address:		Preliminary Review: 504 E. Main St	
		Significance:		Contributing	
		Petitioner:		Joe Freeman	
		Project Type:		Siding, Windows, Roof	
		PUBLIC HEARING			MEETING 3/17/25
Agenda Item Category:					
X	Preliminary Review			Grant	
	Certificate of Appropriateness (COA)			Other Commission Business	
	Landmark/District Designation			Commission Business	
Attached Documents:			Additional Requested Documents:		
Survey page, recent photos					
Project Description:					
<p>A potential purchaser of the property is inquiring about potential exterior changes including siding, windows and roof.</p>					
Staff Comments:					
Recommendation / Suggested Action:					
<ul style="list-style-type: none"> • Provide feedback. 					



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 checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input checked="" 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: Greek Revival

Date of Construction: 1840's

Source: St. Charles Historical Museum

Features:

Front gable two story structure in Greek Revival style with Italianate influences in the decorative eave brackets. Enclosed wrap around porch at first level.



Address:

504 East Main Street

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 45

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 15

NEGATIVE NO. 33



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 15

NEGATIVE NO. 26

Address:

504 East Main Street

Remarks:

West Elevation.

Block No. 45

Building No. 1

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.





