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

WEDNESDAY, December 3rd, 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 November 5, 2025 meeting
- 5. Certificate of Appropriateness (COA) applications
 - a. 309 Walnut Street
 - b. 517 Cedar Street
 - c. 303 E Main Street Exterior Remodel
 - d. 303 E Main Street Sign
 - e. 218 Indiana Street
 - f. 516 Cedar Avenue
- 6. Grant Applications
- 7. Landmark Applications
 - a. 115 Cedar Avenue
- **8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business
 - a. Adding a condition to the COA form
- 10. Public Comment
- 11. Additional Business and Observations from Commissioners or Staff
- 12. Meeting Announcements: December 17, 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 imcmahon@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, NOVEMBER 5, 2025

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

Members Absent:

Also Present: Emma Field, Planner

1. Call to Order

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

2. Roll Call

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

3. Approval of Agenda

Mr. Kessler requested to add an item under Other Commission Business, 9e. 218 Indiana Street.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the amended agenda.

4. Presentation of Minutes of the October 15, 2025 meeting

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to approve the Minutes as submitted.

5. Certificate of Appropriateness (COA) applications

None.

6. Grant Applications

a. Updates for 5 S 2nd Avenue and 12 N 3rd Street

Ms. Field advised all the windows are in at 5 S 2nd Avenue and the owner has been reimbursed.

12 N 3rd Street is complete, has not yet been reimbursed.

7. Landmark Applications

a. 304 Park Avenue

• Public Hearing

Mr. Pretz presented application for 304 Park Avenue for Landmark

Designation. Home built circa 1867 for Joel and Orrinda Goodell, Folk Victorian style, referencing Field Guide to American Houses. It is the first living structure built on what is now called block 40 of the Ward Addition Subdivision to the City of St. Charles. The land was sold by Lorenzo Ward to the Goodell family. Ward was an early prominent settler known for his contribution to the now often referred to Potawatomi Park area. While the home is contributing to the Potawatomi Park area, the Ward addition itself is the historical significance. The roll this structure plays is important because its existence helped span the original 1837 City Plat east and north of the downtown area. The original structure, a one-story T shaped house was used as a farmhouse and is contained within the current structure as we see today. The south elevation and the 2nd floor were added between 1892 and 1910. The only visible original materials from the later additions are 2 stained glass windows located on the west and south elevations. All other original materials are currently covered over or have been replaced with modern day products. In a 2021 survey this home was listed as utilitarian, however in keeping with traditional Field Guide specs we will call it Folk Victorian. Gables, fish scales, ornate spindles, two story simple, there are more details found in the 2021 survey.

The criteria used for designating the structure as a landmark are criteria 1, 3, 4, and 10.

Dr. Smunt commented: we don't have any evidence to say that Folk Victorian is what the architectural style was for the 1860s version of this house since we don't know what the original structure looked like. I would strike the mention of that early date as a style and apply the style to its current structure as remodeled. Mr. Pretz added the modernization was in the 1890s.

Ms. Rice questioned the utilitarian description as we don't have proof. Dr. Smunt suggested striking that from the application.

Dr. Smunt made a motion to close Public Hearing, seconded by Mr. Kessler with a unanimous voice vote to close.

Recommendation

Ms. Rice made a motion to recommend 304 Park Avenue for Landmark Designation to the Planning and Development Committee as Joel and Orrinda Goodell House, circa 1867, seconded by Mr. Pretz with a unanimous voice vote.

8. Preliminary Reviews

None.

9. Other Commission Business

None.

a. General Amendment to 17.32 regarding COA process for Painting/Staining Masonry Surfaces

Public Hearing

Ms. Field presented the change to the Historic Preservation section of the Zoning Ordinance which would change the COA process to now require Historic Preservation Commission approval for painting, staining, or any other exterior change to masonry surfaces. She also noted that parts of the zoning code will be changed as well which will include a definition for murals and changing the Design Review Standards and Guidelines section of the code to require a COA for painting, staining, and making changes to masonry surfaces.

Mr. Pretz made a motion to close Public Hearing, seconded by Dr. Smunt with a unanimous voice vote to close.

Recommendation

Dr. Smunt made a motion to recommend the amendments to section 17.32 of the Zoning Ordinance to Council, seconded by Ms. Rice, with a unanimous voice vote.

b. List of Important Buildings Outside District

Ms. Field advised she has been organizing the Historic Preservation digitals files and came across a list of important buildings outside the district. Some of which are missing information as to why they are important buildings.

c. Pottawatomie District Outreach Page

Ms. Field shared some changes she is suggesting to the Historic District FAQ page. Ms. Field added she may include with a letter she will be sending out to the Pottawatomie District. Commission recommended adding this to the website.

d. 18 S 3rd Avenue

Ms. Field advised she did a site visit to property and spoke with individuals that would like to knock down the building. Commission discussed demolition of the property would require the new home to adhere to current zoning setbacks as well as having design elements that reflect the building the new building will replace. Should the owner come before the Historic Commission to request demolition, they need to bring documentation proving the home is not salvageable.

e. 218 Indiana Street

Mr. Kessler spoke on the design that was approved by the Historic Preservation Commission for 218 Indiana Street and that it is not how the home is being built. The garage door that is currently installed is not what was approved. Ms. Field said she sent a Historic Preservation Commission November 5, 2025 Page 4

letter to the applicant. While much of the siding has been installed, the vertical trim boards that are proposed to be in the middle of the west elevation and the starburst design shown on the plans are still missing.

10. Public Comment

None.

11. Additional Business and Observations from Commissioners or Staff

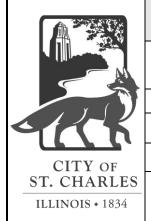
Ms. Field advised people are looking at Kevin's Auto Shop property. She has received a call from someone who would like to demo the property for a different use.

Ms. Field shared that Batavia reached out and is asking for a speaker for the Tri-City community for education. If the Historic Commission has any suggestions on a recommendation to let her know.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 19, 2025

13. Adjustment

With no further business to discuss, the meeting adjourned at 8:15 P.M.



HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item
Title/Address: COA: 309 Walnut Street

Significance: No Survey

Petitioner: Joe Freeman- Owner

Project Type: Windows

PUBLIC HEARING

MEETING
12/3/2025

X

Agenda Item Category:

	Preliminary Review	Grant
X	Certificate of Appropriateness (COA)	Other Commission Business
	Landmark/District Designation	Commission Business
	1 15	

Attached Documents: Additional Requested Documents:

COA application, advanced windows sheet

Project Description:

- Came before the Commission in 2023 to replace wood windows with vinyl double hung windows (advanced windows 6300 series) which was approved.
- Took out another permit to replace the rest of the windows (1st and 2nd floor) on the building with the same type of windows as stated above

Staff Comments:

Recommendation / Suggested Action:

• 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 ILUNOIS - 1814 To be filled out by City Staff Permit#: 2025 - 002189 Date Submitted: \$11/04/25 COA# Admin. Approval: **APPLICATION INFORMATION** 309 Walnut Street RECEIVED Address of Property: Use of Property: □Commercial, business name: City of St. Charles Mixed USE Community Development ☐ Residential E Other: **Project Type:** Exterior Alteration/Repair □ Demolition **₩indows** □ New Construction □Primary Structure □ Doors □Primary Structure ☐Garage/Outbuilding ☐Siding - Type: **□**Additions □ Other ☐Masonry Repair □Deck/Porch □ Other ☐Garage/Outbuilding ☐ Relocation of Building ☐ Awnings/Signs □Other Description: 37 windows on the 1st 2 and floor of with same vinyl windows that were **Applicant Information:** Applicant is (check all that apply): Joseph Freemon Name (print): 300075 whitney Rd Wast Chings ☐ Property Owner Address: □ Business Tenant 630-675-9937 ☐ Project contractor Phone: ☐ Architect/Designer ngreeninuestada ahoo com Email: **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:	Good & room	Date:	14	3025



We use cookies to give you the best experience on our website. By continuing to

6300 DOUBLE HUNG

On Double Hung windows, both sashes, top and bottom are operable. They move up and down and also tilt in for easy cleaning. The night latches allow for secure ventilation.

6300 Double-Hung Window Series offers the following features

- 3-1/4" frame depth with mullion grooves
- Full sloped sill
- Meeting rail profiles with integrated interlock system, reducing air infiltration and increasing security
- High density internal wall design to increase thermal, structural and acoustical performances
- Excellent strength of fully welded joint connection of frame and sash
- Both top and bottom sahes are operable
- Constant force balancer system
- · Tilt-in option for easy cleaning
- · Night latches for secure venting
- · Zinc die casted cam locks and keepers
- Double or triple optimized insulated glass units (double glazed u-value as low as 0.23, triple glazed u-value as low as 0.19)
- Optional galvanized steel reinforcements for both of the sash meeting rails, vertical stiles and frame-sill profile encapsulated with insulating internal chambers
- · Externally glazed to reduce air or water leakage
- Triple gasket system to seal sash members and frame against each other
- Extruded aluminum frame half screen with fiberglass mesh
- Custom sizes

Standard External Colors & Finishes

6300 Double-Hung Window can be enhanced with the following options

- · Solid white or tan colors
- Unlimited color options painted with Eco-friendly water based paints
- · Standard and optional interior laminates; woodgrain or solid colors
- · Assortment of "Art-Wood" finishes
- · Multiple LoE and gas fill options
- · Decorative internal grid systems
- · Oriel windows with custom split
- Accessory profiles like: couplers, brick moldings & nail fin
- · Full screen, aluminum or pet resistant mesh
- · Different hardware options
- · Internal blinds

BEAUTY, STYLE AND PERFORMANCE ALL TOGETHER

						ATION COMMISSION CUTIVE SUMMARY				
		Agenda Item Title/Address:								
		Significance:	Contribu	Contributing						
	KK	Petitioner:	Jocelyn '	Jocelyn Woods - owner						
	CITY OF	Project Type:	Fence	•						
	ST. CHARLES ILLINOIS • 1834 PUBLIC HEARING					MEETING 12/3/2025	X			
Age	nda Item Ca	tegory:			Ī					
	Preliminary R	eview		C	Grar	nt				
X	Certificate of	Appropriateness (CC	DA)	C	Othe	er Commission Business				
	Landmark/Dis	strict Designation		C	Com	nmission Business				
Atta	ched Docum	ients:		Additi	ion	al Requested Documents:				
COA	application, pl	ans								
Proj	ject Descript	ion:								
Requesting to replace fence with 6 foot tall solid white PVC fence in the rear yard										
Staf	f Comments									
Rec	ommendatio	n / Suggested Ac	tion:							
•		back and recommend		approval	of t	he COA				

APPLICATION FOR COA REVIEW

HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"

COMMUNITMEVELOPMENTEPARTMENICITYOFST.CHARLES

CD@STCHARLESIL.@@90}77-4443

TRA
CITY OF ST. CHARLES
H I I NOIS . 1834

To be filled out by City Staff	
Permit #: <u>2025</u> Date Submitted: <u>11 /04 / 25</u> COA	
	RECEIVE
APPLICATION INFORMATION	RECEIVEI NOV 0 4 2025
	Ct 2025
Address of Property:517 Cedar Street, St Charles IL 60174	Community of St. Charle
Use of Property: □Commercial, business name:	City of St. Charles Develops
□ Residential □Other:	
Project Type:	
To be a discretized (Description	
□ Exterior Alteration/Repair □ Demolition □ Windows □ New Construction	□Primary Structure
□Doors □Primary Structure	☐Garage/Outbuilding
☐Siding - Type: ☐Additions ☐Masonry Repair ☐Deck/Porch	□Other
☐Masonry Repair ☐Deck/Porch☐Other Fence☐Garage/Outbuilding☐ ☐ Relocation	n of Buildina □ Awninas/Sians
□Other	3
Description:	
Installation of a PVC fence around the perimeter of the yard and aluminum fence in t	he interior of the
yard	
Applicant Information:	
Approach information	Applicant is (check all that
Name (print):Jocelyn Woods	apply):
Address:517 Cedar Street	
Address:517 Cedar Street	□ <mark>Property Owner</mark> □ Business Tenant
Phone:630-346-6551	□ Project contractor
	☐ Architect/Designer
Email:jocelyn.woods94@yahoo.com	

Property Owner	Information (if not the Applicant)
Name (print):	SAA
Address: _	
Signature:	
APPLICANT/AUTH	HORIZED AGENT SIGNATURE
accompany this	vork shall be in accordance with the plans, specifications and conditions which application, and understand the Historic Preservation COA General Conditions.
Signature:/	Jonefor Much
Signature:/	Date:11/4/25

County Kane Township (if unincorporated)		A	AMO		·All	pricing below i	s for check or	cash.	& Contract
Cross Street Subdivision Company	4.0	557A S R 630.4	406.8410 • 84		via, Illinoi 815,455.8	is 60510	ur on all retur	ned checks.	412025 Syn
Street Address S17 Ceclos St	Account of the second of the s	JOB AMOUNT	-	1.830	*	CIRCLE PAYMENT CHECK	Jobsite Name: Address	1116	44(0)
E-mail bielyn. woods ay wa	Zip Code COO174	BALANCE DUE		1400 430		CHECK CREDIT CARD FINANCED	City Jobsite Contact Name		
CIRCLE ALL THAT APPLY PLAT OF SURVEY: NEDED NOT NEEDED)	227'	of G'tall	()	while	746	Contact Phone Number	with	G"beards,
PERMIT: NE DED NOT NEEDED CUSTOMER OBTAIN WE OBTAIN, CUSTOMER PAYS HOMEOWNERS ASSOCIATION APPROVAL: CUSTOMER TO OBTAIN NOT NEEDED ** VISA DISCOVER AMERICAN CORRESS CARD# EXPIRATION DATE CVC2 #	ALSO In 1" honzo Lifetim 5 year	etail f migi v e m work	enu factur	5, bozez 4	fut tups vunn	top all	Haul au	umy spo	
FINANCED 6 MOS 9 MOS 12 MOS 18 MOS 7 FT. GAVCOLOR TERMINALS LINE POSTS TOP RAIL TENS WIRE: BRACING MID RAIL: YES NO BOTTOM YES BOTTOM RAIL: YES NO SINGLE GATES POSTS POSTS CANTILEVER / ROLLING POSTS LEVEL ON TOP FOLLOW GRADE TAKE DOWN FT. HAUL AWAY FT. CONCRETE / ASPHALT BREAKS # GENERATOR CONCRETE SAW ROCK DRILL WATER TANK CORE DRILL COMPRESSOR	& Clean			Driveway O Es	Gare	er en	BG white BG white Billiet atom Home		(क्ये) (क्ये)
BOARD SIZE 5/6 (Alum)/6 (PVC) POST SIZE 2"(Alum)/ SXS (PVC) FACE NAIL TOE-NAIL HAULAWAY LEAVE IN PILES SPREAD APPROVED & ACCEPTED	B water from h	Fer 1	options private ele o suruse		1 Paramo 2 Custom 3 Paramo and app 4 Installa 5 I hereb 6 Custom CUSTO	ount Fence to call mer to obtain all ne ount Fence will ne propriate deposit (litton dates are alway by accept the term mers sometimes h DMERS TO CALL es initiated, by the	JULIE. reded MUNICIPAL red a signed contr as outlined above rays weather perm s and conditions of ave to follow up w PERMIT # INTO costomer after **	act, plat of survey, p	DCIATION APPROVALS permit # (if applicable), a scheduled. contract installation. CABLE)
Columner's Signature Eustomer's Signature Peremount Fence Inc. is not responsible. <u>UNDER ANY CI</u> rofess anally located by JULIE or Digger including but not hinted to	Date Ta Date Date RCUMSTANCES for de	ke Down and	Haul Away Old Fence	Add \$ A	not	Parai	y Representative mount Fer	s midni a ht	Dale IVIOIOUS graghs to details)

PLAT OF SURVEY D.F.L.S.

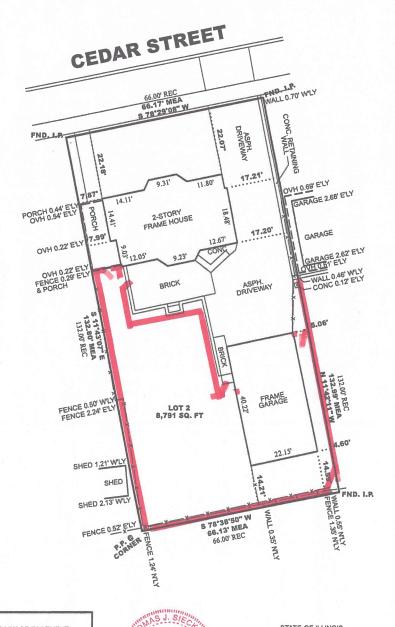
DALE FLOYD LAND SURVEYING L.L.C.

2600 KESLINGER ROAD SUITE A GENEVA, ILLINOIS 60134 PHONE:630-232-7705 FAX:630-232-7725 E-MAIL: DFLS@DFLSSURVEYING.COM



LOT 2 IN BLOCK 4 IN MILLINGTON'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 517 CEDAR STREET, ST. CHARLES, ILLINOIS



EGEND	ī								Receivite.	
U.D.E.	=	PUBLI	С	UTILI	TY &	R C	RAIN	AGE	EASI	E

EMENT = POBLIC UTILITY & DRAINAGE EASEMENT
= FOUND IRON ROD P.U. = PUBLIC UTILITY
= FOUND IRON PIPE M.U. = MUNICIPAL UTILITY
FENCE ASPHALT
BLDG. TIE - CONCRETE
BLDG. LINE ZZZZZ BUILDING FND.I.R. FND.I.P.

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO.

EASEMENT

FIELD WORK COMPLETED: WEISSBERG 10-16-2025 STATE OF ILLINOIS S.S.

S.S.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A
PROFESSIONAL DESIGN FIRM, LICENSE NO. 184.007094-0008
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED
PROPERTY HAS BEEN SURVEYED IN THE MANNER
REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA. ILLINOIS 10-17 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003908

605-18

PREPARED FOR

AND ASSOCIATES, LTD

License expiration date 11-30-2026

035-003908

PROFESSIONAL LAND SUPVEYOR

Proposed Fence





ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT ST. CHARLES, ILLINOIS

Date of Survey: 2003

Survey Updated: Dec. 2016

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 517 Cedar Street



ARCHITECTURAL SIGNIFICANCE

- Significant
- ► Contributing
- □ Non-Contributing
- ☐ Potential for Individual National Register Designation

BUILDING CONDITION

- ► Excellent
- Good
- □ Fair
- □ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type:	Queen Anne	Exterior Walls (Current):	Aluminum/Wd Shingles
Architectural Features:		Exterior Walls (Original):	Clapboard/Wd Shingles
Date of Construction:	1915	Foundation:	Textured CMU
Source:	Township Assessors Office	Roof Type/Material:	Hipped w/ lower cross gables/
			Asphalt Shingles
Overall Plan Configuration:	Simple w/Irregularities	Window Material/Type:	Vinyl/Dbl Hung

ARCHITECTURAL FEATURES: Elements of the original house that remain visible, aside from the overall massing, are the wood shingles in the gable ends and the entry porch. The house is somewhat unusual in that its side is oriented to the street with the entry & porch facing the side yard. Columns support the shed styled roof with a small gable form placed over the entry. The two-story bay element on the north elevation is the most important visual element of the street façade.

ALTERATIONS: The siding has been replaced with aluminum and the windows have been replaced with vinyl. A small sunporch located on the street elevation at the northeast corner of the house has been enclosed. The porch columns rest on stone

A DE D
CITY OF
ST. CHARLES
ILLINOIS + 1834

HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY					
Agenda Item Title/Address:	COA: 303 E Main St				
Significance:	Non-contributing				
Petitioner:	Lisa Norris- Architect				
Project Type:	Exterior Remodel				

PUBLIC HEARING MEETING 12/3/2025	X
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Agenda Item Category:

	Preliminary Review		Grant
X	Certificate of Appropriateness (COA)		Other Commission Business
	Landmark/District Designation		Commission Business
Attached Documents:		Add	litional Requested Documents:
COA	application, plans, minutes, window		

Project Description:

brochure, gazebo plan

• Requesting to replace windows with fixed aluminum windows (Kawneer 451T Series) to match existing; add new cap over existing horizontal band with PVC tongue and groove boards (5-1/2"x1"); add aluminum awnings to the front and rear entrance doors (8'x4'x8"); new HVAC screen above the Main St entrance door on the roof using PVS tongue and grove boards (5-1/2"x1"); new handrails and guardrails at south entrance; stain the brick white; new wall sign; add new ADA ramp; and remove, trim and enhance landscaping.

Staff Comments:

Preliminary Review for this project was done on 8/6/2025

The applicant will send me a revised site plan since the gazebo and trash enclosure must be 3ft from the lot line.

Recommendation / Suggested Action:

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	ST. CHARL
To be filled out by City Staff Permit #:	Date Submitted: \\ \\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Admin. Approval:	
APPLICATION INFORM	ATION	Δ)	
Address of Property:	303 East Main	street	
Use of Property:	©Commercial, business name: N2 W	lork spaces	
	□ Residential □Other:		
Project Type:			
Exterior Alteration Exterior Alteration Doors Siding - Type Masonry Rep Other Awnings/Signs	□ New Construction □Primary Structure : □ Additions	□ Demolition□ Primary Structure□ Garage/Outbuilding□ Other□ Relocation of Building	
Description:	(
Exterior	renovations		
Applicant Information:			
Name (print):	Dennis Kintop	Applicant is (check all that a	pply):
Address:	613 Franklin Street	Property Owner ☐ Business Tenant	t
Phone:	630-514-4208	Project contracto ☐ Architect/Design	
Email:	One man one project		
Property Owner Informa	tion (if not the Applicant)		
Name (print):	N2 Works paces		

APPLICANT/AUTHORIZED AGENT SIGNATURE

Address:

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:	190	Date:/	/12	f25
_	. 4		- 1	

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

c. 13 S 2nd Street

Ms. Sue McDowell, representing Ruthie Lehmann, presented the COA to put up a painted sign and mural at 13 S 2nd Street.

Commission discussed the sealer and paint that will be used on the mural. Commenting on the failure rate of paint on brick and the removal of mural from the building should the building owner change or reach a point that the mural should come down.

Ms. Sue McDowell suggested removing the name of the foundation and the #988 from the mural and adding a removable plaque with the foundation name.

A motion was made by Mr. Kessler and seconded by Dr. Smunt with a unanimous voice vote to approve the COA contingent upon removing the foundation information and #988 from mural, adding the foundation name and the #988 on a plaque attached to the wall, and Commission receiving building owner's approval, how mural can be removed from the wall, and a maintenance warranty from the artist.

6. Grant Applications

a. 304 Chestnut Avenue

Mr. Christopher Rosati, Architect, presented the grant application request for replacement of eleven windows.

Commission and Mr. Rosati discussed the year home was built, being 1859, and the changes to the house since construction.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to recommend approval of grant application as proposed

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

a. 303 E Main Street

Ms. Lisa Norris presented staining the brick white at 303 E Main Street and adding a wood terrace wall. Relocate dumpsters in the back and put in a pergola.

Commission discussed staining is a better option rather than painting the brick.

8. Landmark Applications

a. Public Hearing: 801 Indiana Avenue "Eliza Caustin Farmhouse"

Mr. Pretz presented the application for 801 Indiana Avenue giving history of the home and history of home's owners. The name of the Landmark to be named to Eliza Caustin Farmhouse instead of just house.

Motion was made to exit Public Hearing by Mr. Kessler and seconded by Dr. Smunt.

A motion to recommend City Council consider the applicantion for Landmark Status was made by Dr. Smunt and seconded by Mr. Kessler.

INTERIOR REMODEL & EXTERIOR MODIFICATIONS FOR:

N2 - Office Remodel Project

303 East Main Street St. Charles, Illinois 60174







NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION

GENERAL REQUIREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR, AT HIS EXPENSE, SHALL FURNISH, INSTALL MAINTAIN, RELOCATE AND REMOVE ALL SIGNS, SIGNALS, PAVEMENT MARKINGS, TRAFFIC CONES, BARRICADES, AND WARNING LIGHTS NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND WORKERS.

CONTRACTOR AND/OR EACH SUBCONTRACTOR SHALL VERIFY DIMENSIONS AND ELEVATIONS AT THE SITE AND BE RESPONSIBLE FOR THE CORRECTNESS OF SAME RELATING TO EXISTING UTILITIES, STORM SEWERS, WATER MAINS, FIELD TILES, ROADWAYS, CURB AND GUTTER, ETC. IF ANY DEVIATIONS ARE NOTED, THEY SHALL BE REPORTED TO OWNER'S ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

THE CONTRACTOR MUST ASSUME ALL RISKS AS TO THE NATURE AND QUALITY OF THE SOIL FOR EXCAVATIONS, TRENCHING, AND TUNNELING, INCLUDING ITS CONDITIONS AS TO THE PRESENCE OR ABSENCE OF WATER, THE CONTRACTOR SHALL DO ALL SHORING, BRACING, PUMPING AND BAILING, BUILDING UP DAMS AND DRAINS, AND DO ALL WORK TO KEEP EXCAVATIONS, TRENCHES, ETC. CLEAR OF GROUNDWATER, STORM WATER, OR SEWER DURING THE PROGRESS OF WORK.

ALL EXISTING SIGNS, MONUMENTS, ETC, WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REMOVED AND REPLACED BY THE CONTRACTOR. THIS WORK SHALL BE CONSIDERED INCIDENTAL.

CHANGES OR SUBSTITUTIONS TO THE PROJECT AS REPRESENTED BY THESE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER. DEVIATION TO THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT MAY BE CAUSE FOR THE WORK TO BE DEEMED UNACCEPTABLE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

APPROVED BY THE OWNER OR THEIR REPRESENTATIVE AND THE COUNTY OF KANE.

BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE

CONTRACTORS ARE CAUTIONED AGAINST INSTITUTING ANY

BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED AND

ADOPTED BUILDING CODES

THIS <u>CITY OF ST. CHARLES</u> PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS, ORDINANCES, RULES REGULATIONS AND DETAILS, AS APPLICABLE, OF THE: A. 2021 INTERNATIONAL BUILDING CODE (WITH AMENDMENTS) B. 2021 INTERNATIONAL RESIDENTIAL CODE (WITH AMENDMENTS)

C. 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (WITH AMENDMENTS) D. 2021 INTERNATIONAL MECHANICAL CODE (WITH AMENDMENTS) E. 2021 INTERNATIONAL FUEL AND GAS CODE CODE (WITH AMENDMENTS F. 2020 NATIONAL ELECTRICAL CODE G. STATE OF ILLINOIS PLUMBING CODE 2014, MOST RECENT EDITION
H. 2021 ILLINOIS / INTERNATIONAL ENERGY CONSERVATION CODE
I. 2021 INTERNATIONAL EXISTING BUILDING CODE (WITH AMENDMENTS)

J. 2021 INTERNATIONAL FIRE CODE CODE (WITH AMENDMENTS)
K. <u>2018 STATE OF ILLINOIS</u> ACCESSIBILITY CODE, MOST RECENT EDITION

L. <u>BUILDING CODES (TITLE 15)</u> - TO VIEW ALL ADOPTED BUILDING CODES AND CITY AMENDMENTS M. SUBDIVISIONS AND LAND IMPROVEMENTS (TITLE 16)

N. ZONING INFORMATION
O. STORMWATER PERMITTING OTHER IMPORTANT CODES & REGULATIONS: P. GENEVA SIGN REGULATIONS
Q. OPEN BURNING REGULATIONS

> W. ILLINOIS PLUMBING CODE 217-524-0799 X. CAPITAL DEVELOPMENT BOARD 217-782-8530

R. HISTORIC PRESERVATION ORDINANCE URRENT CODES & ORDINANCE RESOURCES: U. INTERNATIONAL CODE COUNCIL 708-799-2300 V. NATIONAL ELECTRIC CODE 800-344-3555

THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (800-892-0123) 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME.

CONTRACTOR SHALL NOTIFY, AS APPLICABLE, THE COUNTY DEVELOPMENT DEPARTMENT, THE COUNTY HEALTH DEPARTMENT, AND THE OWNER 48 HOURS IN ADVANCE OF CONSTRUCTION WORK, NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN

BUILDING DATA

Existing to Remain -

B Business Group B (304) Use Group: Professional Services

Building Area: for 303 East Main Street Two Floors @ \pm 4,325 or \pm 8,650 Square Feet

Type V B (Table 602.5) Construction Type: - exterior & interior walls of any material permitted by code No (903) Fire Sprinklers:

Fire Alarm & Detection Sys. Yes (24 Hr. Monitored) (907) [F] 907.2.2 Group B

Standpipe Systems Portable Fire Extinguishers Yes (906)

(Note: Table 504.3 Allowable Height for Type V B) Max. Allowable Group B-NS $40' > \pm 32'$ Existing Building (Note: Table 504.4 Allowable Number of Stories for Type V B) Max. Allowable Group B-NS 2 > 2 Stories Existing Building

(Note: Table 506.2 Allowable Area for Type V B) Max. Allowable Group B-NS 9,000 < ± 8,650 S.F. Exist. Building

Separation of Occupancies: No

(Note: Table 508.4 Required Separation of Occ. for Type V B) Max. Allowable Group B-NS N - No Separation Requirement

Fire Rating Req. for

Building Elements: 0 HR. (Table 601)

Existing to Remain -Min. Uniformly Dist. Loads: (Table 1607.1) Lobbies & First Floor Corridors: 100/psf Main Floors: 100/psf Balconies and Decks: 1.5 times the live load,

not required to exceed 100/psf File and Computer Rooms: Design for Heavier Loads First Floor Corridors: 100/psf Second Floor Corridors: 80/psf Stairs and Exits: 100/psf

20 psf 16 psf 12 psf

25 psf

Offices: 50/psf Existing to Remain -

Collateral Load 3.00 psf 0-200 sf. Trib. Area 200-600 sf. Trib. Area Over 600 sf. Trib. Area Ground Snow Load

Risk Category (Table 1604.5) - II Wind Speed 107 mph - Rick Category II Wind Exposure General Use Snow Category Use

Egress Width Per Occupant Served (Table 1005.1)

Other Egress Components (Inches / Occ.) 0.3" Minimum Number of Existo per Story (Table 1006.3.3) - 2 exits/per floor Max. Floor Area Allowance per Occupant (Table 1004.5)

Businessl Group B - 150 gross -or- 4,325s.f./ 150s.f. = 29 presons/floor Total Occupancy 2 floors -or- = 58 presons

International Plumbing Code section 2902.1 B Business Group

Total Occupants = 58 - or - 29 males & 29 females Water Closets - Male (1/25 for the first 50 occ.) -or- 2 W.C. Water Closets - Female (1/40 for the first 80 occ.) -or- 2 W.C. Note existing toilet areas to remain -

Drinking Fountains - (1/100 occ.)= 1 (Section 890.720, f) Provide Bottle Drinking Water System in lieu of Drinking Fountain - Bottle water shall be commercially sealed in accordance with the Illinois Bottled Water Act and the Illinois Safe Bottle Water Act.

Service Sink = 1

Exit Access Travel:

Without Sprinkler System 200 ft. (Table 1017.2) > ±100' In Project Scope

DRAWING INDEX

----- ARCHITECTURAL: ----

CS0.0 Cover Sheet CS0.1 Site Plans

Demolition Lower Level Plan Demolition Upper Level First Floor Plan

Lower Level Plan

Upper Level First Floor Plan

North Elevations & Panel Details

West Elevations A2.2 South Elevations

East Elevations, Ramp / Stair Sections & Details

SCOPE OF WORK

REMODEL EXISTING ±8,650 S.F. INTERIOR WALLS & CEILING. UPDATE EMERGENCY LIGHTING W/ BATTERY BACKUP & EXIT SIGNS, 24 HR. FIRE MONITORING FOR RENOVATED AS REQUIRED. NO SPRINKLERS IN PROJECT AREA. EXISTING TOILET AREAS TO REMAIN. MODIFY EXISTING MECHANICAL. NO NEW POWER WILL BE REQUIRED.

"HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ATTACHED APPLICATION AND ANY PORTION OF THE PLANS PREPARED BY ME ARE COMPLETE AND IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE LOCAL CODE AND ANY APPLICABLE STATE OR FEDERAL LAWS, AS OF THIS DATE."

(c) NORRIS ARCHITECTS INC. 1985-2025

ALL RIGHTS RESERVED THESE DRAWINGS, PLANS & CONTENTS REPRESENT PROPIATARY MATERIAL & ARE NOT TO BE COPIED, REPRODUCED, OR UTILIZED WITHOUT THE EXPRESS WRITTEN CONSENT OF NORRIS ARCHITECTS

DESIGN FIRM - ARCHITECT LICENSE NO. 184.005328-0001 001.012311

Expires 4 / 30 /2027

9/28/25 **REVIEW** 9/10/25 **REVIEW REVISED** 7/6/25 6/30/25 **EXISTING** Date Revision/Issue

PROJECT NAME and ADDRESS: **NEW RENOVATION FOR:** N2 - Office Remodel **Project**

303 East Main Street St. Charles, Illinois 60174

FIRM NAME and ADDRESS: | Norris Architects Inc.

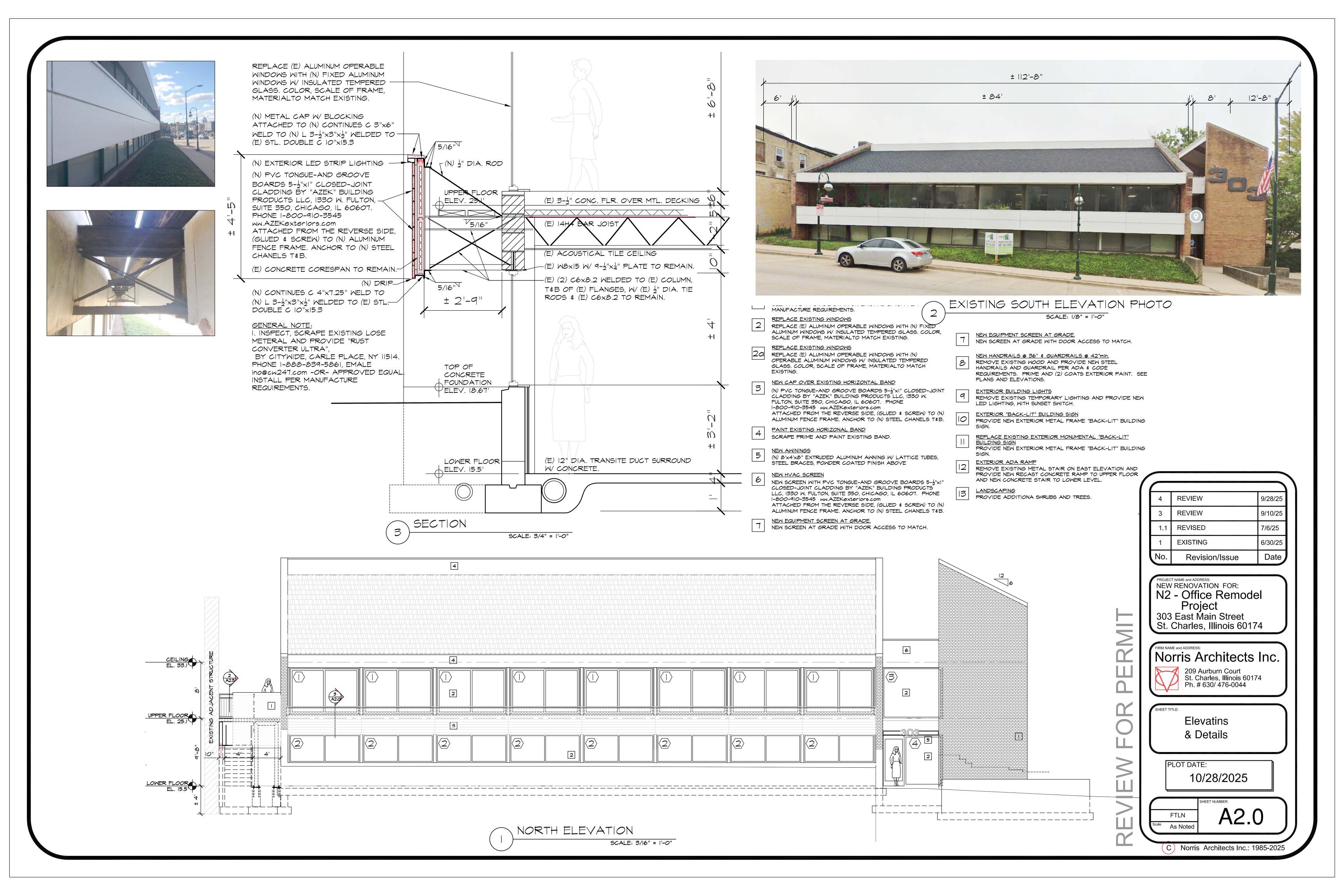
> 209 Aurburn Court St. Charles, Illinois 60174 Ph. # 630/ 476-0044

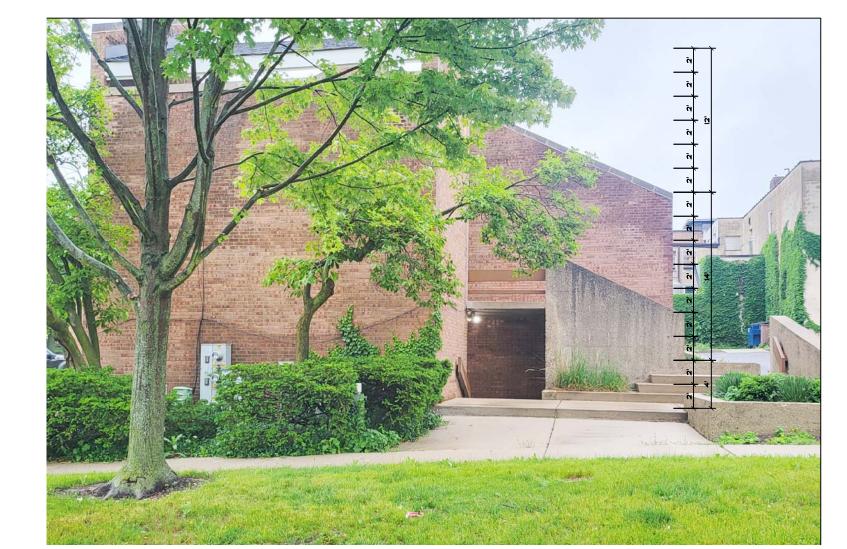
Cover Sheet

PLOT DATE: 10/28/2025

As Noted

C Norris Architects Inc.: 1985-2025







EXISTING WEST ELEVATIONS PHOTO

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

ELEVATIONS KEY NOTES:

- STAIN EXISTNG BRICK

 CLEAN AND PROVIDE STAIN ON EXISTING BRICK PER
 MANUFACTURE REQUIREMENTS.
- REPLACE EXISTING WINDOWS

 REPLACE (E) ALUMINUM OPERABLE WINDOWS WITH (N) FIXED ALUMINUM WINDOWS W/ INSULATED TEMPERED GLASS. COLOR, SCALE OF FRAME, MATERIALTO MATCH EXISTING.
- REPLACE EXISTING WINDOWS

 REPLACE (E) ALUMINUM OPERABLE WINDOWS WITH (N)

 OPERABLE ALUMINUM WINDOWS W/ INSULATED TEMPERED

 GLASS. COLOR, SCALE OF FRAME, MATERIALTO MATCH

 EXISTING.
- NEW CAP OVER EXISTING HORIZONTAL BAND

 (N) PVC TONGUE-AND GROOVE BOARDS 5-½"XI" CLOSED-JOINT CLADDING BY "AZEK" BUILDING PRODUCTS LLC, I330 W. FULTON, SUITE 350, CHICAGO, IL 60607. PHONE I-800-910-3545 WM.AZEKEXTERIORS.COM ATTACHED FROM THE REVERSE SIDE, (GLUED & SCREW) TO (N) ALUMINUM FENCE FRAME. ANCHOR TO (N) STEEL CHANELS T&B.
- 4 PAINT EXISTING HORIZONAL BAND SCRAPE PRIME AND PAINT EXISTING BAND.
- NEW AWININGS

 (N) 8'x4'x8" EXTRUDED ALUMINUM AWNING W/ LATTICE TUBES, STEEL BRACES, POWDER COATED FINISH ABOVE
- NEW HVAC SCREEN

 NEW SCREEN WITH PVC TONGUE-AND GROOVE BOARDS 5-½"XI"

 CLOSED-JOINT CLADDING BY "AZEK" BUILDING PRODUCTS

 LLC, 1330 W. FULTON, SUITE 350, CHICAGO, IL 60607. PHONE

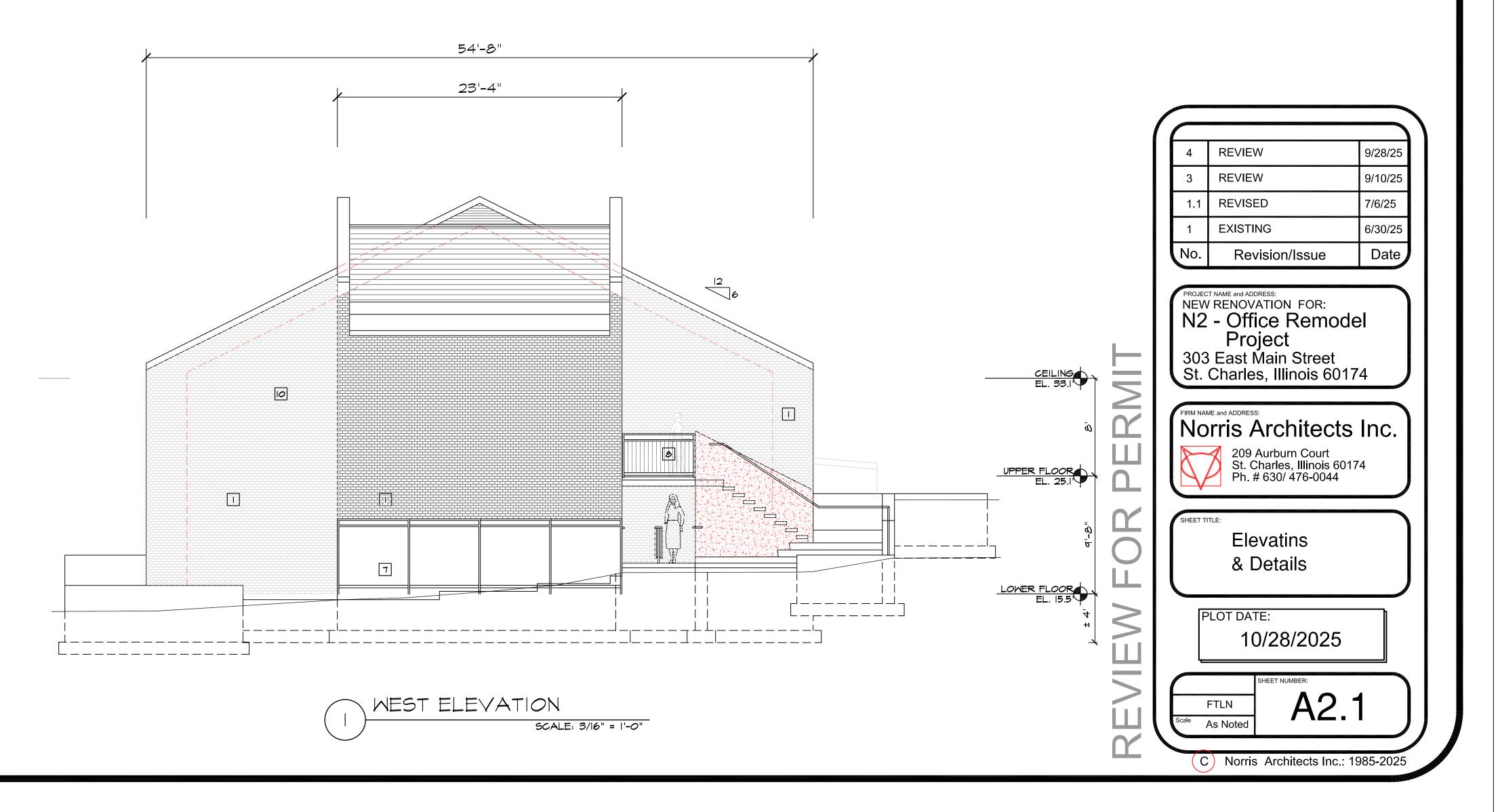
 I-800-910-3545 WW.AZEKEXTERIORS.COM

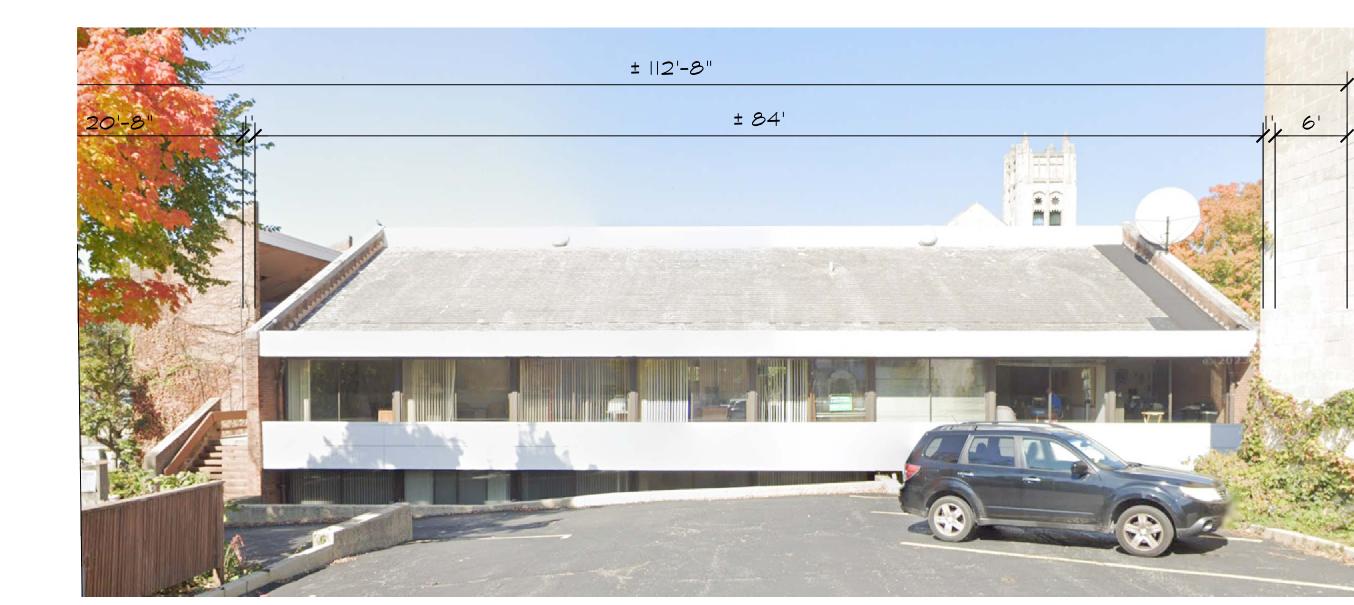
 ATTACHED FROM THE REVERSE SIDE, (GLUED & SCREW) TO (N)

ALUMINUM FENCE FRAME. ANCHOR TO (N) STEEL CHANELS T&B.

7 NEW EQUIPMENT SCREEN AT GRADE.
NEW SCREEN AT GRADE WITH DOOR ACCESS TO MATCH.

- 7 NEW EQUIPMENT SCREEN AT GRADE.
 NEW SCREEN AT GRADE WITH DOOR ACCESS TO MATCH.
- NEW HANDRAILS @ 36" & GUARDRAILS @ 42"min.
 REMOVE EXISTING WOOD AND PROVIDE NEW STEEL
 HANDRAILS AND GUARDRAIL PER ADA & CODE
 REQUIREMENTS. PRIME AND (2) COATS EXTERIOR PAINT. SEE
 PLANS AND ELEVATIONS.
- EXTERIOR BUILDING LIGHTS
 REMOVE EXISTING TEMPORARY LIGHTING AND PROVIDE NEW LED LIGHTING, WITH SUNSET SWITCH.
- EXTERIOR "BACK-LIT" BUILDING SIGN
 PROVIDE NEW EXTERIOR METAL FRAME "BACK-LIT" BUILDING SIGN.
- REPLACE EXISTING EXTERIOR MONUMENTAL "BACK-LIT"
 BUILDING SIGN
 PROVIDE NEW EXTERIOR METAL FRAME "BACK-LIT" BUILDING
 SIGN.
- EXTERIOR ADA RAMP
 REMOVE EXISTING METAL STAIR ON EAST ELEVATION AND PROVIDE NEW RECAST CONCRETE RAMP TO UPPER FLOOR AND NEW CONCRETE STAIR TO LOWER LEVEL.
- 13 LANDSCAPING PROVIDE ADDITIONA SHRUBS AND TREES.





EXISTING SOUTH ELEVATION PHOTO SCALE: 1/8" = 1'-0"

MANUFACTURE REQUIREMENTS.

REPLACE EXISTING WINDOWS

REPLACE (E) ALUMINUM OPERABLE WINDOWS WITH (N) FIXED ALUMINUM WINDOWS W/ INSULATED TEMPERED GLASS. COLOR, SCALE OF FRAME, MATERIALTO MATCH EXISTING.

REPLACE EXISTING MINLONS

REPLACE (E) ALUMINUM OPERABLE MINDOWS WITH (N)

OPERABLE ALUMINUM WINDOWS W/ INSULATED TEMPER OPERABLE ALUMINUM WINDOWS W/ INSULATED TEMPERED GLASS. COLOR, SCALE OF FRAME, MATERIALTO MATCH

NEW CAP OVER EXISTING HORIZONTAL BAND (N) PVC TONGUE-AND GROOVE BOARDS $5-\frac{1}{2}$ "x1" CLOSED-JOINT CLADDING BY "AZEK" BUILDING PRODUCTS LLC, 1330 W. FULTON, SUITE 350, CHICAGO, IL 60607. PHONE 1-800-910-3545 ww.AZEKexteriors.com

ATTACHED FROM THE REVERSE SIDE, (GLUED & SCREW) TO (N) ALUMINUM FENCE FRAME. ANCHOR TO (N) STEEL CHANELS T&B.

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EXTERIOR "BACK-LIT" BUILDING SIGN
PROVIDE NEW EXTERIOR METAL FRAME "BACK-LIT" BUILDING

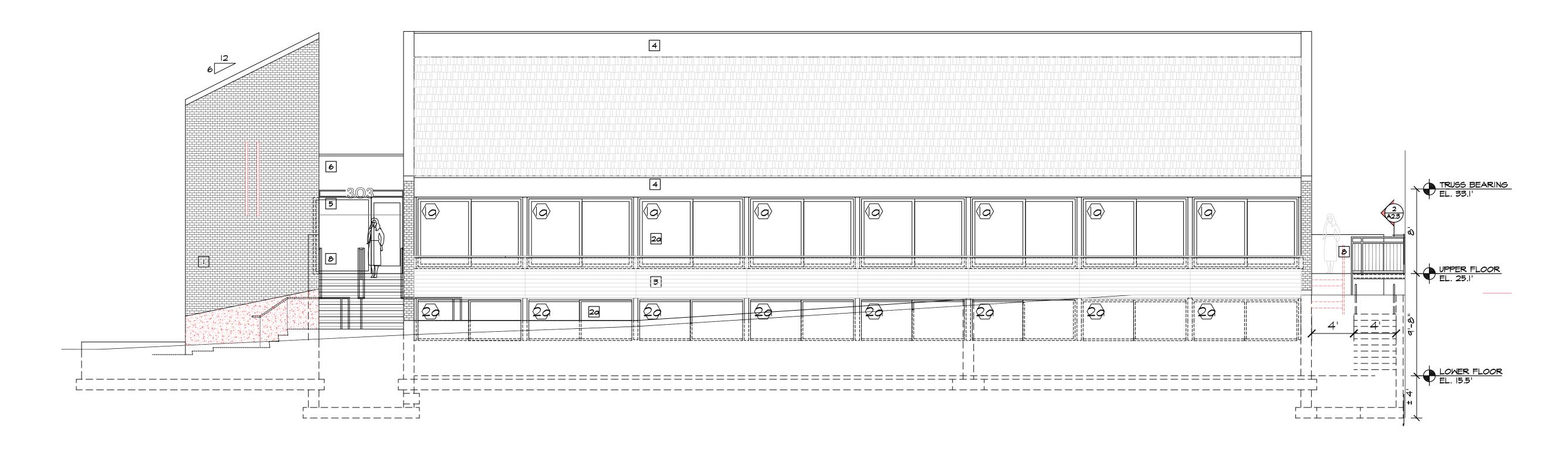
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PROVIDE NEW EXTERIOR METAL FRAME "BACK-LIT" BUILDING SIGN.

EXTERIOR ADA RAMP REMOVE EXISTING METAL STAIR ON EAST ELEVATION AND PROVIDE NEW RECAST CONCRETE RAMP TO UPPER FLOOR AND NEW CONCRETE STAIR TO LOWER LEVEL.

<u>LANDSCAPING</u>

PROVIDE ADDITIONA SHRUBS AND TREES.



7/6/25 REVISED 6/30/25 Date Revision/Issue PROJECT NAME and ADDRESS: NEW RENOVATION FOR: N2 - Office Remodel 303 East Main Street St. Charles, Illinois 60174 FIRM NAME and ADDRESS: Norris Architects Inc. 209 Aurburn Court St. Charles, Illinois 60174 Ph. # 630/ 476-0044 Elevatins & Details PLOT DATE: 10/28/2025

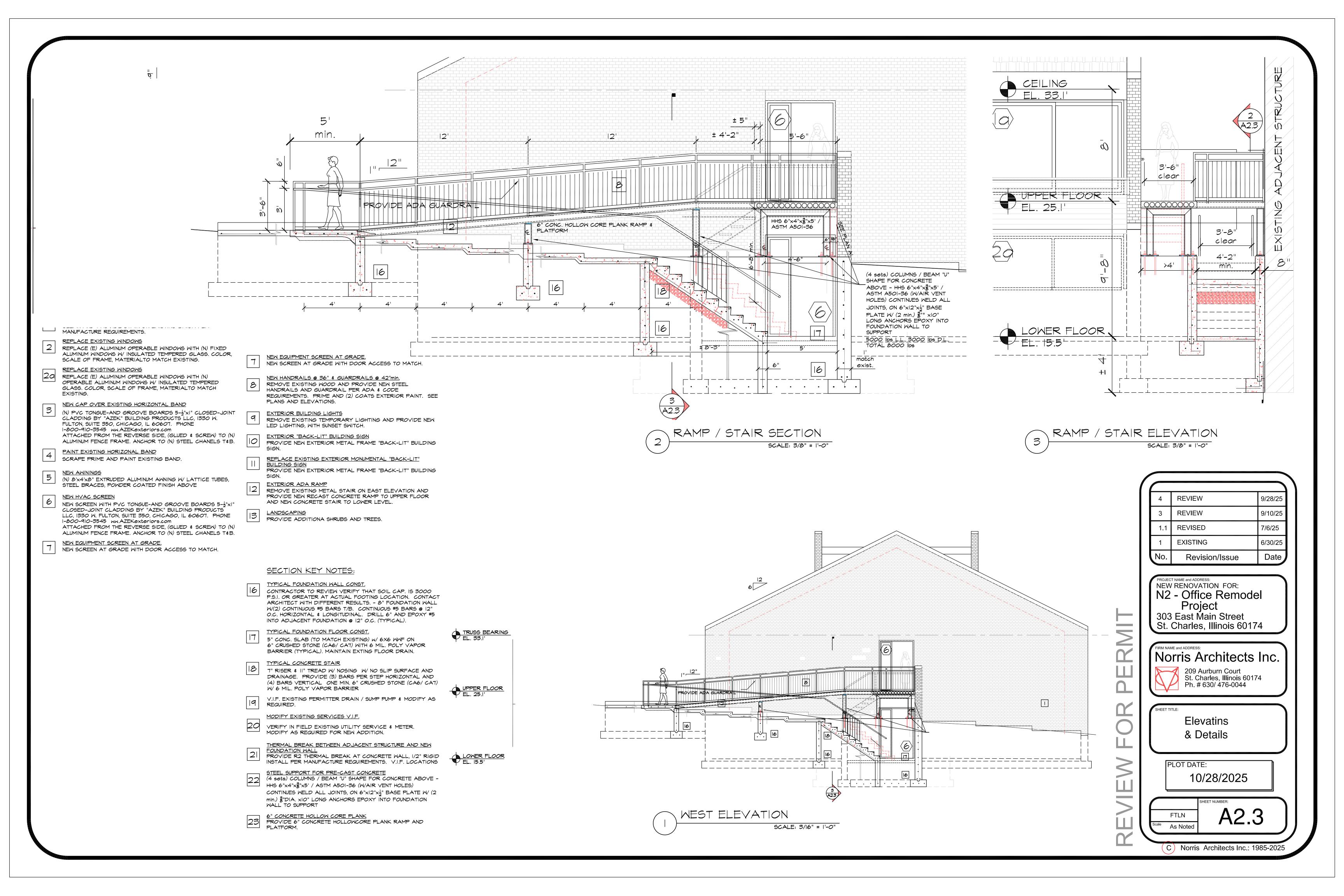
(C) Norris Architects Inc.: 1985-2025

REVIEW

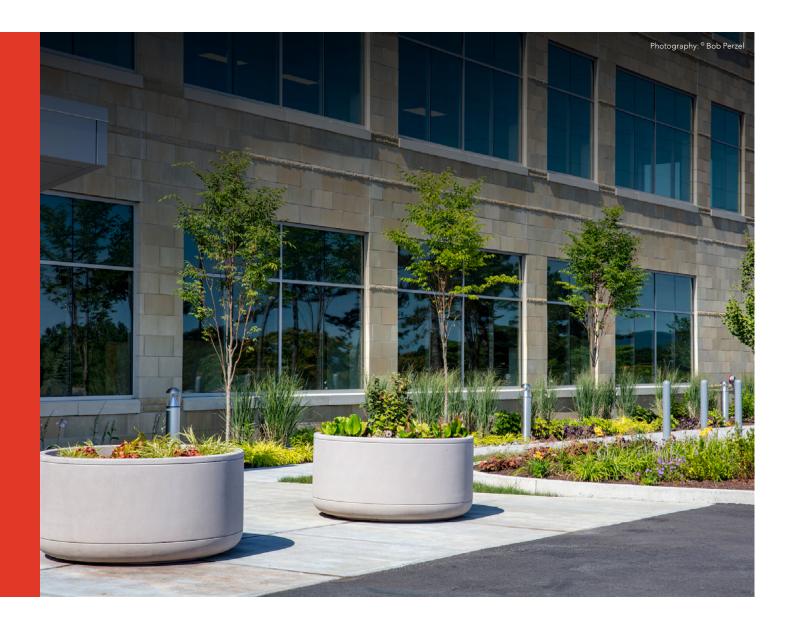
REVIEW

9/28/25

9/10/25



DESIGN AND PERFORMANCE VERSATILITY WITH UNMATCHED FABRICATION FLEXIBILITY



TRIFAB® VERSAGLAZE® 450, 451 & 451T (THERMAL) FRAMING SYSTEMS & TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs adual Isolock® thermal break.



AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choice, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units for efficient handling and installation. (available for all Trifab systems)
- **Shear Block** for punched openings or continuous runs using tubular verticals with shear blocks to connect horizontal members. (available for 450/451/451T systems)
- **Stick** for fast, easy field fabrication. Continuous sill and head receptors are installed with horizontals connected to tubular verticals with shear blocks. (available for 450/451/451T systems)
- **Pre-glazed** The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451UT framing)



All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes influoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.



PERFORMANCE

Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project.

(See the Kawneer Architectural Manual or Kawneer.com for additional information.)





Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

PERFORMANCE TEST STANDARDS

Air Infiltration ASTM E283

Water AAMA 501, ASTM E331

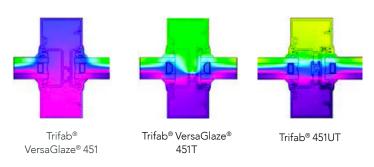
Structural ASTM E330

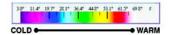
Thermal AAMA 1503

Thermal Break AAMA 505, AAMA TIR-A8

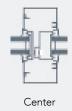
Acoustical AAMA 1801, ASTM E1425

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

















Weatherseal

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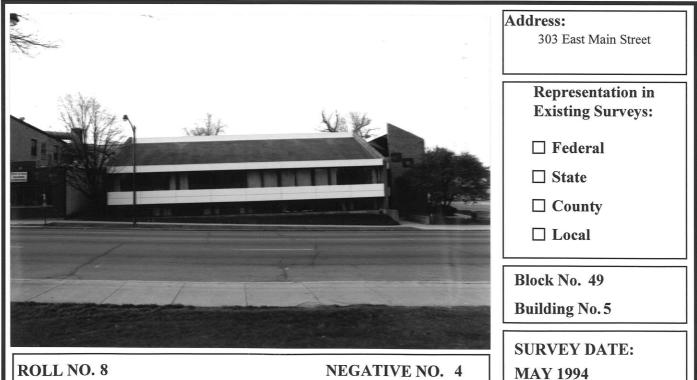
ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY			BUILDING CONDITION	
	1	2	3	⊠ Excellent: Well-maintained
□ Unaltered				☐ Good: Minor maintenance needed
☐ Minor Alteration				☐ Fair: Major repairs needed
☐ Major Alteration				☐ Poor: Deteriorated
□ Additions Sensitive to original Insensitive to original 1: first floor; 2: upper floors ARCHITECTURAL SIGN □ Significant □ Contributing □ Non-Contributing	☐ ; 3: roo			ARCHITECTURAL DESCRIPTION Style: Modern Date of Construction: 1960-1970's Source: Field Observation Features: Horizontal emphasis with light colored panels in dark brick building. Horizontal bands of windows. Masonry stair tower prominent at west end.





ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

CONTINUATION SHEET NO: 1



Address:

303 East Main Street

Remarks:

Southwest Elevation.

ROLL NO. 16

NEGATIVE NO. 23

Block No. 49

Building No.5

Address:

Remarks:

ROLL NO.

NEGATIVE NO.

Block No.

Building No.

ſ	A	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY						
		Agenda Item Title/Address:	COA: 3	COA: 303 E Main St				
		Significance:	Non-cont	Non-contributing				
4	KK	Petitioner:	Signaram	na - Co	ntrac	etor		
	CITY OF	Project Type:	Sign					
	CHARLES LLINOIS • 1834	PUBLIC HEA	RING			MEETING 12/3/2025	X	
Age	nda Item Ca	tegory:						
	Preliminary R	eview			Gra	nt		
X	Certificate of	Appropriateness (CC	DA)	Other Commission Business				
	Landmark/Dis	strict Designation		Commission Business				
Atta	ched Docum	nents:		Additional Requested Documents:				
COA	application, sig	gn plans						
Proj	ject Descript	ion:						
Requesting to replace the 333 sign with a halo lit sign. The sign will be made of aluminum and will be mounted to the brick by studs.								
Staf	Staff Comments:							
Rec	ommendatio	n / Suggested Ac	tion:					

• Provide feedback and recommendation on approval of the COA

APPLICATION FOR COA REVIEW

HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



Address: Phone: GROT-293-7300 Property Owner Business Tenant Project contractor Architect/Designer Email: 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.	COMMUNITY DEVELOPME	ENT DEPARTMENT/CITY OF ST. CHARLES	1	CITY OF T. CHARLE LINOB - HM
APPLICATION INFORMATION Address of Property: SCommercial, business name: N 2	To be filled out by City Sta	aff		
Address of Property: See of Property: GCommercial, business name: N.2	Permit #:	Date Submitted:// COA#_	Admin. Approval:	
Use of Property:	APPLICATION INFO	<u>RMATION</u>		
See of Property:	Address of Property:	303 F. WAIN ST.		
Residential Other: Demoition Demoition Project Type: Demoition Primary Structure Garage/Outbuilding Other Other Ot			1. hor Stares	
Project Type: Exterior Alteration/Repair	Use of Property.	accommercial, business name:	WAR STILL	
Exterior Alteration/Repair New Construction DemoBilion Primary Structure Glarage/Outbuilding Other Other Glarage/Outbuilding Deck-Profile Glarage/Outbuilding Relocation of Building		Residential Other:		
New Construction	Project Type:			
Doors Primary Structure Garage/Outbuilding Other Other Garage/Outbuilding Other Garage/Outbuilding Relocation of Building		eration/Repair		
Siding - Type:				
Description: Carage/Outbuilding	☐Siding - T	Type:		
Description: ### Description: #### Description: #### Description: #### Description: ###################################			☐ Polycation of Building	
Applicant Information: Name (print): Applicant information: Applicant is (check all that apply): Applicant is (check all that apply): Property Owner Business Tenant Property Owner Information (if not the Applicant) Name (print): Applicant is (check all that apply): Property Owner Business Tenant Property Owner Information (if not the Applicant) Name (print): Applicant is (check all that apply): Property Owner Business Tenant Property Owner Information (if not the Applicant) Name (print): Applicant is (check all that apply): Property Owner Business Tenant Property Owner Application (if not the Applicant) Name (print): Applicant is (check all that apply): Property Owner Business Tenant Prope			I Nelocatori oi baica ig	
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Applicant Information: Name (print): Address: 9 116	the state of the s			
Applicant Information: Name (print): Address: 9 116	LL	10 lit CHAUNEL 1	ITTELS	
Name (print): Address: 916 N. kli=LT Hol. RLV Property Owner Business Tenant Property Owner Information (if not the Applicant) Name (print): Applicant is (check all that apply): Property Owner Business Tenant Property Owner Information Architect/Designer Email: Property Owner Information (if not the Applicant) Name (print): Address: Signature: Applicant is (check all that apply): Property Owner Property Owner Applicant is (check all that apply): Property Owner Applicant is (check all that apply): Property Owner RLV Property Owner Architect/Designer Architect/Designer Applicant is (check all that apply): Property Owner Business Tenant Architect/Designer Architect/Designer Architect/Designer Applicant is (check all that apply): Property Owner Business Tenant Architect/Designer Architect/Designer Architect/Designer Applicant is (check all that apply): Property Owner Business Tenant Application Architect/Designer Applicant is (check all that apply): Property Owner Business Tenant Courties of the Application of				
Address: Phone: G30 - 293 - 7300	Applicant Information		Applicant is (check all that apply	y):
Phone: Garage Ga	Address:	946 N. XI=LTHOR RLVS		
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.	Phone:	630-293-7300		
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.	Email:	JC@ SigNARAMA-WS	TCHICAGO COM	
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.	Property Owner Infor	mation (if not the Applicant)		
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.	Name (print):	DELIKI'S KILLTOP		
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.	Address:	303 F MALO ST		
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:	Denny Kiebs	<u>. </u>	
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.	APPLICANT/AUTHORIZ	ZED AGENT SIGNATURE		
I have read and understand the Historic Preservation COA General Conditions.	and the second section is a second section of the second section of the second section is a second section of the second section secti		nd conditions which accompany this applicat	tion and
Signature: Wark Chile Date: 11/11/25	I have read and under	erstand the Historic Preservation COA General Condition	ions.	and with
	Signature:	Sul Cfle Date: 1	1/11/25	

HALO LIT CHANNEL LETTERS

111.02 in

54.71 in

workspaces
111.02 in



BEFORE



Job No.:		Date: 1/14/201	5	
Order Date:		Salesperson:		
Sign Dimension 0.000in	x 0.000in	1	Estimate: \$ \$0.00	
Customer:	DENNIS			
Company:	N2 WO	RKSPA	CES	
Address:	303 E N	MAIN S	ST	
City:	ST CH/	ARLES	State/ZIP:	
Phone:				
Fax:				

946 N. Neltnor, Suite 114 West Chicago, IL 60185 630-293-7300 Fax 630-293-7310

UL #e358236

Qty. 1, Channel Letter

On Raceway: Raceway color: N/A Trim cap color: N/A Return color:

Return size: 5"

BLK Face color:

YES Electrical within 5'? Site modifications necessary? NO YES

Remove existing?

LED color: WHITE Access to rear of sign: YES

Special Notes: (city requirements, etc.)

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY						
		Agenda Item Title/Address:	COA: 2	18 In	dian	a Street		
		Significance:	NA					
	KK	Petitioner:	David Schonback - Owner					
'	CITY OF	Project Type:	Exterior	Eleme	nts cl	nange		
	CHARLES LLINOIS • 1834	PUBLIC HEAD	RING			MEETING 12/3/2025	X	
Age	nda Item Ca	tegory:						
	Preliminary R	Leview			Gra	nt		
X	Certificate of	Appropriateness (CC	OA)		Oth	er Commission Business		
	Landmark/Dis	strict Designation		Commission Business				
Atta	ached Docun	nents:		Additional Requested Documents:				
	application, ar	chitectural drawings,	,					
	ject Descript							
	2		or type to					
 Requesting to change garage door type to Requesting to change 6" corner boards from one long board on each side of each elevation to 6" stacked siding boards going from the stone to the fascia boards on each side of each elevation 								
Staff Comments:								
Rec	ommendatio	n / Suggested Ac	tion:					
 Provide feedback and recommendation 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

				ILLINOIS • 1834
To be filled out by City Staff				
Permit #: PRCIB2024	00002 Date Submitted: 11 / 26	6 _/ 25COA#	Admin. Approval:	
APPLICATION INFORM	ATION			
Address of Property:	218 Indiana St			
Use of Property:	□Commercial, business name:			
	☐ Residential ☐ Other: Mixed	duse		
Project Type:				
☐ Exterior Alteration ☐ Windows ☐ Doors ☐ Siding - Type ☐ Masonry Rep ☐ Other ☐ Awnings/Signs	✓ New Cons □Primary □Additior air □Deck/Po	Structure ns	 □ Demolition □ Primary Structure □ Garage/Outbuilding □ Other □ Relocation of Building 	
Description:				
Garage door and cor	ner detail			
Applicant Information:				
	David Schonback/ Access	sion Properties	Applicant is (check all that	apply):
Name (print): Address:	112 Syril Dr Geneva, IL 601	•	—	
Phone:	630-404-7689		☐ Busiless Feria ☐ Project contrac ☐ Architect/Desig	tor
Email:	schonback@starckre.com	1		
Property Owner Informa	tion (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:	David Schonback	Date: _11/26/25
•		



REVISIONS: No. Date Description 12-26-23 PERMIT SUBMIT 01-31-24 DELTA 1 PLAN REVIEW 06-21-24 DELTA 2 PLAN REVIEW 08-02-24 DELTA 3 ELECTRICAL REVIEW 07-10-25 MATERIAL CHANGES 12-02-25 MATERIAL CHANGES

AIXED USE BUILDING 218 INDIANA ST. T. CHARLES, IL 60174



No. Date Description
12-26-23 PERMIT SUBMIT
01-31-24 DELTA 1
PLAN REVIEW

06-21-24 DELTA 2
PLAN REVIEW

08-02-24 DELTA 3
ELECTRICAL REVIEW

07-10-25 MATERIAL CHANGES
12-02-25 MATERIAL CHANGES

AIXED USE BUILDING 218 INDIANA ST. T. CHARLES, IL 60174

ARCHITECTURE
LLC
DGE DR. 630-546-7868
1134 BDSARCH@GMAIL.COM

DATE:
02DEC
PROJECT #:
22-C
DRAWN BY:

SHEET TITLE: EXTERIOR

ELEVATIONS

A-2.1

Current Photos as of Monday December 1st



















REVISIONS:

No. Date Description

12-26-23 PERMIT SUBMIT

01-31-24 DELTA 1
PLAN REVIEW

06-21-24 DELTA 2
PLAN REVIEW

08-02-24 DELTA 3
ELECTRICAL REVIEW

07-10-25 MATERIAL CHANGES

AIXED USE BUILDING 218 INDIANA ST. T. CHARLES, IL 60174

ATE: 10JUL2 ROJECT#: 22-05

SHEET TITLE:

EXTERIOR ELEVATION

A-2.0



REVISIONS:

No. Date Description
12-26-23 PERMIT SUBMIT
01-31-24 DELTA 1
PLAN REVIEW
06-21-24 DELTA 2
PLAN REVIEW
08-02-24 DELTA 3
ELECTRICAL REVIEW
07-10-25 MATERIAL CHANGES

AIXED USE BUILDING 218 INDIANA ST. T. CHARLES, IL 60174

Ξ b

ARCHITECTURE
LLC
LLC
AMBRIDGE DR. 630-546-7868
A, IL 60134 BDSARCH@GMAIL.COM

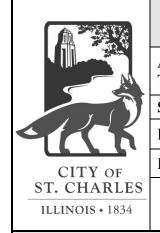
ATE: 10JUL: ROJECT #: 22-0

PROJECT #: 22-056
DRAWN BY: BDS

SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET:

A-2.1



	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
Agenda Item Title/Address:	COA: 516 Cedar Avenue				
Significance:	Contributing				
Petitioner:	Eric Clarida - Contractor				
Project Type:	Siding, Windows, Fascia, Gutters, soffits				

PUBLIC HEARING

MEETING
12/3/2025

X

Agenda Item Category:

Attached Documents:		Add	itional Requested Documents:
Landmark/District Designation			Commission Business
X Certificate of Appropriateness (COA)			Other Commission Business
Preliminary Review			Grant

COA application, window cut sheets

Project Description:

- Requesting to replace siding with Variform Vortex Extreme double 4.5" Dutch Lap vinyl siding in white (click here for siding details) on all sides, install black vinyl Climate Solution double hung and 2-Lite Slider windows on all sides, install aluminum soffits and fascia on all sides, and install gutters.
- Siding is currently aluminum on two sides and wood on the other two sides
- The chimney has been removed and the owner plans on adding the chimney back in with brick

Staff Comments:

Recommendation / Suggested Action:

• Provide feedback and recommendation of the COA

APPLICATION FOR COA REVIEW



APP.
CITY OF ST. CHARLES
11 1 1N/MC - 1934

	COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES	CD@STCHARLESIL.GOV/(630) 377-4443	CITY OF ST. CHARLE
	To be filled out by City Staff		
	Permit #: Date Submitted:/_ / COA #	Admin. Approval:	
	APPLICATION INFORMATION		
	Address of Property: 5/6 Ccdar AVE		
	Use of Property: Commercial, business name:		
	Residential DOther:		
	Project Type:		
	□ Exterior Alteration/Repair □ Windows □ New Construction □ Doors □ Primary Structure □ Siding - Type:	□ Demolition □ Primary Structure □ Garage/Outbuilding □ Other	
	Description: Justial Black Viny Replacement Wind D4.5 Dutch lap Siding (White), Political States Fuscia & Coutters	Lows, Vinyl uminum Soffit,	
7	Applicant Information:	Applicant is (check all that a	apply):
	Name (print): Address: South E	Igin 60/77 ☐ Property Owner ☐ Business Tenar	
	Phone: $(630) 774 - 9934$	Project contract Architect/Design	
	Email: (e CHC CR) 1855 (W) HOLV	ra/. Coir	
	Property Owner Information (if not the Applicant)		
	Name (print): 15art Cultin		
	Address: 152N5THAVE	_	
	Signature: Sact four 132	#	
	APPLICANT/AUTHORIZED AGENT SIGNATURE I agree that all work shall be in accordance with the plans, specifications and I have read and understand the Historic Preservation COA General Condition		olication, and
	Signature: Date:		





CLIMATE SOLUTIONS WINDOWS 9233 King Ave.

Franklin Park, IL 60131 Phone: (847) 233-9800

Solar Heat Gain Coeff.: 0.21

U-Factor: 0.26

Order 884284

					Custon	ner Ac	ct. C01294				
Sold	To:	11812			Ship To:		10° - 10° -			Print	Date
Gutte	er Ex	press						1-1		11/24	/2025
*, IL (630)	774	-9934								Reques	ted Date
0-1-		T-	F		activees.	471	In the T				
Sale			Territory:		35 E 9 LOVE		Delivery Type:				ed Date
WAL			NA – NA				Pickup	T		11/13	/2025
Cont	ract		Customer F					Terms:		DELIN (ED.) (
		1 = = 1	BLACK EXT	ERIOR WINDOWS				1/2 DEPOSIT	I/CASH ON	DELIVERY	-7
		DESCRIPTI	A HOME	1 01,45	COLOR		FACTORY SIZE (W x H)		UNIT	SUBTOTAL	
1	6	8100 Dou	ble Hung		Black Laminati White		30 x 58				
		Glass Pack Screen Typ Insulation		: ClimaPlus3 - LE366 / Ai : Half Screen Fiberglass : : Foam Insulated - Frame	BetterVue		Ext. Color				
		U-Factor:	0.26	Solar Heat Gain Coeff.: 0	0.21	Visible 1	ransmittance: 0.49	Condensation	Resistance:	60	
2	1	8100 2-Li	te Slider		Black Laminati White		36 x 30				
		Glass Pack Screen Typ Insulation		: ClimaPlus3 - LE366 / A : Half Screen Fiberglass : Foam Insulated - Frame	BetterVue		Ext. Color				
		U-Factor:	0.27	Solar Heat Gain Coeff.: 0).20	Visible *	Fransmittance: 0.48	Condensation	n Resistance:	61	
3	1	8100 Dou	ıble Hung		Black Laminat White		34 x 28 1/2				
		Glass Pack Screen Typ Insulation		: ClimaPlus3 - LE366 / A : Half Screen Fiberglass : Foam Insulated - Frame	BetterVue		Ext. Color				

Visible Transmittance: 0.49

Condensation Resistance: 60



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

Order 884284

					Custome	r Acct. C01294		
Sold	То	Print			Ship To:	13 T q162 ₃		Print Date
Gutte	er E	xpress						11/24/2025
*, IL (630)	*) 77	4-9934						Requested Date
Cala	- D		T- mit-m.			la e		
Sale			Territory:			Delivery Type:	And the second s	Received Date
WAL			NA – NA	20	The state of the s	Pickup	- All the second	11/13/2025
Con	irac	τ:	Customer				Terms:	
			BLACKEX	TERIOR WINDOWS			1/2 DEPOSIT/CASH ON	DELIVERY
LINE	QT	Y DESCRI	PTION		COLOR	FACTORY SIZE (W x H)	UNIT PRICE	SUBTOTAL
7		1 8100 D	ouble Hung	Extended	Black Lamination White		Depusa Among	color way abelit
		Glass Ty Glass Sp Screen T Insulatio	pec Bot Type	: ClimaPlus3 - LE366 : Tempered : Half Screen Fibergla : Foam Insulated - Fra	ss BetterVue	Ext. Color		
			r: 0.26	Solar Heat Gain Coeff.:	0.21 Vis	ible Transmittance: 0.49	Condensation Resistance:	60
8		1 8100 D	ouble Hung	Extended	Black Lamination White	28 3/4 x 41 1/2 -		
		Glass Ty Glass Sy Screen T Insulatio	pec Bot Type	: ClimaPlus3 - LE366 : Tempered : Half Screen Fibergla : Foam Insulated - Fra	ss BetterVue	Ext. Color		
		U-Facto	or: 0.26	Solar Heat Gain Coeff.	: 0.21 Vis	sible Transmittance: 0.49	Condensation Resistance:	60
9		2 8100 D	ouble Hung	Extended	Black Lamination White	28 3/4 x 41 1/4		
		Glass Ty Glass Sy Screen Insulation	pec Bot Type	: ClimaPlus3 - LE366 : Tempered : Half Screen Fibergla : Foam Insulated - Fr	ass BetterVue	Ext. Color		

Visible Transmittance: 0.49

Condensation Resistance: 60

Solar Heat Gain Coeff.: 0.21

U-Factor: 0.26







Q Picture of a climate solution 8100 serie

516 Cedar Ave Current Photos taken 12-1-2025











ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

Unaltered	ARCHITECTURAL II	NTE	GRI	ГҮ	BUILDING CONDITION
☐ Minor Alteration ☐ Good: Minor maintenance needed ☐ Major Alteration ☐ Poor: Deteriorated ☐ Additions ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐		1	2	3	☐ Excellent: Well-maintained
□ Major Alteration □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	□ Unaltered				☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
Additions Sensitive to original □ □ □ Insensitive to original □ □ □ 1: first floor; 2: upper floors; 3: roof/cornice ARCHITECTURAL DESCRIPTION Style: National Date of Construction: 1850-1890 Source: A Field Guide to American Houses Features: Two story wood frame structure with full width front porch, symmetrical facade. One over one windows at second floor, two over two windows on first floor.	☐ Minor Alteration				☐ Fair: Major repairs needed
Sensitive to original □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	☐ Major Alteration				☐ Poor: Deteriorated
	Sensitive to original Insensitive to original 1: first floor; 2: upper floors; ARCHITECTURAL SIGN Significant	□□3: roc	□ □ □ □ of/cornic		Style: National Date of Construction: 1850-1890 Source: A Field Guide to American Houses Features: Two story wood frame structure with full width front porch, symmetrical facade. One over one windows at
□ Non-Contributing	☐ Non-Contributing				



ROLL NO. 5

NEGATIVE NO. 25

Address:

516 East Cedar Avenue

Representation in Existing Surveys:

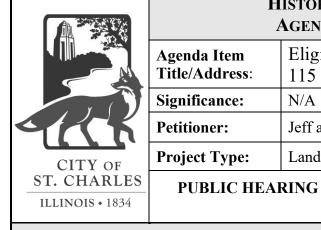
- \square Federal
- ☐ County
- ☐ Local

Block No. 39

Building No. 6

SURVEY DATE:

MAY 1994



	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY					
Agenda Item Title/Address: Eligibility of Property for Landmark Designation: 115 Cedar Avenue						
Significance: N/A						
Petitioner:	Jeff and Barbara	Dav	wson			
Project Type:	Landmark					
PUBLIC HEA	RING		MEETING	v		

12/3/2025

X

Agenda Item Category:

Preliminary Review			Grant
Certificate of Appropriateness (COA)			Other Commission Business
X Landmark/District Designation		Commission Business	
Attached Documents:		Add	itional Requested Documents:

Attached Documents:	Additional Requested Documents:
Application	

Project Description:

A landmark nomination has been submitted for the building located at 115 Cedar Ave. The style is commercial vernacular. The significant people are Chas A Stewart and John Gartner. Stewart was known for CA Stewart music, furniture, etc. This building was known for being a bakery that was well visited by east side customers for 40 years.

Staff Comments:

Recommendation / Suggested Action:

Recommend a meeting for the future public hearing.

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

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.

Received Date
RECEIVED

NOV 25 2025

City of St. Charles
Community Development

1. Property	Parcel Number(s):						
Information:	09-27-386-015						
	Property Name (Historic or common name of the property):						
	JOHN GARINER EAST SIDE	BAKERY					
	Property Site Address						
	115 CEDAR AVENUE						
2. Record Owner:	Name Jeffard Barbara Dawson	Phone (630) 697-6463					
	Address 1760 Persunnon Drive	Email					
	St. Charles IL 60174	BLDawson3 egmail.com					
3. Applicant (if different from	Name Barbara Dawson	Phone (630) 47-463					
record owner):	Address 1760 Persumon Drive, 51. Charles, IL 60174	Email BLDawson3egmail.com					
	51. Charles, IL 60174	SKI SULTINE					
	n of Property: The legal description should be obtained from the ment (attach sheets if necessary).	e deed, mortgage, title insurance,					
	SEE ATTACHEL)						
THE CONTRACTOR OF THE CONTRACT		To the state of th					

I. Classification of Property (Check all that apply): c) Integrity: a) Ownership: b) Category: > building → original site X private district moved: date public-local unaltered public-state site d) Function or Use: Historic/Current Historic/Current Historic/Current agriculture industrial religious 1/ X commercial military scientific educational museum transportation private residence government other(specify entertainment park e) Architecture: (Based on "A Field Guide to American Houses") REUSEE Modern Styles: circa 1900- present National Folk Style circa 1850-1930 Prairie Craftsman Romantic Styles: circa 1820-1880 Modernistic **Minimal Traditional** Greek Revival Ranch Gothic Revival Split-Level Italianate International Exotic Revival Contemporary Shed Victorian Styles: circa 1860-1910 Other 20th Century Modern 21st Century Modern Second Empire Stick Oueen Anne Styled Houses since 1935: Shingle Richardsonian Romanesque Mansard PER JURUEY Folk Victorian Styled Ranch Millenium Mansion Eclectic Styles: 1880-1940 New Traditional American Vernacular Colonial Revival Neoclassical, Classical Revival Other Architecture: **Tudor Revival** Chateauesque Beaux Arts French Eclectic Italian Renaissance Mission Spanish Revival Monterey Pueblo Revival

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			
	YES	BRICK	
Door(s)			
		(Wood)	
Exterior Walls	Ye5	7.	
	P	Beick	
Foundation	4e5	0	
	1-2	Conclete	
Roof			
		WAKNOWN	
Trim			
		6000	
Window (s)			
		6000	

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:				

Significance of Property: Please indicate source of documentation, if available.
a) Original Owner: CHAS A. STEWART / Jo42 GANTA
b) Architect/ Builder: NOT KNOWN
c) Significant Person(s): Tothe GARTNER / CHAS STEWART
d) Significant Dates (i.e., construction dates):
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. X Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation. Notes: Long Time Contenbut or THE CENTURY CORNERS COMMERCIAL AREA.
2. Property is the site of a significant local, county, state, or national event. Notes:
3. X Property is identified with a person who significantly contributed to the development of the community, county, state, or nation. Notes: John GARTNER EASTSIDE BAKERY C. A. STEWART COMPANIES
4Structure 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

III.

nation.

Notes:

6.	_Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance. Notes:
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:
11.	Property is included on theIllinois and/orNational 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

- ATTACTICAL 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.
- 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.
- 3. Photographs: Attach photographs showing the important structures or features of the property and a ATTACHE) 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.
- 4. Chronological list of historical owners.

my (our) knowledge and belief.

AMACHER I (we) certify that this application and the documents submitted with it are true and correct to the best of

If Owner authorizes application to be filed for their property:

Description – 115 Cedar Avenue

Built circa 1910 is a contributing structure by Chas. A. Stewart (C. A. Stewart ...music, furniture, carriages, etc.) for John Gartner's Eastside Bakery or by Gartner on his own behalf. This is a vernacular architecture style building as described in the 1994 city survey (see A Field Guide to American Houses, revised) which today still rests in its original form. John Gartner arrived in St. Charles around 1900, a couple of years after his brother Joe's (Gartner's Bakery on the westside of river) arrival and went to work in his brother's bakery. He eventually opened his bakery circa 1911, becoming a destination for those city residents living east of the river. Today the structure still has the original brick chimney, brick exterior walls, and cement foundation. While all exterior doors and windows have been replaced over the past 115+ years they continue to sit in the original cavities and except for the first-floor north elevation entry door and window that had minor design change the balance reflects the original style and intent. It cannot be determined if the wrought iron fencing on the second level north elevation is original 1910 but an added architectural feature when the second-floor deck was incorporated to be useful.

This landmark request is not about architecture but what business was established and the business contribution to the community. John Gartner's Eastside Bakery provided 40 years ownership giving St. Charles residents decades of choice between his brother Joe's westside location and his eastside bakery.

The criteria used for landmark nomination are: 1, 3, 9, & 10.

LEGAL DESCRIPTION RIDER

PARCEL 1: THAT PART OF LOTS 2, 3 AND 6 IN BLOCK 1 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF THE FOX RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 81 DEGREES 21 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 16.0 FEET; THENCE SOUTH 13 DEGREES 35 MINUTES 24 SECONDS EAST ALONG A LINE THAT IF EXTENDED WOULD INTERSECT THE SOUTHERLY LINE OF SAID LOT 2 AT A POINT 25.0 FEET EASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT, A DISTANCE OF 87.24 FEET TO THE NORTHERLY LINE OF A WOOD BUILDING EXTENDED EASTERLY; THENCE SOUTH 81 DEGREES 29 MINUTES 22 SECONDS WEST ALONG SAID NORTHERLY LINE EXTENDED AND ALONG SAID NORTHERLY LINE OF SAID WOOD BUILDING 26.12 FEET TO THE NORTHWESTERLY CORNER OF SAID WOOD BUILDING; THENCE SOUTH 8 DEGREES 30 MINUTES 38 SECONDS EAST ALONG THE WESTERLY LINE OF SAID WOOD BUILDING AND SAID WOOD BUILDING EXTENDED 23.02 FEET TO THE SOUTHERLY LINE EXTENDED EASTERLY OF A BRICK BUILDING; THENCE SOUTH 81_DEGREES 37 MINUTES 34 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID BRICK BUILDING AND ALONG SAID SOUTHERLY LINE EXTENDED 22.80 FEET TO THE WESTERLY LINE OF THE EASTERLY HALF OF SAID LOT 6; THENCE NORTH 8 DEGREES 29 MINUTES 40 SECONDS WEST FLONG THE WESTERLY LINE OF THE EASTERLY HALF OF LOT 6 AND THE WESTERLY LINE OF THE EASTERLY HALF OF LOT 3, A DISTANCE OF 109.77 FEET TO THE NORTHERLY LINE OF LOT 3; THENCE NORTH 81 DEGREES 21 MINUTES 45 SECONDS EAST ALONG SAID MORDHERLY LINE 25.17 FEET TO THE PLACE OF BEGINNING, BEING SITUATED IN THE CITY OF STY CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2: AN ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM 106 AND 108 EAST MAIN STREET, ST. CHARLES, ILLINOIS OF SURFICIENT WIDTH AND CONFIGURATION TO ALLOW PEDESTRIAN AND VEHICULAR ACCESS EXCEPT HOWEVER THAT SAID VEHICULAR ACCESS IF FOR ANY PERSONAL VEHICLE OF THE GRANTORS. THEIR HEIRS, SUCCESSORS, GRANTEES AND ASSIGNS, AND SHALL NOT BE CONSTRUED TO PROVIDE ACCESS FOR SERVICE VEHICLES, VENDOR DELIVERY VEHICLES OR VEHICLES OF CUSTOMERS, AND FURTHER SAID ACCESS BY PERSONAL VEHICLE SHALL BE LIMITED TO 30 MINUTES PER OCCASION OF USE. PEDESTRIAN INGRESS AND EGRESS IS FOR ALL PERSONS ENTERING AND EXITING 106 AND 108 EAST MAIN STREET, ST. CHARLES, ILLINOIS, WITHOUT LIMITATION. THE AFORESAID EASEMENT SHALL PROVIDE THE ABOVE DESCRIBED AND DIMITED ACCESS ACROSS THAT PART OF LOTS 2, 3 AND 6 OF BLOCK 1 OF THE ORIGINAL TOWN OF ST. CHARLES, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 25.0 FEET; THENCE NORTHERLY 100.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2 THAT IS 16.0 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 2 FOR A POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE 87.47 FEET TO THE NORTHERLY WOODEN FACE EXTENDED EASTERLY OF A 1 STORY BUILDING; THENCE WESTERLY ALONG SAID NORTHERLY WOODEN FACE EXTENDED AND SAID NORTHERLY WOODEN FACE 26.25 FEET TO THE NORTHWESTERLY CORNER OF SAID NORTHERLY WOODEN FACE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID WOOD BUILDING AND SAID WOOD BUILDING EXTENDED 23.02 FEET TO THE SOUTHERLY LINE EXTENDED EASTERLY OF A BRICK BUILDING; THENCE WESTERLY; THENCE NORTHERLY TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3 THAT IS 4.0 FEET WESTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 2, 20.0 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

,

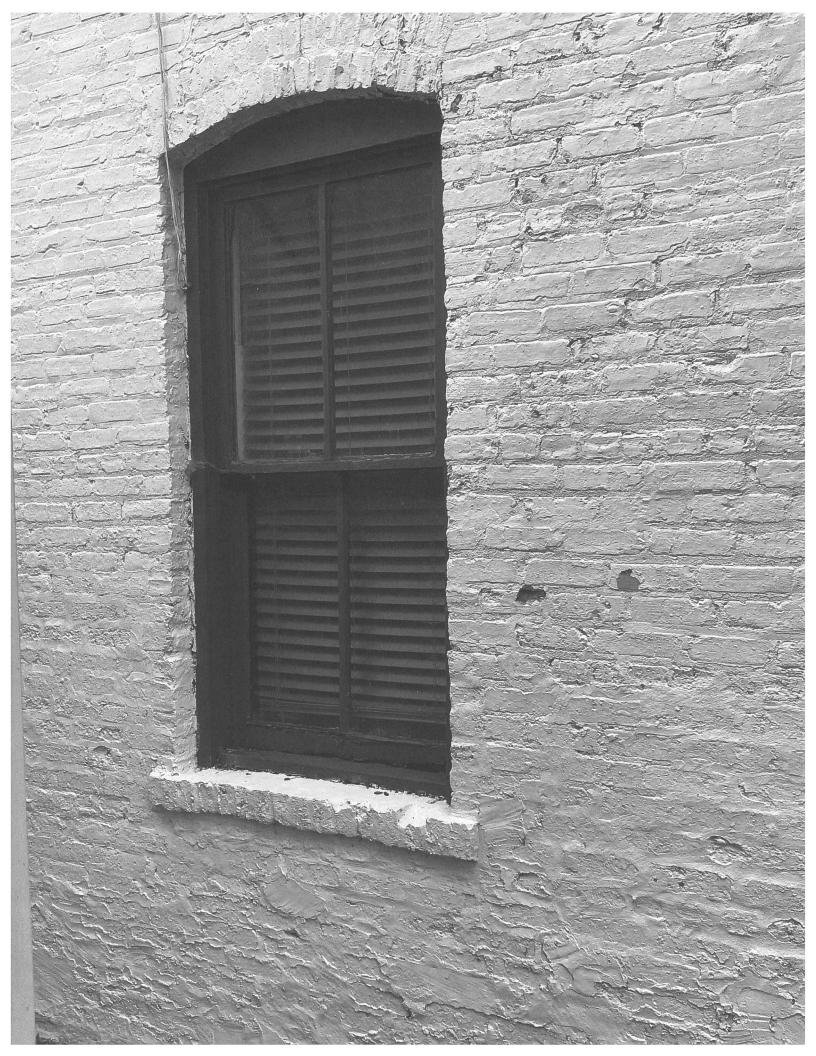


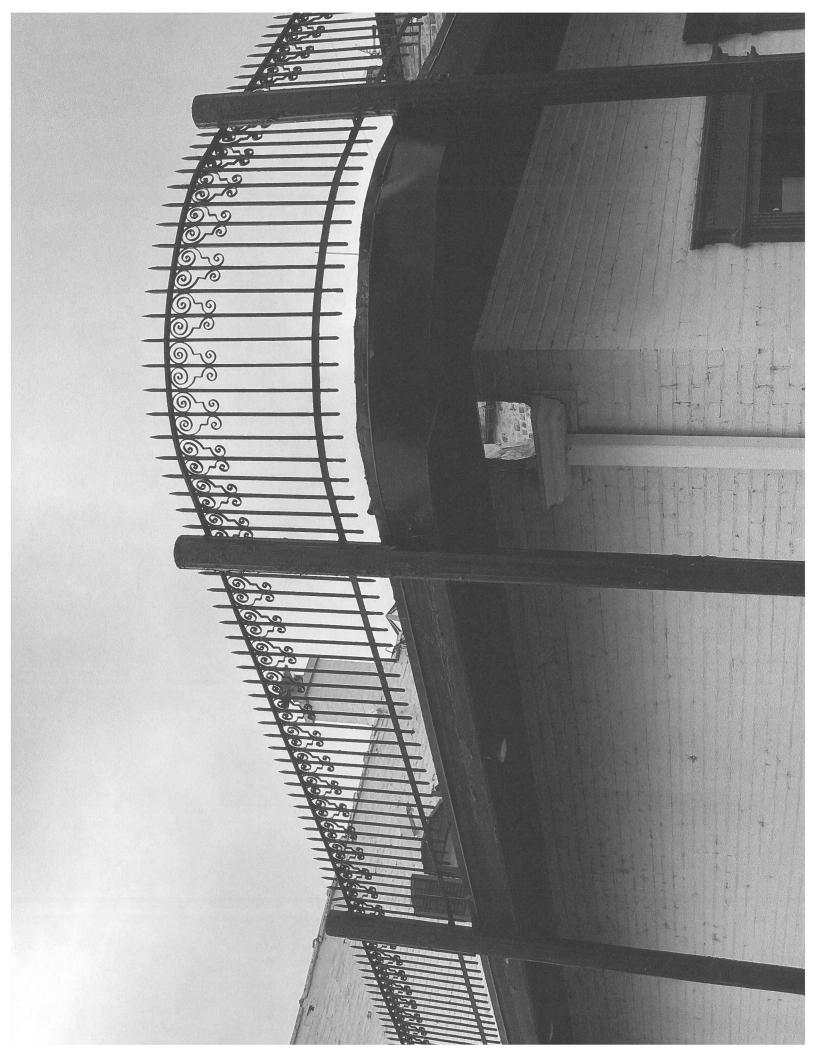












115 Cedar Avenue 09-27-386-015 STCHAS/1E/2

All documents are located at the Kane County Recorder office

1910 WD Bk507/Pg222 Chas Stewart to Nellie Stewart	
1910 circa structure is built between Jan 1910 and June 1917	1
1911 WD Bk536/Pg25Nellie Stewart to John Gartner	
1951 WD Bk1556/Pg555 Rose Gartner Rille to Nils Olsson	
1965 WD Bk2305/Pg572 Olsson family to William/Jane Mod	re
1965 WD Bk2305/Pg577 Olsson family to William/Jane Mod	re
1986 WD Doc1779764 Jane Moore to Anthony Lisauskas	
1990 WD Doc90k11950 Anthony Lisauskas to John McGuire	е
1994 WD Doc94K049859 John McGuire to Jeffery Kowalczy	k
1994 WD Doc94049860 Jeffery Kowalczyk to Dawson	



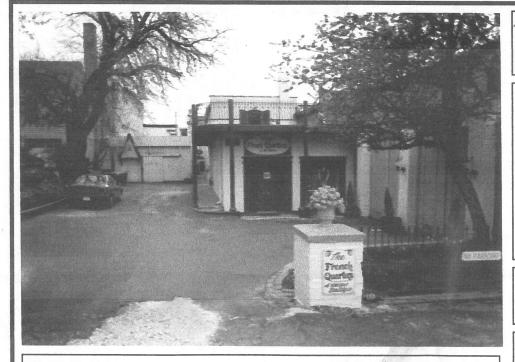
ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY				BUILDING CONDITION
	1	2	3	☐ Excellent: Well-maintained
☐ Unaltered				☐ Good: Minor maintenance needed
☐ Minor Alteration				☐ Fair: Major repairs needed
	\boxtimes			☐ Poor: Deteriorated
 ✓ Additions Sensitive to original Insensitive to original 1: first floor; 2: upper floors; 		 f/cornic	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	ARCHITECTURAL DESCRIPTION Style: Commercial Vernacular Date of Construction: Not known Source: Field Observation Features:
ARCHITECTURAL SIGN	ARCHITECTURAL SIGNIFICANCE			Wrought iron railing on roof of one story brick structure with wrap around overhang.
☐ Significant				
☐ Contributing				
Non-Contributing ■				



ROLL NO. 13

NEGATIVE NO. 28

Address:

1 East Cedar Avenue

Representation in Existing Surveys:

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

Block No. 41

Building No. 9

SURVEY DATE:

MAY 1994

Vernacular architecture in 1910 was diverse, reflecting local needs, materials, and traditions, rather than a single style. It often blended common construction methods with elements borrowed from popular styles like the late-Victorian **Queen Anne**, and the newer **Craftsman** and **Prairie** styles, creating unique regional interpretations. Key features included designs adapted for local climate, use of local materials like wood and stone, and ornamentation sometimes borrowed from more formal styles, such as spindlework or patterned shingles.

Regional and stylistic influences

- Regional adaptation: Buildings were designed to fit the local environment and culture. For example, in forested areas, wood was a primary material, while desert regions might use adobe.
- Blending of styles: While vernacular styles were distinct from "high style" architecture, they often incorporated elements from popular trends of the era.
 - Queen Anne and Victorian: Many vernacular homes incorporated decorative elements like turned posts, spindlework, patterned shingles, and elaborate gable trim, though often in a less complex or asymmetrical way than a pure Queen Anne design.
 - <u>Craftsman</u> and Prairie: Styles like the "Seattle Box" from the era show influences from the Craftsman and Prairie styles, featuring elements like square forms, hipped roofs, and prominent front porches supported by stout columns.
 - Other influences: Some examples might incorporate details from <u>Stick</u>, <u>Eastlake</u>, or <u>Colonial Revival</u> styles.

Common materials and features

- Materials: Construction primarily used materials readily available in the region, such as local stone, wood, and brick.
- **Construction:** Techniques often relied on traditional methods passed down through generations of builders.
- Ornamentation: Detailing was often focused on specific areas, like the porch or gable, and could include decorative shingles, turned posts, or other machinecarved elements.
- **Layout:** Building forms and floor plans responded to practical needs, such as the "Seattle Box" having a simple, efficient four-room layout on the first floor.

626

407

THIS INDENTURE WITNESSETH, THAT THE GRA	NTOR, miss blara In. Firson
	000
of the Lity of Ste Charles in the County of for and in consideration of the sum of Princeture Hus	Kane and State of Oklimore
for and in consideration of the sum of	endred (81900.00) DOLLA
in hand paid, CONVEY_and WARRANT_to	
Charles A. St	iwart
of the lesty of St. Charles County of The	and State of
the following described Real Estate, to-wit:	A CONTRACTOR OF THE PROPERTY O
Part of Lots 2 and I in Block 1 of the Wrig	qual I own now the bety of St. Charles, The
rounty Illuria, bounded as follows bourn	reneing 16 feet fast of the northwest corne the atterly is a prout 2 of feet East of the &
ot 2 m said Woch / running, some & ou	theatterly transported 2 5 fell care of one or
1Bl Mulet t. th. Coath I . Da	northerly Generaltal with the East line of I
n rand Wlock 100 fler to whe xound my of rai	in svell, then a nevery acong me the West him
. I start and I 210 heet to the South line of	d Lot 1, there to thirly along the West him of Beday Street, thence Easterly, along the West him of Beday Street, thence Easterly, along the Son of January 16th 1902 for A Dollare) hazolle in one year from date the said sepond party herely, assumes, and
. I ledan Street beleet to place of leginnin	The dell is duen subject to a certain
sellow mis blara In. Ferson to Elya	Eth. Brown Lated January 16 th 1902 for
am of Seven Hundred and Felty (0750.00)	Dollske harable in one war from date
nterest at six (6) her cent her adhum, which	ih said sesond harte hereby assumes, and
rusto pay.	VIII VIV
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lit I lt. bl as leaves the sandy as	The state of Illinois, hereby releasing and waiving all response
situated in the Leity of the Homestead Franchico Lours of the State	in the State of Illinois, hereby releasing and waiving all r
under and by virtue of the Homestead Exemption Laws of this Steate.	
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	Ary
Signed Gented and Dolivored in the Presence of	
	mas blara m. Gerson
^ / / /)	
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\\\\\\	
STITE OF HEINOIS!	
County of Kanos . 1. Bharles . A. Blor	LA notary Pallie in and for said County, in the State afo
DO HEREBY CERTIFY, that	railm Juram
	De Sin Sarane
personally known to me to be the same per	The whose power AAC subscribed to the
for the wars and purposes therein set footh	signess, sealed and delivered the said instrument as
Given under my hand and . WZATA	Made seal, this sateenthe Law of January A. D. w. 2
harle ellow	Scharles A. Illor
	Gotary Pullix
	Ø
No. 66888. Filed for Record this 15th	0 '
NO. IIII E. C. R. P.	11 - 15 P
,	January A. D. 1904, at 355 o'clock P. M. Irank C. George RECOR

who despert of the septent of the se

of the City of St. Charles xinxing County of for and in consideration of the sum of

Kane and State of Illinois

in hand paid, CONVEY and WARRANT to

(\$750) Seven Hundred and Fifty

DOLLARS.

Wellie C.Stewart

of the City of St.Charles

Kene County of

Illinois Man State of

the following described Real Estate, to-wit:

Fart of Lots Nos.two and seven in Block No.one of the Original Town (now City) of St. Charles, Kane County, Illinois, described as follows, to-wit: Commencing sixteen feet East of the Northwest corner of Lot No. two in said Block No. one, running thence Southeastelly to a point twenty five feet East of the Northwest corner of Lot No. seven in said Block, thanca Southerly parallel with the East line of Lot No. seven in said Block one hundred feet to the Mordy line of Main Street in St. Charles, Illinois, thence Westerly along the North line of Maga Street, twenty five feet to the West line of said Lot No. seven, thence North along the West 1 of gaid Lots Mos. seven and two two hundred feet to the South line of Ceder Street, thende Lasterly along the South line of Cedar Street sixteen feet to the place of beginning. (Subject a Trust Deed to E.M. Hunt for \$800) situated in the City of St. Charles,

X and the state of the state of

Kane in the County of under and by virtue of the Homestead Exemption Laws of

in the State of Illinois, hereby releasing and waiving all rights the State of Illinois.

Dated this-

18th

day of

January

A. D. 19 10 .

Signed, Sealed and Delivered in the Pi

Charles A. Stewart



STATE OF ILLINOIS, | BB. County of Kane

Charles L. Hunt a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

Charles L.Hunt
Notary Public
St.Charles, Kane Co.Ill.

Cherles A. Stewart, an unmarried man,

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, scaled and delinered 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

18th

January A. D. 10 10 .

Charles L. Hunt,

Notary Public.

No.107008 filed for Record this

24th

day of

January

A. D. 19 10, at 10 o'clock A. M.

Frank E.George Recorder

S& T.

NE LEBORAL SON CAPAL STATE

This Indenture Mitnesseth States Grapter Bellie C. Stowart amarried.

of the City of St.Charles Zinder County of for and in consideration of the sum of

Kane and State of Three Thousand (\$3000)

Illinois

DOLLARS.

in hand paid, CONVEYS and WARRANTS to

John Gartner

of the City of St.Charles the following described Real Estate, to-wit:

Kane County of

State of

Illinois

Part of Lots two and seven (2 and 7) in Block one (1) of the Original Town (now City) of St. Charles, Kane County, Illinois, described as follows, to-wit: Commencing 16 feet East of the Forthwest corner of Lot 2 in said Block 1, running thence Southeasterly to a point 25 feet East of the Northwest corner of Lot 7 in said Block, thence Southerly parallel with the East line of Lot 7 in said Block 100 feet to the North line of Main Street in St. Charles_Illindis, thence Westerly slong the North line of Main Street 25 feet to the West line of said Lot Athende North along the West line of said Lots 7 and 2,200 feet to the South line of Cadar Street, thence Rasterly along the South line of Cedar Street, 16 feet to the place of beginning situated in the City of St. Charles.

TO CHICAGO STORY

in the County of

in the State of Illinois, hereby releasing and waiving all rights

under and by virtue of the Homestead Exemption Laws/of particular the State of Illinois.

Subject to unpaid taxes and special. assessments.

Dated this 31st.

day of

July

Kane

Signed, Sealed and Delivered in the

Mellie C. Stewart



STATE OF ILLINOIS | 35. county of Kane

Charles L. Hunt a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

Nellie C.Stewart, unmarried,

Charles L. Hunt Notary Public St. Coarles, Kane Co. Il1.

personally known to me to be the same person whose name

18 subscribed to the foregoing instrument, oppeared before me this day in person, and acknowledged that the — signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes

A. D. 19 11.

therein set forth. Including the release and walver of the right of homestead.

Swew under my hand and NoterialSeal, this

31st.

day of

A. D. 19 11 .

Charles L. Hunt.

Notary Public.

No.118287 filed for record this

lat.

day of

August

A. D. 19 11, at 3.30 o'cleck A. M. Frank E.George Recorder.

Marin

S&T.

ROOK 1556 PAGE 555

Delice Market

THE GRANTORS, DAISY OLSSON MARSHALL, as Trustee under the Last Will and Testament of Bether P. Olsson, as to an undivided 1/10th interest and DAISY OLSSON MARSHALL and ROBERT E. MARSHALL, her husband, as to an undivided 4/10ths interest,

of the City

of Galesburg

County of Kr

State of Illinois

for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey.... and Quit Claim.
to. William R. Moore/and Jane C. Moore, husband and wife

of the City

of St.Charles

County of Ka

State of Illinois

The East half of Lots 3 and 6 in Block 1 and that part of Lots 2 and 7 in said Block 1 of the Original Town of St. Charles, on the East side of Fox River, described as follows:
Beginning at the Northwest corner of said Lot 2; thence South along the West line of Lots 2 and 7 to the Southwest corner of said Lot 7; thence East along the South line of Lot 7 aforesaid 24.37 feet; thence Northerly along the extended Wast line of a Brick and Stone building known as the Glos Building, 80 feet to the Northwest corner of said building; thence Easterly along the North line of said building .49 feet to a point in the East line of the West 25 feet of said Lot 7; thence Northerly parallel with the West line of Lot 7 aforesaid 19.33 feet to the North line of Lot 7 aforesaid, thence Northwesterly to a point in the North line of Lot 2 aforesaid, 16 feet Easterly of the Northwest corner of said Lot 2; thence Westerly along said North line 16 feet to the Point of beginning, in the City of St. Charles, Kane County, Illinois,

situated in the. City

of St. Charles

County of Kane

in the State of Illinois,

bereby expressly declaring that the estate conveyed shall pass, not in tenancy in common, but in joint tenancy, and bereby

releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The conveyance of DAISY OLSSON HARSHALL, as Testamentary Trustee aforesaid is given in accordance withexpress power and authority as granted in the Last Will and Testament of Esther P. Olsson and the consideration received by the Trustee for said undivided 1/10th interest is \$4,250.00.

A.D. 1965.

asy (Isan Marshall y Olyson Harshall

[SEAL]

[SEAL] Robert E. Marshar

Reserve Marelair

State of Illinois.)

Lette undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that

RECOUNTY | 1888

Daisy Olsson Marshall, as Trustee under the Last Will and Testament of

Esther P. Olsson; and Daisy Olsson Marshall and Robert E. Marshall, her husband

whose name a subscribed to the foregoing instrument, appeared before one this day in serion and acknowledged that _t_hey.__ aigned, sealed and delivered the said instrument as _the release for the uses and purposes therein set forth, including the release for or the uses and purposes therein set forth, including the release for or the right of homestead.

Given under my hand and RO. LAPIAL seal, this

day of August

A. D. 19 65

1054372

Notary Public.

Filed for record in Recorder's Office of Kane County, Mile

at 2 o'clock for SEP 21

Sur E makes

GRANTORS, EDRIS OLSSON MROHN, as Trustee under the Last Will and Testament of Esther P. Olsson, as to an undivided 1/10ths interest, and EURIS OLSSON KROHN and CLARENCE H. KROHN, her husband, as to an undivided 4/10ths interest, of the Manhasset Taken County of for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey ... and Quit Claim. m William R. Moore/and Jane C. Moore, husband and wife of the City St. Charles County of not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate, to-wit: The East half of Lots 3 and 6 in Block 1 and that part of Lots 2 and 7 in said Block 1 of the Original Town of St. Charles, on the East side of Fox River, described as follows: Beginning at the Northwest corner of said Lot 2; thence South along the West line of Lots 2 and 7 to the Southwest corner of said Lot 7; thence East along the South line of Lot 7 aforesaid 24.37 feet; thence Northerly along the extended West line Northwest corner of said building; thence Easterly along the North line of said building .49 feet to a point in the East line of the West 25 feet of said Lot 7; thence Northerly parallel with the West line of Lot 7 aforessid 19.33 feet to the North line of Let 7 aforesaid; thence Northwesterly to a point in the North line of Lot 2 aforesaid, 16 feet Easterly of the Northwest corner of said lot 2, thence Westerly along said North line 16 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois, situated in the County of releasing and wairing all rights under and by virts/e of the Hofnestead Exemption Laws of the State of Illinois. The conveyance of EDRIS OLSSON KROHN, as Testamentary Trustee aforesaid is given in interest is \$4,250.00. Trustee under the ather P. ISEALI Clason. NEW YORK

State of Ellinois, I

of a Brick and Stone building known as the Glos Building, 80 feet to the in the State of Illinois, bereby expressly declaring that the estate conveyed shell pass, not in tenancy in common, but in joint tenancy, and hereby accordance with express power and authority as granted in the Last Will and Testament of Esther P. Olsson and the consideration received by the Trustee for said undivided 1/10th [SEAL] I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that Tone County | S5 Edris Olston Krohn, as Trustee under the Last Will and Testament of Esther P. Olsson; and Edris Olsson Krohn and Clarence H. Krohn, her husband personally known to me to be, the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Lah. 9. signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and water the right of homestead. Given under my hand and notarial seal, this ARTHUR MAHLER

A. D. 19.65 Metary Public, State of New York

Gualified in Queens County

Term Expires March 30, 1967

Document No. Given under my hand and notarial Filed for record in Recorder's Office of Kane County, Illinois. Recorder of Deeds.

State of New York

Laster La

WARRANTY DEED

35-2633 THE GRANTORS, WILLIAM R. MOORE, JR. and JANE C. MOORE, husband and wife, in joint tenancy of Batavia, County of Kane, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, CONVEY and WARRANT to ANTHONY J. LISAUSKAS and BARBARA A. LISAUSKAS, his wife of 1086 Pomona Court, Naperville, Illinois, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Kane in the State of Illinois, to wit:

> The East 1 of Lots 3 and 6 in Block 1 and that part of Lots 2 and 7 in said Block 1 of the original Town of St. Charles, on the East side of Fox River, described as follows: Beginning at a North West corner of said Lot 2; thence south along the West line of Lots 2 and 7 to the South West corner of said Lot 7; thence East along the South line of Lot 7 aforesaid 24.37 feet; thence Northerly along the extended West line of a brick and stone building known as the the extended West line of a brick and stone building known as the Glos Building, 80 feet to the North West corner of said building; thence Easterly along the North line of said building .49 feet to a point in the East line of the West 25 feet of said Lot 7; thence Northerly parallel with the West line of Lot 7 aforesaid 19.3 feet to the North line of Lot 7 aforesaid; thence Northwesterly to a point in the North line of Lot 2 aforesaid, 16 feet Rasterly of the North West corner of said Lot 2; thence Westerly along said North line 16 feet to the point of beginning, in the City of St. Charles, Kane County. Illinois Kane County, Illinois

Permanent Index No.: 09-27-386-006

See Attached Exhibit "A". SUBJECT TO:

Homestead Exemption Laws of the State of 111 mais. hereby releasing and waiving all rights d by virtue of the said premises not in tenancy in common. but in pind tenancy forever.

DATED FDQ (SEAL) ANE C. State of Illinois, County of virty in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM R. MOORE, JR. and JANE C. MOORE 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 at their free and voluntary act, for the uses and purposes thereia set forth, including the release and waiver of

Given under my hand Commission expires-Notary Public

prepared by: Michael F. Sexton, 55 W. Monroe This instrument Street, Chicago, Illinois

Address of Property:

10 and 112 E. Main Street, St. Charles, Illinois; and 115 Cedar

> 7.1 -?:

City, State & Zip

Addres

HISTORICE CO. 1.5.27

SEND SUBSEQUENT TAX BILLS TO:

ANTHONY J. LISAUSKAS and BARBARA A. LISAUSKAS 1086 Pomona Court, Naperville, lllinois

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

REAL ESTATE OF ILLINOIS

HHIIII HILLIN

(2)

7 7 9 7 6 0 CO.1.0. 045

1179764

MAIL TO

EXHIBIT "A"

- 1. Taxes for the year 1985 and subsequent years.
- Party wall in the East wall of the building located on the land as disclosed by Warranty Deed from Smith Conklin to Peter J. Burchell dated February 13, 1844 and recorded April 24, 1844 in Book 5, Page 71
- 3. Existing leases, if any.
- Agreement made by Charles A. Glos with John Cartner dated October 19, 1911 and recorded October 23, 1911 as Document 119784 for a party wall between the Flos and Gartner buildings located on Lot 7 in Block 1 aforesaid.
- 5. Right, title and interest of Lester J. Norris and Dellora A. Norris, his wife, in joint tenancy in and to that part of the land falling within the following described premises as conveyed by Warranty Deed from Henrietta A. Glos and Frederich Glos dated April 26, 1924 and recorded April 28, 1924 in Book 732, Page 362 as Document 235987 to wit: part of Lots 7 and 8 in Blook 1 of the original town (now City) of St. Charles, described by beginning on the Northerly line of said Lot 8 at a point 28 feet West of the East line thereof; thence South parallel with Schond Avenue, to the South line thereof; thence West along the South line of said Lots 8 and 7, 47 feet and 8 inches to the South West corner of Wrick and stone building now on said premises; thence Northerly along the West side of the West wall of said building 80 feet to the North West corner thereof; thence Northerly in the same corner to the Vest thence Northerly in the same corner 22 feet; thence Northwesterly to a point in the North line of said Lot 7, 20.46 feet East of the North West corner thereof; thence Easterly along the North line of said Lots 7 and 8, 51.34 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois, subject to the right of John Gartner fo the West 5 inches of the West wall of said building under terms of agreement dated October 19, 1911 and recorded in Book 533, Page 435 in the Recorder's Office of Kane Lounty, Illinois.
- 6. Reservation made in the Dedviated September 17, 1951 and recorded September 20, 1951 as Notweent/68820 from Lester J. Norris and Dellora A. Norris, his wife, to Rose Gurtner Rille conveying part of Lot 7 in Block 1 of the original Town of St. Charles, Kane County, Illinois, deskribed as follows: Commencing in the Northerly line of said Lot 7, 25 feet East of the North West corner thereof; thence South parallel to the West line of said Lot 7, 33 feet for a point of beginning; thence South parallel to the West line of said Lot 12 feet to the North line of the so-called Glos Building now owned by the above-named Grantors; thence West 49 feet to the North West corner/of said building; thence North along the extension of the West line of said Building 12 feet 6 inches more or less to the North East face of the wall of the one-story building now standing of the Westerly 25 feet of said Lot 7; thence Southeasterly to the point of beginning, of the right at any time in the future to use the wall constructed in the future thereon, as a party wall for their use.



WARRANTY DEED **Joint Tenancy** Statutory (ILLINOIS)

February, 1985 90KI1950

NO. 810

LEG FOR RECORD
MANE COUNTY, ILL.

1990 HAR -S AN II: 00

Lynda M. Rivere RECORDER

(Individual to Individual) CAUTION: Consult a lawyer before using or acting under this form. Neither the p. makes any warranty with respect thereto, including any warranty of merchantability

THE GRANTORS, ANTHONY J. LISAUSKAS and

BARBARA A. LISAUSKAS, his wife,

of the City of Napervill County of DuPage State of Illinois for and in consideration of TEN AND NO/100THS (\$10.00)other good & valuable consideration hand paid, CONVEY __ and WARRANT __ to JOHN W. MCGUIRE and LYNN L. MCGUIRE, his wife, of 41 W. 585 Golden Oaks Lane, St. Charles, IL 60175,

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES) not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the Kane in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION AND EASEMENT LANGUAGE.

SUBJECT TO:

Los day

a) Covenants, conditions and restrictions of record; b) Private, public and utility easements and roads and highways, if any; c) Party wall rights and agreements, if any; d) Special taxes or assessments for improvements not yet completed; e) General taxes for the year 1989 and subsequent years including taxes which may accrue by reason of new or additional/improvements during the year 1989; and f) Courtyard easement granted to Stephanie Slapak and Courtyard easements reserved to Sellers as more specifically described herein.

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 said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 09-27-386-006

Address(es) of Real Estate: 115 East Cedar Avenue, Charles,

DATED this (SEAL) **PLEASE PRINT OR** auste (SEAL) TYPE NAME(S) BELOW BARBARA SIGNATURE(S)

State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for County, in the State aforesaid, DO HEREBY CERTIFY that ANTHONY J. LISAUSKAS and BARBARA A. LISAUSKAS, his

"OFFIGUALESEAL" ROSERTSEALISTON Notary Publica State of Illinois on Expires 7/25/91 wife,
personally known to me to be the same person <u>s</u> whose names <u>are</u> subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their ree and voluntary act, for the uses and purposes therein set forth, including the elease and waiver of the right of homestead.

19_90 March Given under my hand and official seal, this July 25, 1991 Commission expires _

This instrument was prepared by Robert C. Liston, Law Offices of Liston & Mauter, P.C., (NAME AND ADDRESS) Wheaton, IL 60189-0480 108 W. Liberty Drive, P.O. Box 480,

SEND SUBSEQUENT TAX BILLS TO:

JOHN W. MCGUILS, SR

RECORDER'S OFFICE BOX NO. -

(0082)

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ATE OF ILLINOIS

LESTATE TRANSFER TAX

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CHO

CO.NO, 045

CHICAGO TITLE INSURANCE (
HAUT COUNTY DEFICE
GENEYA, ILLINOIS

CO.

3B.10682

STAT REAL ES

GREATER

WARRANTY DEED - Joint Tenancy divorced and not since remarried GRANTOR(S), John W. McGuire and Lynn L. McGuire, n/k/a Lynn L. Rembos, ###/#/##/ divorced and not of St. Charles, in the County of Kane, in since remarried the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and STATE OF ILLINOIS EREAL ESTATE TRANSFER TAX other good and valuable consideration in 9 hand paid, CONVEY(S) and WARRANT(S) to the grantee(s), Jeffrey Kowalczyk of 401 KANE), NO. 045 ★★★ DET ST 65.00 North Avenue, St. Charles, in the County 2 REVENUE P.B. 10835 of Kane, in the State of Illinois, not in TENANCY IN COMMON but in JOINT TENANCY, the following described real estate, to ===== For Recorder's Use ===== See Attached Legal Description 09-27-386-015 Known as: 115 Cedar Avenue, St. Charles, Illinois 60174 Subject only to the following "permitted exceptions: if any: (a) General real estate taxes for the year 1992 and subsequent years. (b) Special Assessments confirmed after the contract date; (c) Building, building line and use or occupancy restrictions; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit. Bereby releasing and waiving all rights under and by virtue of the somestead Exemption Laws of the State of Illinois. To HAVE AND TO HOLD said premises not in JOINT TENANCY forever. n/k/a/ Lynn L. Rembos John W. McGuire STATE OF ILLINOIS SS COUNTY OF DUPAGE I, the undersigned, a Notary Public in and for the County and State remarried aforesaid, DO HEREBY CERTIFY that John W. McGuire and Lynn L. McGuire, n/k/a Lynn L. Rembos, 115, Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this diministration. 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 notary seal, day of this OFF CREAT KENNEZH L PONEJOY

Notany Public, State of Villnois

State of Expires 6/2/9) Notary Public My commission expires Prepared by: KENNETH L. POPEJOY, 1776 Naperville Road, Wheaton, Illinois, 60187. Mail Tax Bill To: Jeffrey Kowalczyk and , 115 Cedar Avenue, St. Charles, Illinois, 60174 RETURN TO: KENNETH L. POPEJOY, 1776 Naperville Road, Wheaton, Illinois, FILED FOR RECORD 60187 \odot

KAHE COUNTY, ILL.

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15.00

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STATE	OF	ILLINOIS)		
COUNTY	OF	COOK		89	

JEFFREY J. KOWALCTYK , being duly sworn on oath, states that he resides at 1/5 CEPAR AVE. ST. CHARLES 1/ and that the attached feed is not in violation of

Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

 Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)

the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.

- The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or ensements of access.
- 3. The division of lots or blocks of lens than 1 acre in any recorded subdivision which does not involve any new streets or essements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

6. The conveyance of land owned by relirond or other public utility which does not involve any new streets or easements of access.

- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new atreets or easements of access.
- The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purposes of inducing the Recorder of beeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SHORM to before me

SUBSCRIBED and SWORN to before me

June 1991

"OFFICIAL SEAL"

EUGENE J. BERKES
Notary Public, State of Illinois
My Commission Expires 12/10/97

Notary Public

94 × 04986

1

KANE COUNTY, ILL.

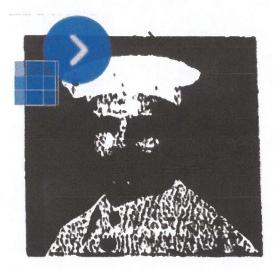
190 9/80



We do not watch the thermometer, "We Bake." The snappy weather however is said to sharpen the appetite. You do not need a tonic to be able to enjoy our fine bakery supplies. Bread always first class, pastry in the same class. Then you can get confectionery and tobacco while here.

John Gartner

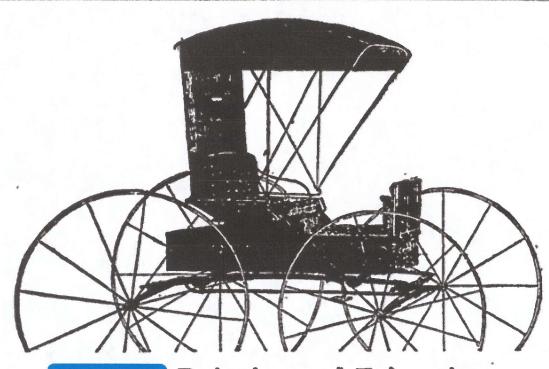
East Side Bakery



NOW thes "Havana" appeition leever, and the Chi cago election is eattled, int us get down to the necessary article that braces gup, the muscles of the White Hepon, and puts vigor into saididates.

Gartner broad is pure, healthy and delisious. And eay--you should try the passing appetite. And then just think of the prices. Ask us.

John Gartner



Carriage Painting and Trimming.

I have added to my carriage trimming business a carriage paint shop. Nothing but the very best paints and high grade varnishes will be used. Parties having carriages that need re-trimming and painting will find no better or cheaper place in Kane County.

Respectfully,
C. A. STEWART.

... C. A. STEWART

Furniture and Mattresses, Elegantly Upholstered Easy Chairs,

Fine Chamber Suits,

Substantial Book Cases

and Desks,

Baby Carriages,

Lounges, Carpets,

Piano and Organ Stools.



Handsome Rattan Chairs,
Beautiful Carpet Rockers,
Children's Express Wagons.
Brackets, Mirrors,
Window Shades,
Etc., Etc.





music.

All Kinds of Strings.

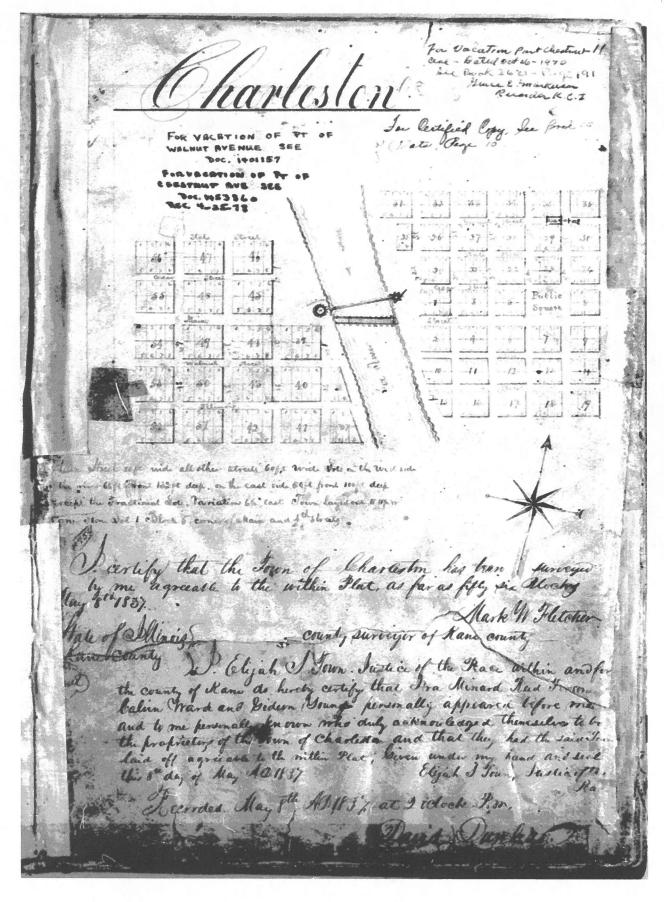
Violins,
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Mandolins,
Harmonic's,
Jews Harps,
Cornets,
Organs,

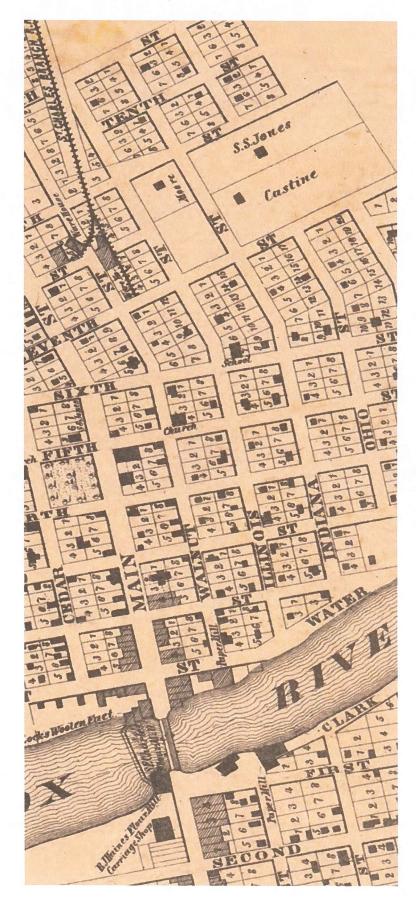


Fifes,
Ficcolos,
Accordeons,
Flageolets,
Autoharps,
Clarionets,
Flutes.

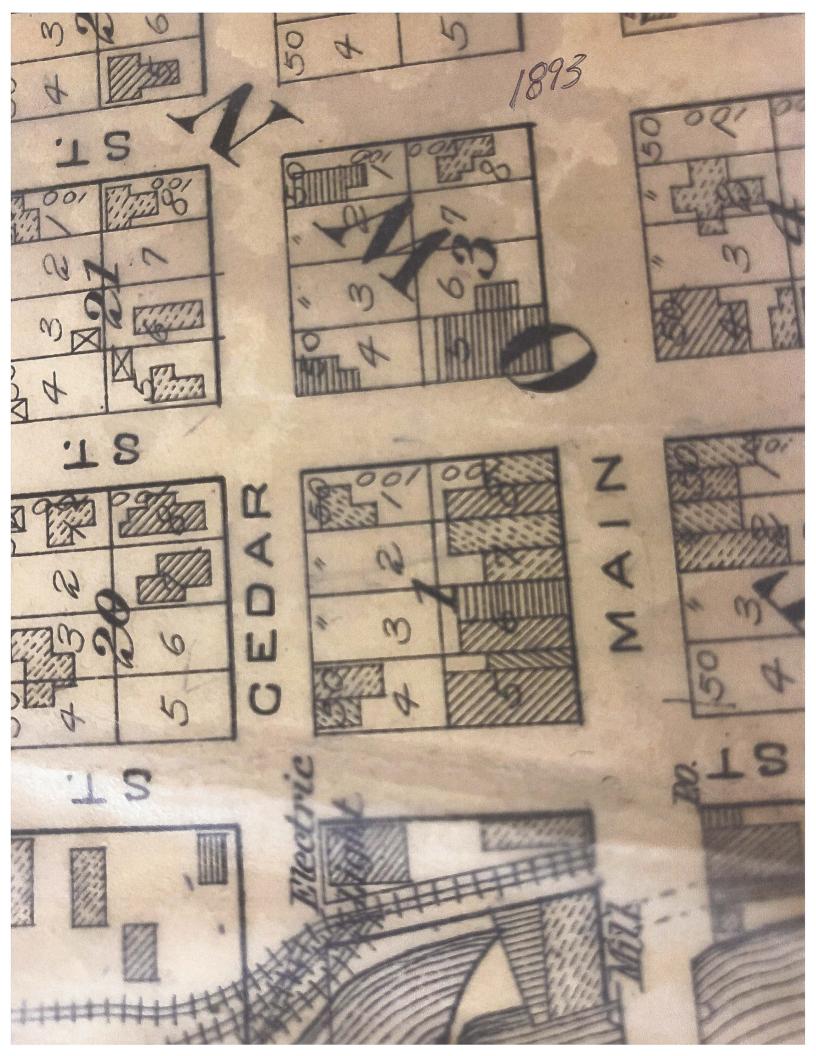
Ask for our Catalogue of 3000 pieces of 10c sheet mousic Orders taken for any piece of music published.

C. A. STEWART





1860 Library of Congress City of St. Charles, IL Map



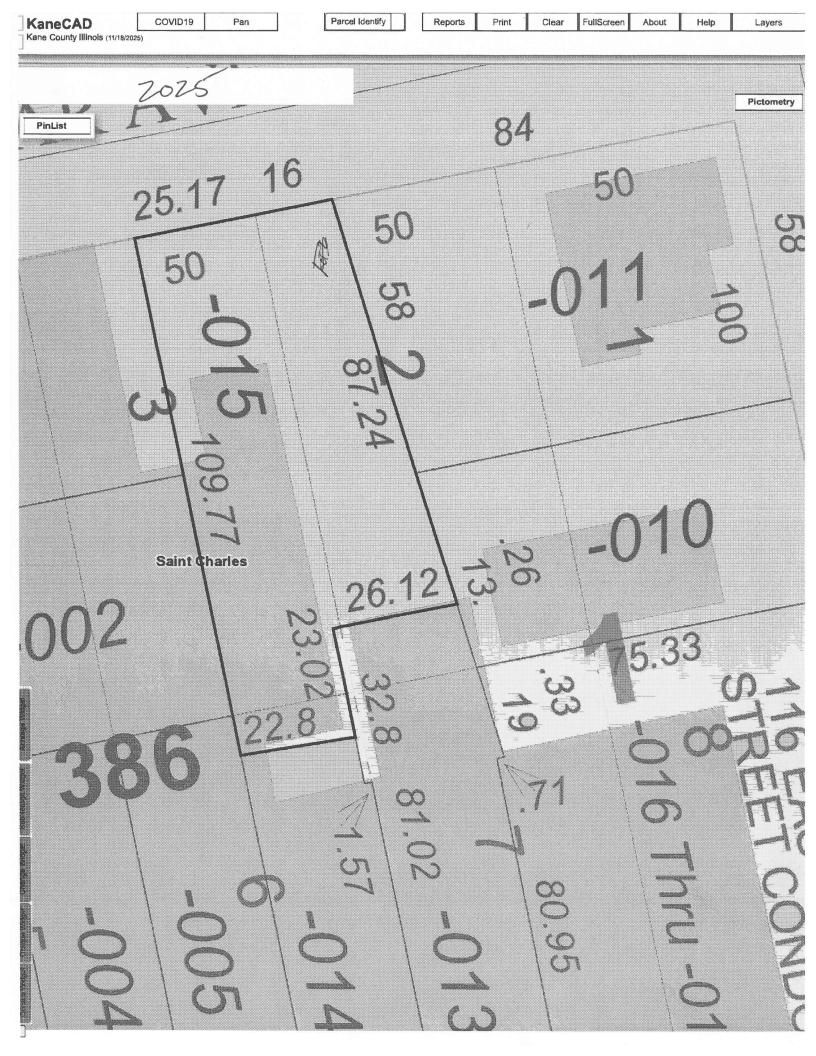
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KaneCAD COVID19 Pan Parcel Identify Reports Print Clear FullScreen About Help Layers
Kane County Illinois (11/18/2025)



	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY						
	Agenda Item Title/Address:	Adding	a con	a condition to the COA form			
	Significance:						
4	Petitioner:						
CITY OF	Project Type:						
ST. CHARLES ILLINOIS • 1834	PUBLIC HEARING				MEETING 11/19/2025	X	
Agenda Item Ca	tegory:		_	_			
Preliminary R	eview			Grant			
Certificate of	Certificate of Appropriateness (COA)			Oth	er Commission Business		
Landmark/Dis	strict Designation			Commission Business			
Attached Docum	ients:		Add	Additional Requested Documents:			
COA form							
Project Descript	ion:						
	to add a 6 th condition his is highlighted in				e second page that gets signed a	t the	
Staff Comments	:						
For the future, we sh brining attentions to				readir	ng the conditions after it is appro	oved or	
Recommendatio	n / Suggested Ac	tion:					

• Provide feedback

THIS PAGE IS TO BE FILLED OUT AT THE HISTORIC COMMISSION MEETING

HISTORIC COMMISSION APPROVAL:

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) authorizing the issuance of a building permit for the proposed work in accordance with the attached plans and any approval conditions, if attached hereto.

		Approved: ☐ As presented ☐ Subject to con ☐ Complete proje	
Chairman Signature	Date	(all elements mus	
CONDITIONS OF APPROVAL			
Project Specific Conditions:			
1			
2			
3			
General Conditions:			Initial Here:
1. The person signing this form is responsible for	communicating the Terms and Condition	ns listed herein to all contractors for	
the project. 2. Design, materials and construction methods si 3. The COA approval is limited to the scope of w		e conditions or on the attached plans.	
4. No visible or concealed structural elements or	•	oved unless identified in the COA	
approval.5. Any historic materials that are inadvertently los	st or damaged during construction withou	ut COA approval must be replaced to	
the preconstruction condition at the expense of the construction begins, if the applicant is precise to the construction begins, if the applicant is precise to the construction begins, if the applicant is precise to the construction begins, if the applicant is precise to the construction begins, if the applicant is precise to the construction begins in the construction	of the owner.		
the applicant will need to provide an explanation request a change within two weeks of notification of a written explanation or appear before the Co	on in writing stating they will follow the plation. A stop work order will be issued for c	ans or go before the Commission to	
What to do if you encounter unforeseen i	ssues during construction, or if a c	change to the project is being consi	dered:
Stop work until a revised COA approval is reconducted.	ceived. Do not discard any materials- All	materials must be stored on site until a ne	w COA review is
2. Contact the Community Development Depart	· · · · · · · · · · · · · · · · · · ·		
seek direction. If the issue is of an urgent nat Commission can meet with a minimum of 48-		e scheduled at the discretion of the Chair.	The Historic
3. Removal of structural elements or historic feat	atures without a COA approval is only per	•	re is an imminent
safety risk. This determination must be made 4. In the event that any structural elements or h			
a. Any deterioration of structural elements		· · · · · · · · · · · · · · · · · · ·	
b. All materials shall be stored on site until	a COA review is conducted – do not disc	card any materials.	
APPLICANT/AUTHORIZED AGENT SIGN	<u>NATURE</u>		
I agree that all work shall be in accordance have read and understand the Historic Pr	·	, ,	application, and I
Signature:	Date:		