

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

**WEDNESDAY, MAY 6, 2026 – 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 April 15, 2026 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 100 Illinois Street**
 - b. 312 N 2nd Avenue**
 - c. 24 S 2nd Street**
 - d. 207 Walnut Avenue**
 - e. 11-15 E Main Street**
 - f. 314-316 W Main Street**
- 6. Grant Applications**
 - a. 312 N 2nd Avenue**
 - b. 11-15 E Main Street**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**

12. Meeting Announcements: May 20, 2026

13. Adjournment

ADA Compliance

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

**CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
KIMBERLY MALAY, CHAIR
WEDNESDAY, APRIL 15, 2026 – 7:00 P.M.**

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

Members Absent: None

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. Field took roll. With five members present there was a quorum.

3. Approval of Agenda

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

4. Presentation of minutes of the April 1, 2026 meeting

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

5. Certificate of Appropriateness (COA) applications

a. 15 N 6th Avenue

Dr. John Perisin, owner, presented the COA requesting a six-foot-tall vinyl fence to be installed on the north side of the property between the parking lot and the drive aisle.

Commission and Dr. Perisin discussed color options.

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to approve the COA as presented for 15 N 6th Avenue.

b. 214 Walnut Street

Mr. Robert McDowell, President of Lazarus House, presented the COA requesting to remove 4 exterior doors and fill in openings with same brick as the currently on the building.

Commission discussed recessing the brick in the openings.

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to approve the COA as presented for 214 Walnut Street.

c. 115 Cedar Avenue

Ms. Barbara Dawson, Property Owner, presented the COA to remove brick walkway on the east side of the building and in front of the front door, replacing it with concrete. Ms. Dawson asked the Commission if they felt brick should be added once concrete is replaced.

Commission discussed the reason for removing the walkway is due to stormwater management required. Options for concrete and replacing the brick with brick was discussed, deciding the concrete replacement would be fine.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented using either brick or concrete for the walkway for 115 Cedar Avenue.

6. Grant Applications

None

7. Landmark Applications

None

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

a. 207 Walnut Avenue

Ms. Paula Price, Property Owner, presented project to build a new 2 unit, 2-1/2-story residential building with a detached garage at 207 Walnut Avenue.

Commission discussed design options, suggesting breaking up the large front window. Commission expressed concern about the height of the new home from the block. Commission asked that property owner submit a street scape drawing showing the proposed house along with the homes on either side of the proposed house.

9. Other Commission Business

None

10. Public Comment

None


11. Additional Business and Observations from Commissioners or Staff

None

12. Meeting Announcements: May 6, 2026

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:30 P.M.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 100 Illinois Street		
	Significance:			
	Petitioner:	Ryan Chermak – Tenant Representative		
	Project Type:	Wall Sign		
	PUBLIC HEARING		MEETING 5/6/2026	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
COA application, sign plans				
Project Description:				
<ul style="list-style-type: none"> Requesting a wall sign on the second floor for the second floor tenant 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and approval of the COA 				

**APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



CITY OF
ST. CHARLES
ILLINOIS • 1834

COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

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

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property: 100 S. Illinois Street, Suite 254 - St. Charles, IL 60174

Use of Property: Commercial, business name: Ameriprise Financial
 Residential Other: _____

Project Type:

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

<input type="checkbox"/> Demolition | <input type="checkbox"/> Primary Structure
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other: _____

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

Description:

Proposed building exterior sign identifying tenant business. Sign is to be non-lit letters on backer panel. The shallow backer will be installed with mounting angles, anchored into the mortar joints by the installer. Visual image of the sign is a concept only. Colors may not be true to the actual building façade. Survey will be needed to verify all measurements and wall color to match.

Applicant Information:

Name (print): Ryan Chermak (Tenant Representative)
Address: 901 3rd Ave. S - Minneapolis, MN 55402
Phone: 612-283-5010
Email: _____

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): T First Street IL LLC
Address: 423 S 2nd St - St. Charles, IL 60174
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: Date: 4/8/2026

Q | 113572

AMERIPRISE FINANCIAL
ST CHARLES, IL

NON-LIT FLAT CUT OUTS ON PAN

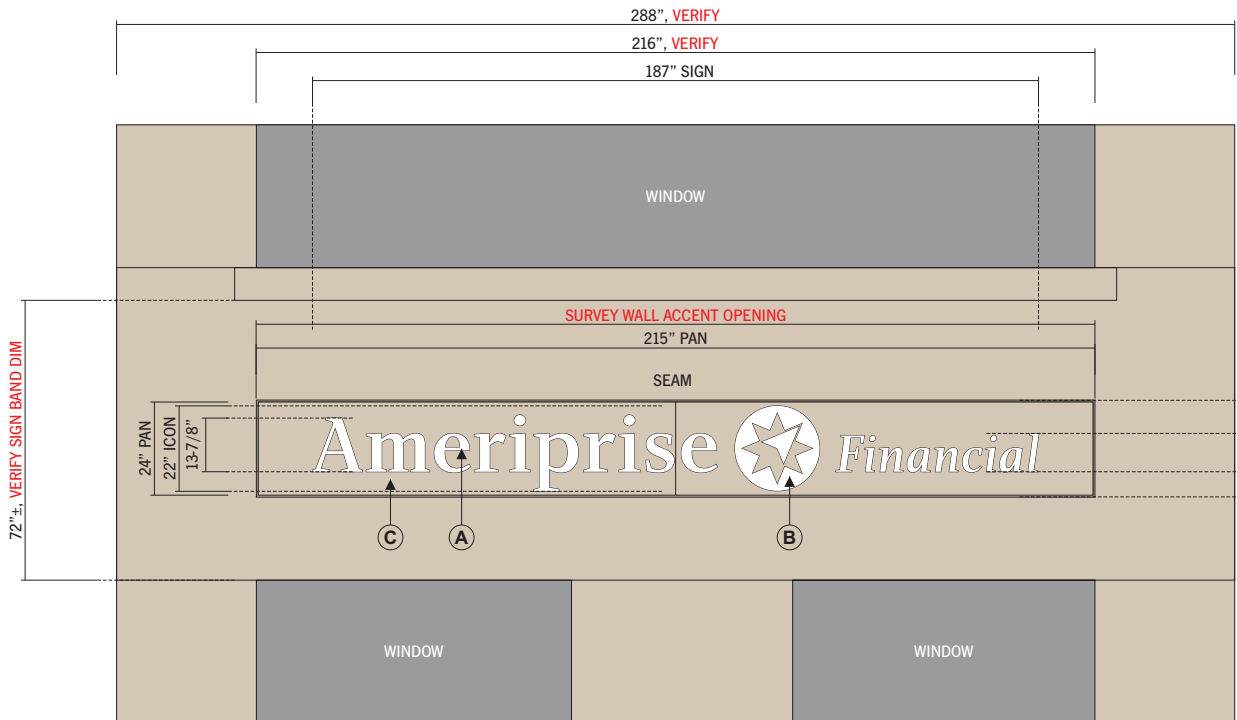
- (A) LETTERS**
 - 3/8" ALUMINUM
 - PAINTED P1
 - STUD MOUNTED THROUGH PAN FACE AND SECURED FROM BEHIND WITH NUTS/WASHERS
- (B) ICON**
 - 3/8" ALUMINUM
 - PAINTED P1
 - STUD MOUNTED THROUGH PAN FACE AND SECURED FROM BEHIND WITH NUTS/WASHERS
- (C) PAN**
 - 1/8" ALUMINUM FACE, PAINTED P2
 - 1-1/2" X 1-1/2" X 1/8" ALUM. ANGLE FRAME PAINTED P2
 - 3/4" X 1-1/2" ALUM. MOUNTING ANGLE



PROPOSED CONDITIONS

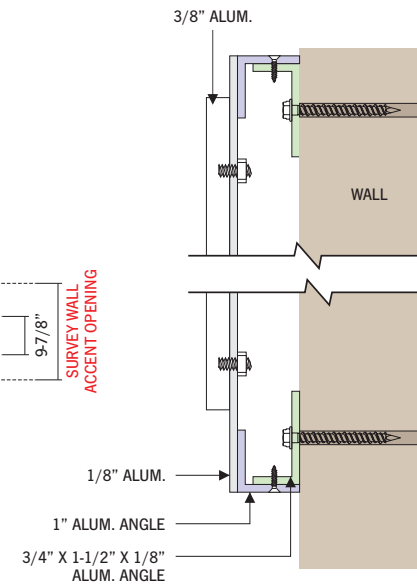


PROPOSED CONDITIONS



SQ. FOOTAGE: 28.56

Scale: 3/8"=1'-0"



SECTION VIEW

Scale: 1:2

INSTALL
- SECURE MOUNTING ANGLE TO BRICK WALL INTO MORTAR JOINTS ONLY, HOLES DRILLED ON SITE

Color Schedule

- P1 MP WHITE, SATIN
- P2 PAINT TO MATCH WALL COLOR, VERIFY



Jenny Kruse | 952 641 9602
jennyk@archetypesign.com

date: 03.06.26 designer: RR

Rev 1 - 03.24.26 RR
Rev 2 -
Rev 3 -
Rev 4 -
Rev 5 -

approval

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 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 312 N 2 nd Avenue		
	Significance:	Landmark		
	Petitioner:	Charles Izzo - Owner		
	Project Type:	Trim		
	PUBLIC HEARING		MEETING 5/6/2026	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
COA application, scope of work with prices, photos of existing, survey				
Project Description:				
<ul style="list-style-type: none"> Requesting to repair and restore the deteriorating fascia, soffit, and window sills using traditional material and methods to match original 				
Staff Comments:				
This is paired with the Residential Façade Improvement Grant.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

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

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property: 312 N. 2nd Ave Ste 60174

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

Project Type:

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

Description:
See facade Grant Application for
scope of work.

Applicant Information:

Name (print): Charles Izzo
Address: 312 N. 2nd Ave
Phone: 630-746-0358
Email: _____

Applicant is (check all that apply):

<input type="checkbox"/> Property Owner
<input type="checkbox"/> Business Tenant
<input type="checkbox"/> Project contractor
<input type="checkbox"/> Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): _____
Address: _____
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: Charles Izzo Date: 04-16-2016

INVOICE

Gallagher Painting & Decor Co.
41W296 Hughes Rd
Elburn, IL 601197700

kevin@gallagherpaintingdecor.com
+1 (847) 531-3647
https://gallagherpaintingdecor.com



Bill to

Chock Izzo
Chuck Izzo
312 N 2nd Ave.
St. Charles, Illinois

Invoice details

Invoice no.: 1110
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/30/2026

Product or service	Description	Amount
Exterior Historical Home - Preservation & Restoration Painting	Whole house wood trim fascia / soffits, frames & windows. Preventive care & maintenance. Power wash to clean surface dirt. Scrape & sand loose paint. Spot prime bare surface + caulk seams as needed. Paint (2) coats Ben Moore low lustre finish match existing colors. Entry door & frame + header included. South side of home small addition siding & trim included. \$3,150.00 + material	\$3,150.00
Brick Chimney	Previously painted brick chimney wash / clean surface mildew. Caulk seams as needed + spot prime masonry as needed & paint (2) coats. Included.	\$0.00
Detached Garage	Power wash & prep + paint garage trim & frames ONLY. Siding & doors NOT included. Back of garage replace rotten fascia / soffit. \$800.00 + material	\$800.00
Exterior Carpentry / Wood Repair	Wood replace - South side (2) vertical corner boards / post replace rotted wood with treated lumber. Two (2) window sill nose replace with PVC composite mold material. Sill plate carve out rot + Abatron Bondo fill & sand to clean finish. Back of house patio window replace rot + spot bondo as needed. One (1) vertical window brick moulding replace with PVC composite mold. \$700.00 + material	\$700.00
**Additional Items	**Note - Front peak & back of house fascia trim near chimney. Inspect for further wood rot. Additional labor/material cost may apply. TBD	\$0.00

Material Jc Licht

Moorguard lowlustre, BIN bond primer, bondo & sundries
\$500.00

\$500.00

Lumber. & Hardware

Sill nose, treated corner board / post, fascia & soffit ply,
brick mould \$350.00

\$350.00

Total

\$5,500.00

Ways to pay

BANK

View and pay



1853







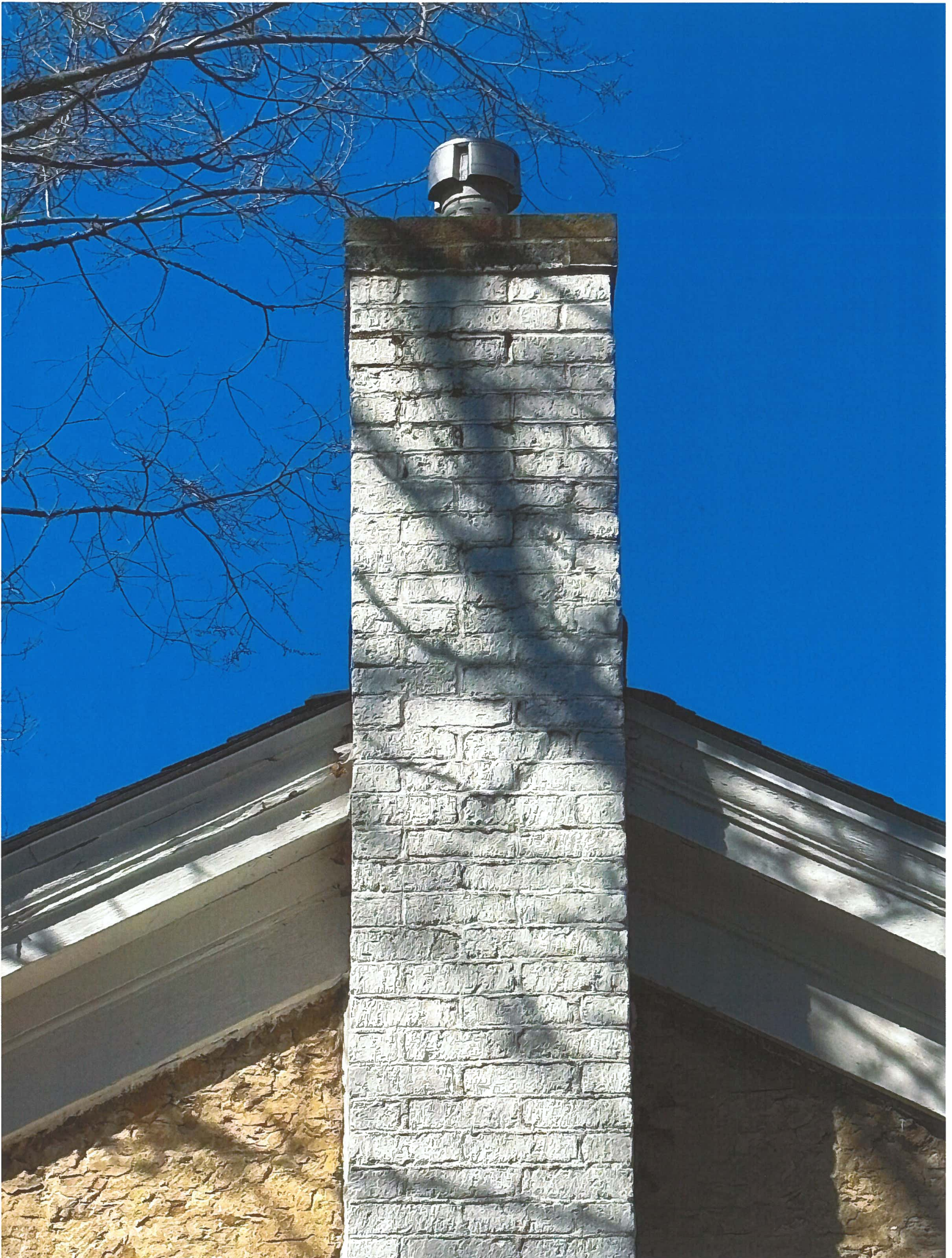


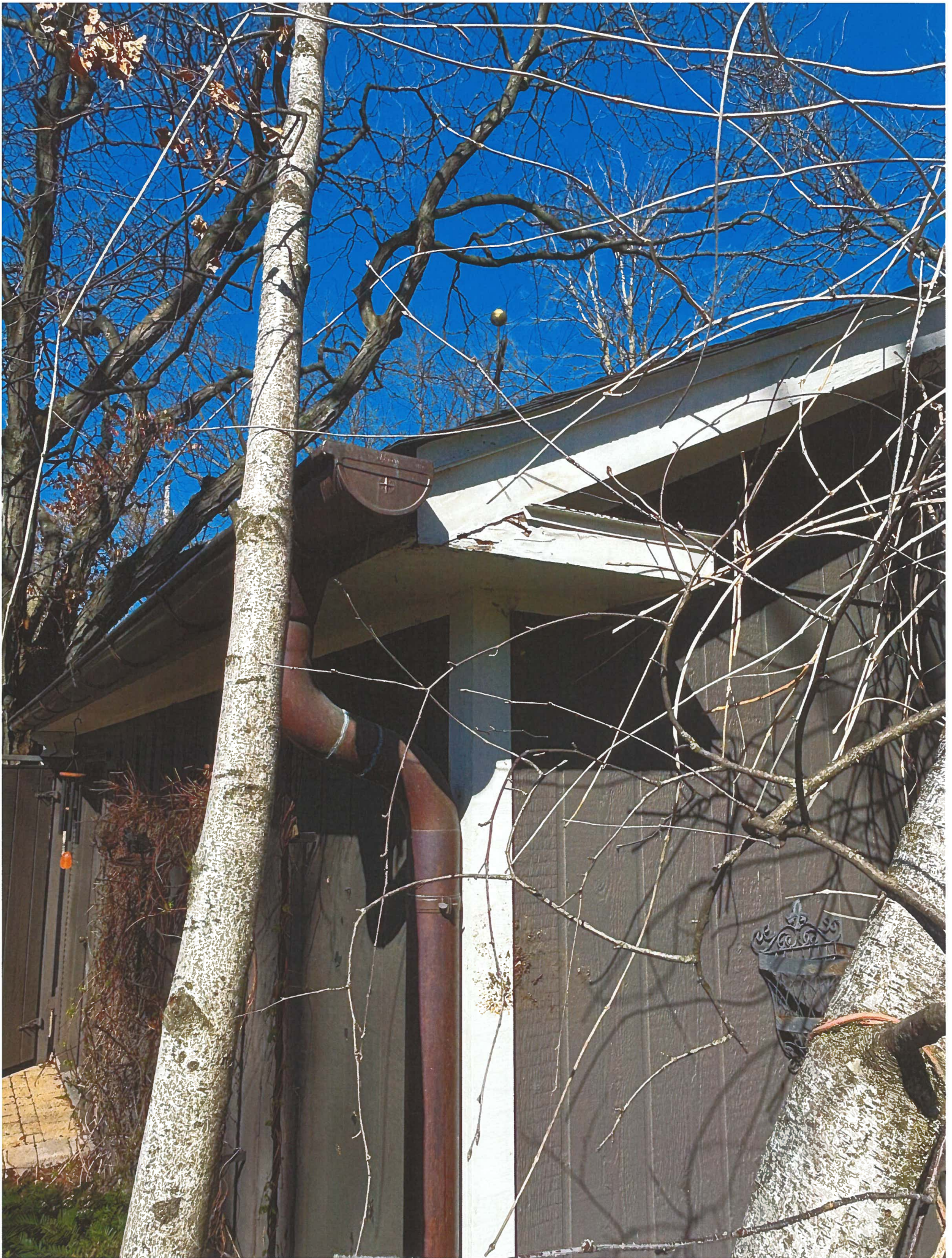


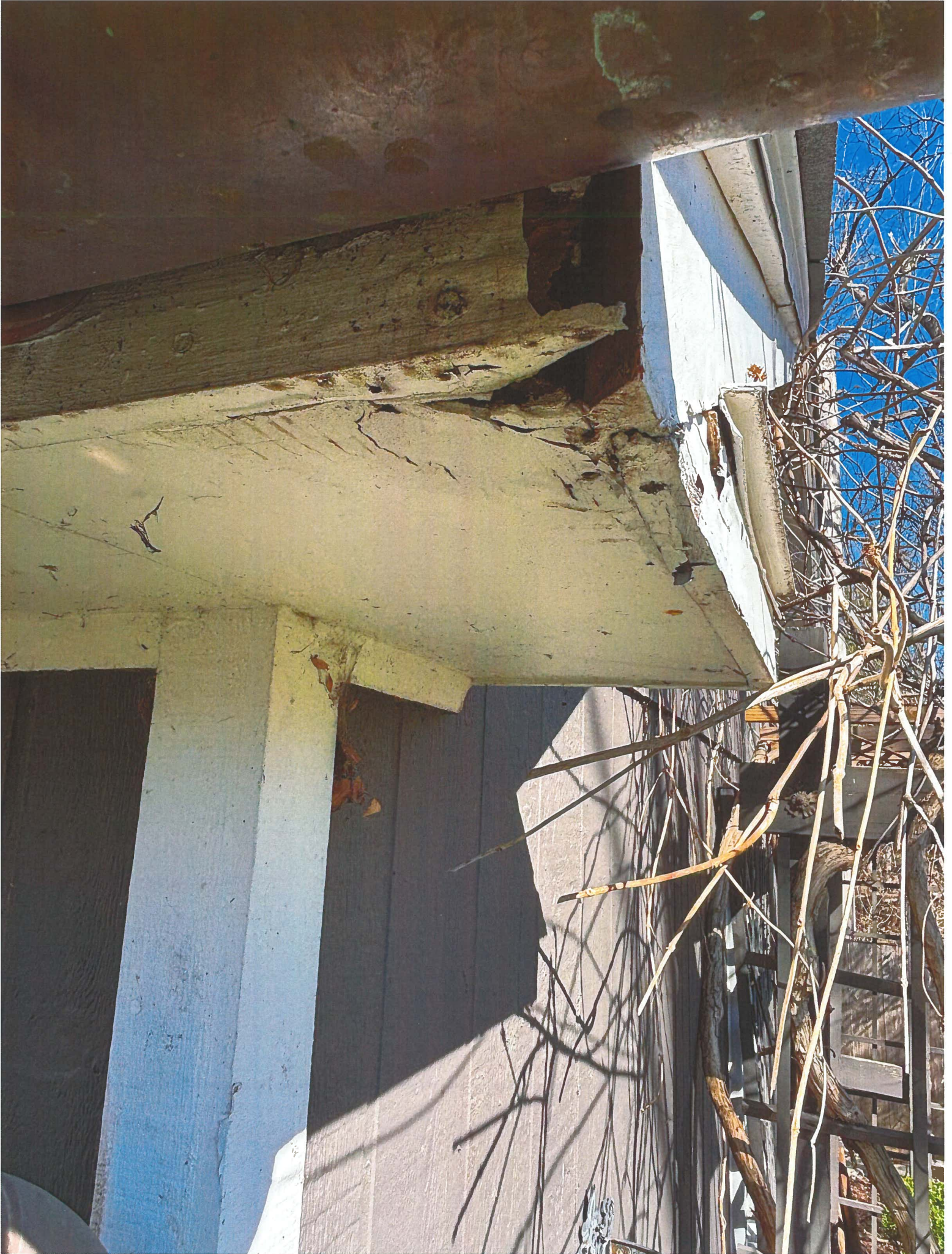
















ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

BUILDING CONDITION

- Excellent: Well-maintained**
- Good: Minor maintenance needed**
- Fair: Major repairs needed**
- Poor: Deteriorated**

ARCHITECTURAL DESCRIPTION

Style: Greek Revival

Date of Construction: 1853

Source: Nat'l. Register of Hist. Places Nomination Form

Features:

Two story red brick with one story limestone wing at east elevation. Windows and doors have stone lintels. Two over two windows. Front gable with broken pediment. Original front door with sidelights, transom and elaborate surround.

ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



Address:

312 North 2nd Avenue

Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

Block No. 24

Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 15

NEGATIVE NO. 10



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

312 North 2nd Avenue

Remarks:

Garage.

Block No. 24

Building No. 2

ROLL NO. 15

NEGATIVE NO. 11

Address:


Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 24 S 2 nd Street		
	Significance:	Non-Contributing		
	Petitioner:	Ryan Corcoran - Owner		
	Project Type:	Exterior Renovation		
	PUBLIC HEARING		MEETING 5/6/2026	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
COA application, renderings, paint description, survey				
Project Description:				
<ul style="list-style-type: none"> Requesting to repair cracks in the brick, brick hole tuckpointing, touchup the stucco, paint exterior with Romabio masonry flat mineral silicate coating, also painting the wood, stucco, metal roof, and south door. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> 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

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property: 24 S. 2nd Street St. Charles, IL 60174

Use of Property: Commercial, business name: Bank - now vacant
 Residential Other: _____

Project Type:

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

<input type="checkbox"/> Demolition | <input type="checkbox"/> Primary Structure
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____

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

Description:

We plan to address the following repairs: brick stress crack repair; brick hole tuck point and patch; and touchup stucco in spots necessary. We plan to paint the exterior of entire building as follows: apply Romabio masonry flat mineral silicate coating (masonry paint) on brick surface; paint wood, stucco, metal roof, and south door.

Applicant Information:

Name (print): 24 S 2nd Street LLC
Address: 423 S 2nd Street St. Charles, IL 60174
Phone: 630-301-2999
Email: _____

Applicant is (check all that apply):

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

Property Owner Information (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.

Signed by: _____
Signature: Ryan Corcoran Date: 4/20/2026
D46B8BD7838D401...

Renderings for 24 S 2nd St









Save

ROMABIO MASONRY FLAT



BUY NOW
([HTTPS://WWW.AMAZON.COM/ROMABIO-MASONRY-ITALY-CEMENTITIOUS-RICHMOND/DP/B07R75QGZQ?TH=1](https://www.amazon.com/Romabio-Masonry-Flat-Cementitious-Richmond-DP/B07R75QGZQ?th=1))

[Color](#)

[Details](#)

Transform Your Exterior Brick with Romabio Masonry Flat Paint

Give your home or building a uniform and sophisticated finish with Romabio Masonry Flat — a high-performing mineral paint made for brick, stone, or stucco and designed for extreme durability. Unlike traditional paints that trap moisture and peel over time, our mineral-based brick paint calcifies to masonry surfaces and allows them to breathe, creating a durable, weather-resistant finish that lasts.

This is the perfect solution for painting exterior brick without sacrificing the integrity of your masonry. Available in a wide range of beautiful, timeless colors from light to dark including classic white brick paint.

ROMABIO MASONRY FLAT FEATURES

- 20 Year warranty, if applied as directed in our application guide
- Very flat finish and strong coverage for a traditional painted brick look
- Ideal for brick, stone, or stucco
- Will not chip, peel or flake off
- 300+ Perm rating and non-film forming
- 2 coats, no additional primer for unpainted, absorbent masonry

- Pressure wash and paint on the same day as masonry surfaces must be dampened

[BUY NOW \(/find-us/\)](#) | [View Color Options \(/color-options/\)](#) | [Hire a PRO \(/pros/\)](#)

APPLICATION DETAILS

Surface Type

Interior/Exterior Absorbent, Unpainted Brick & Stone (No Primer needed); Unabsorbent Or Glossy Brick/Hardie Board/Cementitious Board/Concrete/CMU Block/ Portland or Gypsum Stucco (MicroGrip Primer)

Coverage

1 Coat	1L/1QT	2.5L/0.67GAL	15L/4GAL
Square Feet	50-65	200-260	1000-1300

Recommended Dilution for Concentrated*

	1L/1QT.	2.5L/0.67GAL	15L/4GAL
20%	200ml	500ml	3L
25%	250ml	625ml	3.5L
30%	300ml	750ml	4L

*Transparent Base is Concentrated and must be diluted. White Base is Ready-to-Use and requires no dilution. Check to see what version you have. If unsure, check the instructions on your bucket.

HOW TO APPLY ROMABIO MASONRY FLAT

Applying Romabio Masonry Flat is a straightforward process designed for both PROs and DIYers.

Step-by-Step Instructions:

- **Prep Your Surface** – Clean the masonry thoroughly to remove dirt, mildew, or loose particles.
- **Stir & Dilute** – Product must be diluted prior to application (see dilution instructions on bucket)
- **Apply 2 Coats** – Apply with a brush, roller, or professional-grade airless sprayer (tip of 0.019" – 0.021") or an HVLP spray gun (tip: 1.4mm-1.5mm)
- **Dry Time:** 4-8 Hours

For more detailed instructions, refer to our [Application Guide](#).

WHERE TO USE MASONRY FLAT PAINT

Romabio Masonry Flat is perfect for:

- Full exterior brick homes or buildings
- Brick accent walls or chimneys
- Stucco or stone facades
- Commercial and residential applications
- Restoration of older masonry with failing acrylic coatings

FIND A STORE
([HTTPS://ROMABIO.COM/FIND-US/](https://romabio.com/find-us/)).



BUY NOW
([HTTPS://WWW.AMAZON.COM/ROMABIO MASONRY-ITALY-CEMENTITIOUS-RICHMOND/DP/B07R75QGZQ?TH=1](https://www.amazon.com/romabio-masonry-italy-cementitious-richmond/dp/B07R75QGZQ?th=1)).

“I did a side-by-side comparison of the Masonry Flat product and one of your competitors and found that it had much better coverage. It adhered to the surface better and wouldn’t scratch or chip off. We are really pleased with it and with only 2 coats needed, it has better value and performance.”

– Randy Parks



Why Professionals & Homeowners Choose Masonry Flat

With an amazing 20 year warranty, Romabio Masonry Flat provides an unmatched combination of beauty and durability for your brick home or building. This remarkable mineral-based brick paint has a high perm rating of 300+, non-film forming, and a flat European finish similar to the brick itself. It also won't trap water like acrylics and resists UV degradation, making it ideal for long-term exterior applications and the best choice for brick or other masonry.

Romabio's Mineral Paint Difference

Unlike conventional paints, Romabio's brick/masonry paint is derived from natural materials using ancient Italian techniques. It calcifies to the surface, forming a breathable bond that strengthens over time. With no synthetic ingredients, it's better for your building, your family, and the planet.

Start Your Project with Romabio Masonry Flat

Bring out the natural beauty of your home's exterior with Romabio Masonry Flat — the best masonry paint for brick, stone, and stucco. Whether you're refreshing an older home or updating a modern build, Masonry Flat offers timeless style and trusted performance.

Find a PRO or Locate a Retailer Near You

Ready to bring the beauty of Romabio Low Lustre Interior/Exterior Paint to your home? Get started by finding a professional or a retailer carrying Romabio products.

Hire a PRO (<https://romabio.com/pros/>) – Need expert guidance? Connect with local paint contractors to ensure flawless application.

Find a Store (<https://romabio.com/find-us/>) – Enter your zipcode to discover retailers offering Romabio's premium mineral paints near you and to customize your paint colors.

Order Online (<https://romabio.com/order/>) – Romabio products can be purchased online through trusted retailers such as Home Depot, Amazon, and Lowes.

INFO & GUIDES

[TDS – Ready to Use](https://romabio.com/wp-content/uploads/2026/01/TDS-USA-Masonry-Flat_03-22-2019-3.pdf) (https://romabio.com/wp-content/uploads/2026/01/TDS-USA-Masonry-Flat_03-22-2019-3.pdf).

[TDS – Concentrated](https://romabio.com/wp-content/uploads/2026/01/TDS-Masonry-Flat-ITALY-1.pdf) (<https://romabio.com/wp-content/uploads/2026/01/TDS-Masonry-Flat-ITALY-1.pdf>).

[MSDS](https://romabio.com/wp-content/uploads/2026/01/MSDS-Masonry-Flat-03-22-2019-3.pdf) (<https://romabio.com/wp-content/uploads/2026/01/MSDS-Masonry-Flat-03-22-2019-3.pdf>).

[How To Apply Masonry Flat](https://romabio.com/wp-content/uploads/2026/01/HOW-TO-MSF-1.pdf) (<https://romabio.com/wp-content/uploads/2026/01/HOW-TO-MSF-1.pdf>).

[Sales Sheet](https://romabio.com/wp-content/uploads/2026/01/Sell-Sheet-Masonry-Flat-022724.pdf) (<https://romabio.com/wp-content/uploads/2026/01/Sell-Sheet-Masonry-Flat-022724.pdf>).

For more questions, see our [FAQs](https://romabio.com/faqs/#iimewash). (<https://romabio.com/faqs/#iimewash>).

For other product resources, see our [Tool Kit](https://romabio.com/sales-tools-for-independent-retailers/). (<https://romabio.com/sales-tools-for-independent-retailers/>).

MASONRY PAINTS FAQs

– What are the Masonry Paints and why are they unique?

Romabio Masonry Paints are mineral-based paints made with potassium silicate, formulated to create a bond to masonry substrates. Mineral paints are different as they calcify to the brick, stucco, stone or other masonry surface and do not seal the surface like acrylics. They have superior durability, are toxin-free, naturally mold-resistant, and easy to use.

+ What's the difference between the Masonry Flat and Masonry Textured?

+ Which surfaces can they be applied to and how many coats do I use?

+ Which surfaces can they be applied to and how many coats do I use?

+ How do you touch up Masonry Flat after it has been applied?

+ Can Masonry Flat be used for patios, steps or walkways?

+ Will the Masonry Textured work for grip on steps?

+ Does your warranty cover Masonry Flat applied to previously painted brick?

+ Does Masonry Flat work on Hardie Board or wood siding?

+ What colors are available for Masonry Paints?

+ How long will it last before I must repaint and is there a warranty?

+ I opened the bucket, and the Masonry Flat paint seems gritty, is this normal?

+ Can Masonry Flat and Masonry Textured be sprayed on?

"We don't get the complaints when we use Romabio paint products as our customers are very happy with the transformation of their house, and we've never, not made a customer happy with these products."

-Daniel Murrey, ServiceFirst Painting

FIND A STORE
(HTTPS://ROMABIO.COM/FIND-US/).



BUY NOW
(HTTPS://WWW.AMAZON.COM/ROMABIO-MASONRY-ITALIA-CEMENTITIOUS-RICHMOND/DP/B07R75QGZQ?TH=1).

ROMABIO

(<https://romabio.com/>).

PRODUCTS

- Classico Limewash
(/products/classico-limewash/)
- Masonry Flat (/products/masonry-flat/)
- Venetian Glaze
(/products/venetian-glaze/)
- Velatura Mineralwash
(/products/velatura-mineralwash/)
- MicroGrip Primer
(/products/microgrip-primer/)
- Algae & Moss Cleaner
(/products/algae-moss-cleaner/)
- Mineral Shield (/products/mineral-shield/)
- Decorative Topcoat
(/products/decorative-topcoat/)

PROS

- WHERE TO BUY** (/WHERE-TO-BUY/)
- ABOUT US** (/ABOUT/)
- PRESS** (/PRESS/)
- BLOG** (/BLOG/)
- GET INSPIRED** (/GET-INSPIRED/)
- FAQS** (/FAQS/)
- TOOL KIT** (/TOOL-KIT/)

CONTACT

info@romabio.com
 (mailto:info@romabio.com)
 678-905-3700 (tel:6789053700)


<https://www.instagram.com/romabiopaints/>
<https://www.facebook.com/romabiopaints/>
<https://twitter.com/romabiopaints/>
<https://www.youtube.com/channel/UC...>

SIGN UP FOR UPDATES!

Get inspired. Sign up for our newsletter today!

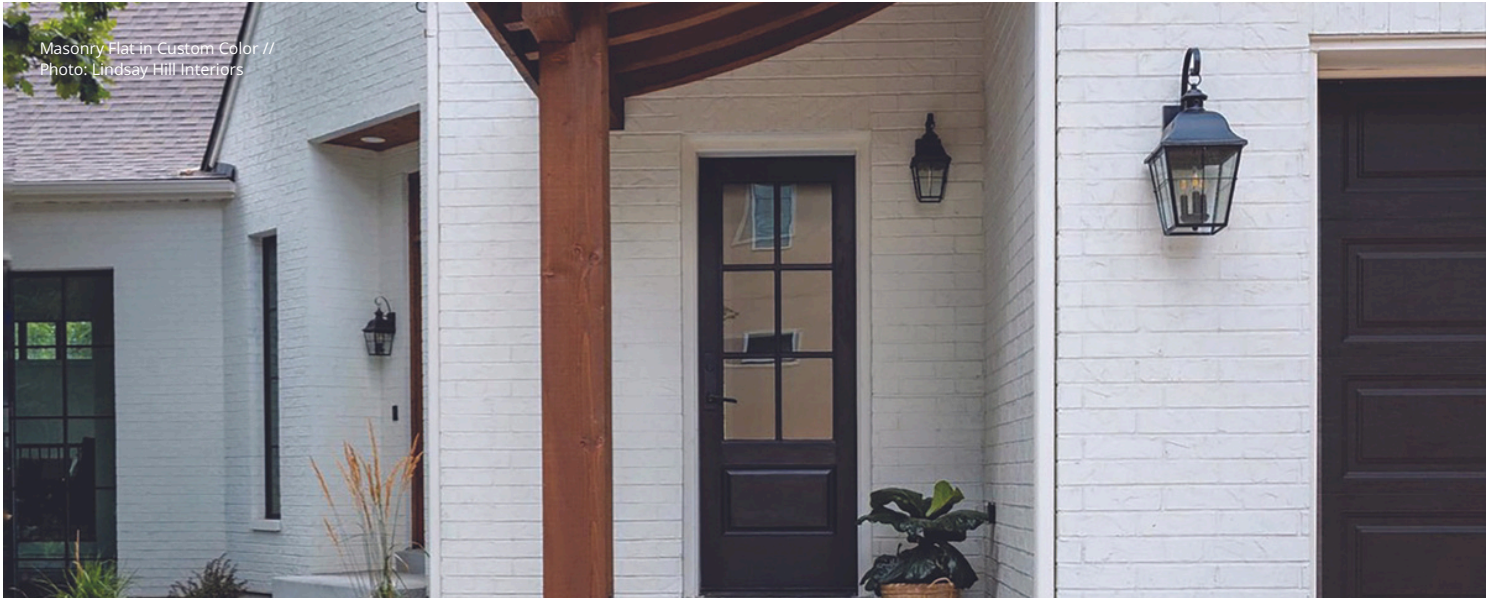
*** Email**

By submitting this form, you are consenting to receive marketing emails from: Romabio, 1465 Trae Lane, Lithia Springs, GA, 30122, US, <http://www.romabio.com>. You can revoke your consent to receive emails at any time by using the SafeUnsubscribe® link, found at the bottom of every email. **Emails are serviced by Constant Contact.** (<https://www.constantcontact.com/legal/service-provider>)

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MASONRY FLAT

for Full Coverage Finish on Brick, Stone, Stucco and Other Masonry



PRODUCT FEATURES

- High-Performing mineral-based paint made for Extreme Durability
- Beautiful, Very Flat finish for brick, stone, and stucco
- Highly Breathable with a 300+ Perm Rating
- Easily apply with brush, roller, or sprayer in 2 coats
- No primer needed on absorbent, unpainted, unsealed natural masonry surfaces
- Must use Romabio MicroGrip Primer for stucco, pre-painted, or non-absorbent surfaces
- Perfect for PROs and DIYers
- 20-Year Warranty when applied properly against peeling or chipping
- Available in light and dark colors
- No odor, Zero-VOC, and environmentally friendly

“I did a side-by-side comparison of the Masonry Flat product and a competitor and found that it had much better coverage, adhered to the surface better, and wouldn’t scratch or chip off. We are really pleased with it and with only 2 coats needed, it has better value and performance.”

~ **Randy Parks**



MASONRY FLAT

for a Full Coverage Finish on Brick, Stone, Stucco and Other Masonry

COLOR PROFILE & BASE TYPE

- Available in White Base for light to medium colors and Transparent Base for medium to dark colors
- Oxide pigments are strongly recommended
- Very Flat finish for natural look
- For touch ups, test small area first for color consistency

SIZES AVAILABLE

White Base—Ready-To-Use

- 1 Quart SKU: MSF-UNTINT-WB-1QT
- 1 Gallon SKU: MSF-UNTINT-WB-1G
- 5 Gallon SKU: MSF-UNTINT-WB-5G

Transparent Base—Concentrated

- 1 Liter SKU: MSF-UNTINT-TB-1L
- 2.5 Liter SKU: MSF-UNTINT-TB-2.5L
- 15 Liter SKU: MSF-UNTINT-TB-15L

COVERAGE

- 1 Quart/1 Liter approximately 50 – 65 sq/ft*
- 1 Gallon/2.5 Liters approximately 200 – 260 sq/ft*
- 5 Gallons/15 Liters approximately 1,000 – 1,300 sq/ft

*For 1 coat based on average absorption. Actual coverage will vary based on application method, surface texture, and absorption.

RECOMMENDED DILUTION**

	1L/1QT	2.5L/0.67GAL	15L/4GAL
20%	200mL	500mL	3L
25%	250mL	625mL	3.5L
30%	300mL	750mL	4L

**RECOMMENDED DILUTION is for Transparent Base

Masonry Flat White Base made in the USA comes Ready-To-Use. If desired, it can be diluted with clean water up to 5%.

APPLICATION ON EXTERIOR MASONRY

- 1 Mix thoroughly immediately before use. If using Transparent Base, product must be diluted 20% - 30% with clean water.
- 2 Dampen surface to cool if temps are above 80°F before applying 1st Coat.
- 3 Apply with a brush, roller or appropriate sprayer as an even layer, keeping a wet edge.
- 4 Allow to dry 8 – 12 hours before applying 2nd coat.

HELPFUL TIPS

- 2 coats required for 20-year Warranty with proper application.
- Test surface with water to check absorbency of masonry surface and mortar before applying. If water beads on surface you will need to apply Romabio MicroGrip Primer.
- Sprayer should be min 3000psi with a tip opening of 0.019" to 0.021".
- When using a sprayer, back-brushing or back-rolling 1st coat is highly recommended.
- Apply when temps are between 50°F and 88°F and avoid full sun if possible.
- Protect your finish with Romabio Mineral Shield. Learn more at romabio.com/mineralshield

TOOLS



Scan to Learn More



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

BUILDING CONDITION

- Excellent: Well-maintained**
- Good: Minor maintenance needed**
- Fair: Major repairs needed**
- Poor: Deteriorated**

ARCHITECTURAL DESCRIPTION

Style: Neocolonial

Date of Construction: ca. 1950 to present

Source: A Field Guide to American Houses

Features:

Former savings and loan building. Little concern for copying colonial prototypes carefully. Large picture windows in weak gable end sections.

ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



Address:

24 South 2nd Street

Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

Block No. 11

Building No. 11

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 13

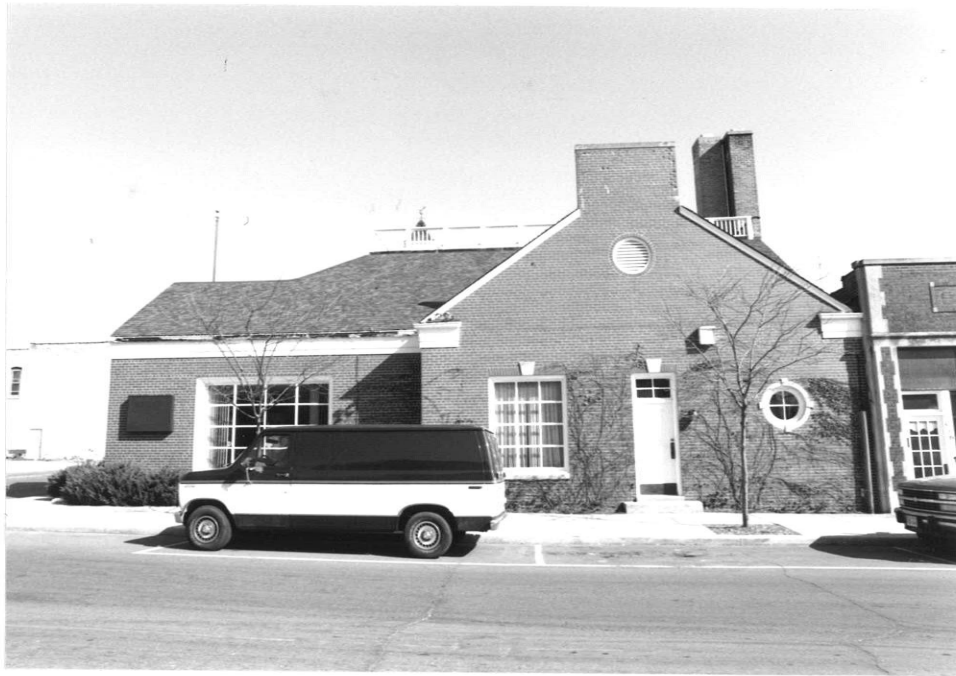


ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

24 South 2nd Street

Remarks:

South Elevation

Block No. 11

Building No. 11

ROLL NO. 2

NEGATIVE NO. 13

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 207 Walnut Ave		
	Significance:	N/A		
	Petitioner:	Shawn Bandel- Architect, Paula Price - owner		
	Project Type:	New construction of 2 unit residential		
	PUBLIC HEARING		MEETING 5/6/2026	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Elevations, floor plans, rendering, photos of neighboring houses, streetscape drawing				
Project Description:				
<ul style="list-style-type: none"> Requesting to build a new 2 unit, 2-1/2 story residential building with a detached garage. 				
Staff Comments:				
Preliminary review was on 4/15/26. Commission asked for a streetscape view and that the window in the front be broken up a bit.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and approval of the COA. 				

**APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

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

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property: 207 WALNUT AVENUE, ST. CHARLES, IL 60174

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

Project Type:

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

Description:

NEW CONSTRUCTION OF TWO UNIT DUPLEX AND FREE STANDING
GARAGE.


Applicant Information:

Name (print): SHAWN BANDEL
Address: 1121 E MAIN ST., ST. CHARLES, IL 60174
Phone: (224) 542 - 8555
Email: _____

Applicant is (check all that apply):

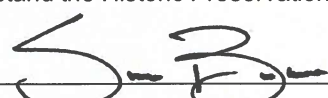
- Property Owner
- Business Tenant
- Project contractor
- Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): PAULA PRICE & JERRY MEISTER
Address: 1121 E MAIN ST., ST. CHARLES. IL 60174
Signature: _____ 

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: _____  Date: 04.06.2026



207 WALNUT AVENUE - STREET ELEVATION

SCALE: 1" = 20' - 0"

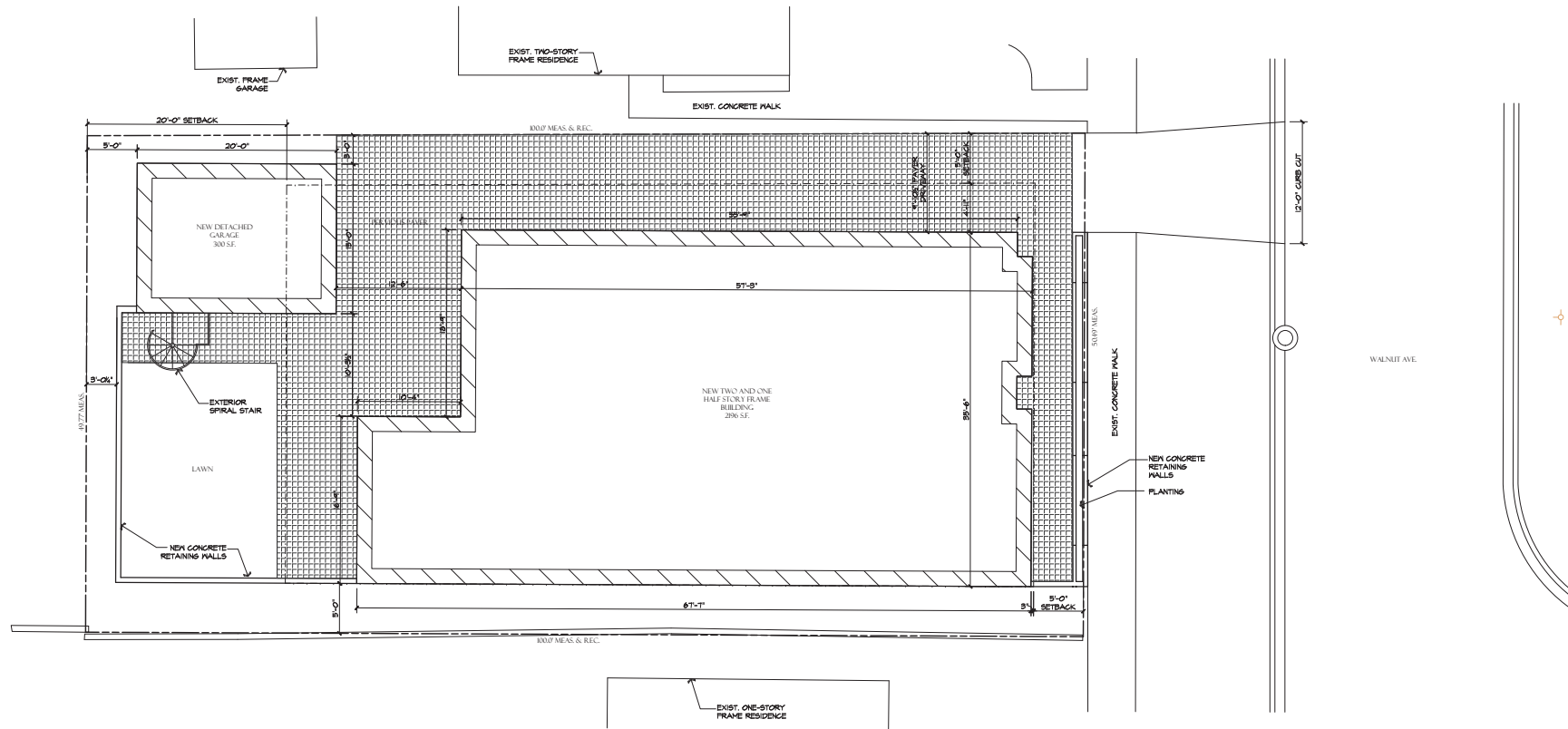
APRIL 24TH, 2026

PROJECT#: 20004

PLAN #: STREET ELEVATION LOCATION: 207 WALNUT AVENUE

BÂTIR
DESIGN. BUILD. SUSTAINABLE SOLUTIONS.

BATIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATIRARCH.COM




ARCHITECTURAL SITE PLAN
 SCALE: 3/16" = 1'-0"

ZONING REQUIREMENTS / BULK REGULATIONS

ZONING CLASSIFICATION:		
CB2-2 CENTRAL BUSINESS DISTRICT		
BULK REGULATIONS:		
LOT AREA: 5418 SF.		
ALLOWED:		
MAX BUILDING COVERAGE:	40% / 2005 SF	
DETACHED GARAGE:	3000 SF	
TOTAL ALLOWED:	2005 SF	
ACTUAL PROPOSED:		
246 SF.		
BUILDING SET BACKS:		
FRONT:	5 FEET	
SIDE:	5 FEET	
REAR:	20 FEET	
GARAGE:	5 FT REAR/3 FT SIDE	
INTERIOR SIDE YARD PARKING/DRIVE:	0 FEET (TABLE 17.4-2 P.109)	
BUILDING:		
MAX GROSS FLOOR AREA:	ALLOWED: 10,000 SF.	ACTUAL: 6002 SF.
MAX BUILDING HEIGHT:	ALLOWED: 40'	ACTUAL: 38'-0" (MEDIAN LOT LINE)
DWELLING UNITS:		
	ALLOWED: 2	ACTUAL: 2 (FLOOR 1 - OWNERS UNIT, ROOF DECK/LOUNGE AREA/OFFICE INCLUDED IN OWNERS UNIT)

PROJECT:
20009

**2 UNIT DUPLEX
NEW CONSTRUCTION**
207 WALNUT AVE. ST. CHARLES, IL 60174

BATIR
BATIR ARCHITECTURE LTD.
112 E. MAIN ST. SUITE 2208 ST. CHARLES, IL 60174
PHONE: 618-355-5949
WWW.BATIRARCH.COM

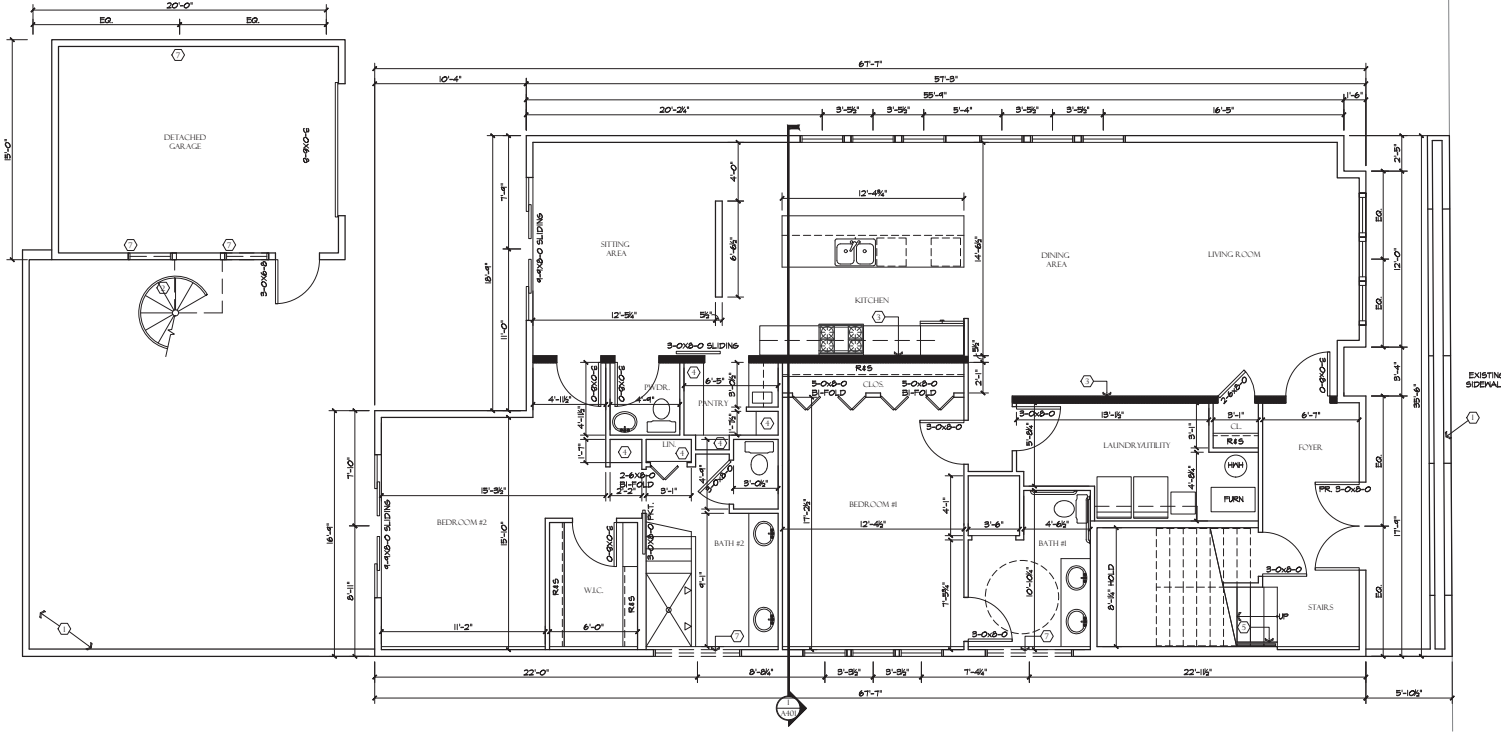
ARCHITECTURAL
SITE PLAN

ISSUED:
01-16-2026
HISTORIC COMMISSION
04-06-2026
HPD REVISION
04-28-2026
HISTORIC COMMISSION

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BATIR ARCHITECTURE LTD.

SCALE
1/4" = 1'-0"
1/32" = 1/8" (DIMENSIONS)

A100




FIRST FLOOR PLAN (OWNER'S UNIT)
 SCALE: 1/4"=1'-0"

- PLAN NOTES:**
- ① NEW FINISHES ONLY IN THIS ROOM. SEE FINISH PLAN SHEET A221
 - ② EXISTING FIRE EXTINGUISHER TO REMAIN
 - ③ PATCH WALL & PREPARE FOR NEW PAINT
 - ④ NEW PAINT ONLY IN THIS ROOM
 - ⑤ RELOCATED GLASS WALL
 - ⑥ FILL IN EXIST. OPENINGS IN WALL AT FORMER WINDOW LOCATION & PREPARE FOR PAINT
 - ⑦ RELOCATE EXISTING TRANSFORMER TO CEILING. RELOCATE EXISTING ELECTRICAL PANELS TO REMAIN. SEE ELECTRICAL DRAWINGS
 - ⑧ PROVIDE WALL-MOUNTED FIRE EXTINGUISHER HOOD BY POTTER-MOSKOW, SA, 100% C, WITH WALL BRACKET.
 - ⑨ NEW 15' TEMPERED GLASS SIDE LITE NEXT TO EXISTING HOOD DOOR
 - ⑩ CUBICLE BY TENANT
 - ⑪ FURNITURE BY TENANT
 - ⑫ REFRIGERATOR BY TENANT
 - ⑬ DISHWASHER BY TENANT
 - ⑭ PROVIDE 4' X 8' SHEET OF 3/4" THICK PR.T. PLYWOOD FOR TELEPHONE BOARD. COORDINATE LOCATION IN FIELD
 - ⑮ THIS SPACE IS NOT POURED. PROVIDE 4" CONCRETE SLAB FLOOR @ 3000 PSI. (VAPOUR BARRIER EXISTS) FINE GRADE AS NECESSARY. SPECIAL CARE SHOULD BE TAKEN TO PROTECT AND/OR CLEAN ANY AREAS OF OVERPOUR OR SPLATTER.

PROJECT: 20009
2 UNIT DUPLEX NEW CONSTRUCTION 207 WALNUT AVE. ST. CHARLES, IL 60174
 BATIR ARCHITECTURE LTD. 112 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174 PHONE: 618.352.5814 WWW.BATIRARCH.COM

FIRST FLOOR PLAN

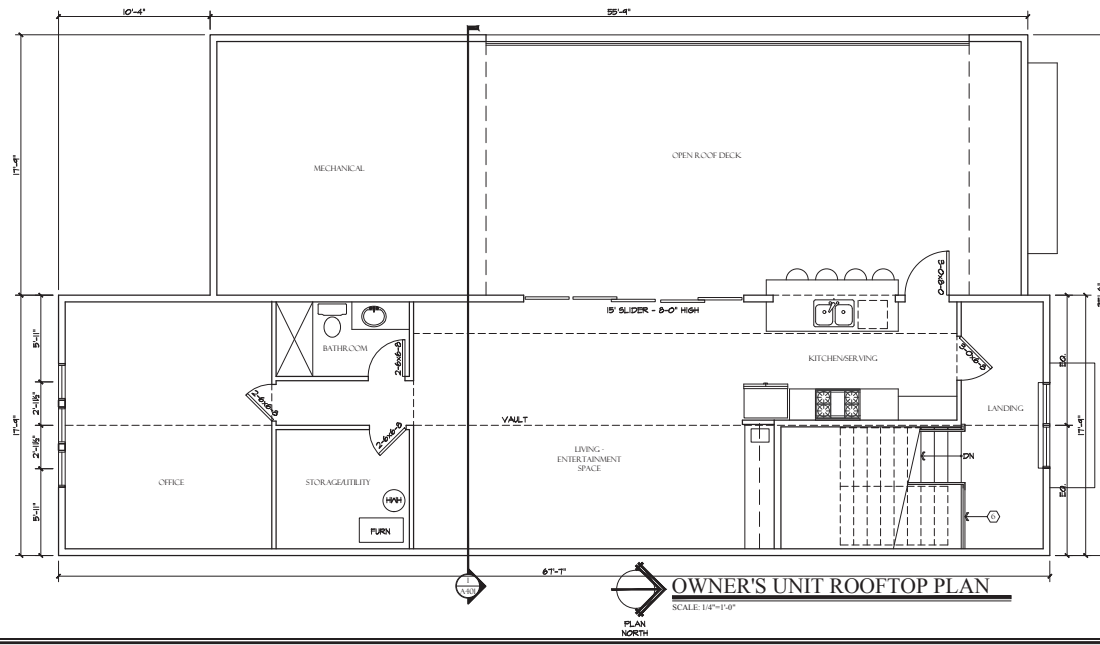
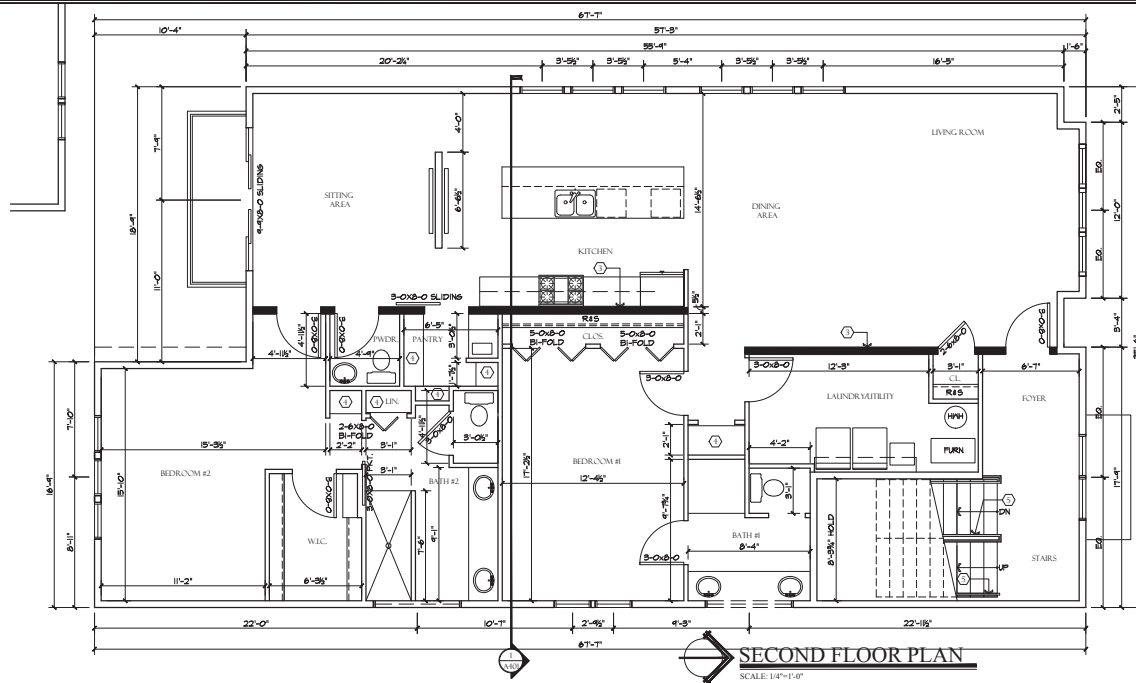
ISSUED:

01-18-2026	HISTORIC COMMISSION
04-06-2026	HPQ REVISION
04-24-2026	HISTORIC COMMISSION

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BATIR ARCHITECTURE LTD.

SCALE
1/4" = 1'-0"
1/32" = 1/8" (VERTICAL)

A201



PROJECT:
20009

2 UNIT DUPLEX
NEW CONSTRUCTION

200 WALNUT AVE. ST. CHARLES, IL 60174

BATR
BATIR ARCHITECTURE LTD.
1121 E. MAIN ST. SUITE 228 ST. CHARLES, IL 60174
PHONE: 631-555-5949
WWW.BATRARCH.COM

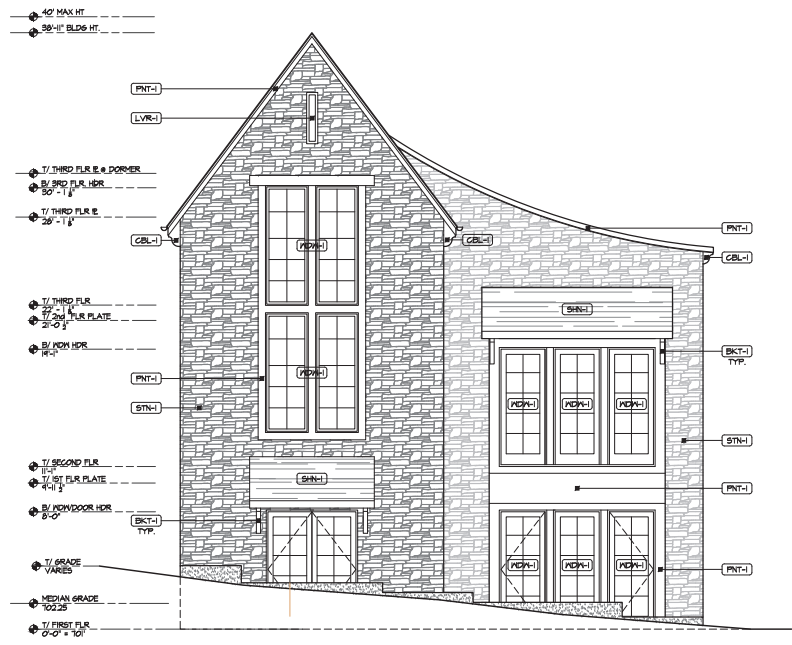
SECOND FLOOR &
ROOFTOP PLANS

ISSUED:
01-18-2026
HISTORIC COMMISSION
04-06-2026
HPD REVISION
04-28-2026
HISTORIC COMMISSION

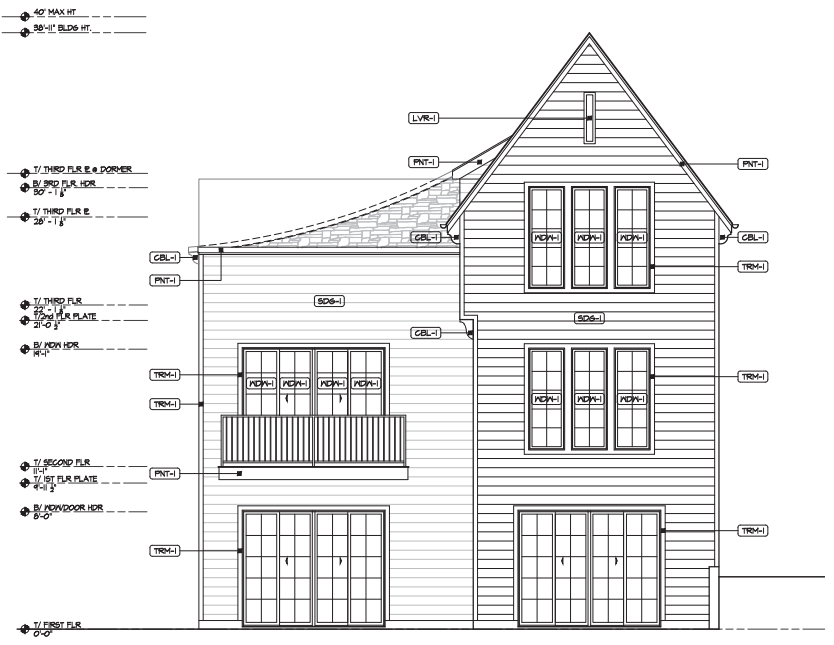
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SCALE
1/4" = 1'-0"

A202

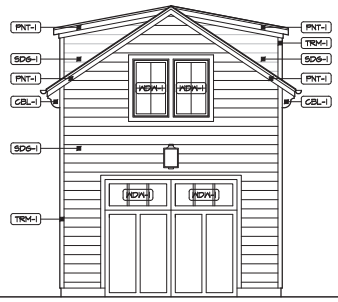


1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

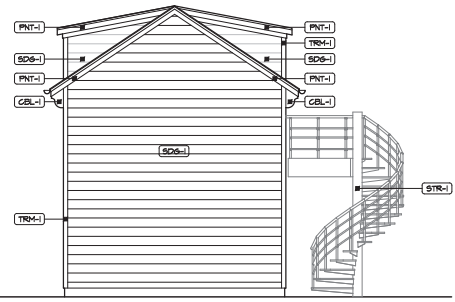


2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

MATERIAL SCHEDULE									
NO.	SYMBOL	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	NO.	SYMBOL	DESCRIPTION
001	CONCRETE	CONCRETE	CU YD	1.00	150.00	150.00	001	CONCRETE	CONCRETE
002	BRICK	BRICK	SQ YD	1.00	100.00	100.00	002	BRICK	BRICK
003	STONE	STONE	SQ YD	1.00	100.00	100.00	003	STONE	STONE
004	PAINT	PAINT	SQ YD	1.00	100.00	100.00	004	PAINT	PAINT
005	TRIM	TRIM	SQ YD	1.00	100.00	100.00	005	TRIM	TRIM
006	GLASS	GLASS	SQ YD	1.00	100.00	100.00	006	GLASS	GLASS
007	WOOD	WOOD	SQ YD	1.00	100.00	100.00	007	WOOD	WOOD
008	ROOFING	ROOFING	SQ YD	1.00	100.00	100.00	008	ROOFING	ROOFING
009	CEILING	CEILING	SQ YD	1.00	100.00	100.00	009	CEILING	CEILING
010	FLOORING	FLOORING	SQ YD	1.00	100.00	100.00	010	FLOORING	FLOORING
011	MECHANICAL	MECHANICAL	SQ YD	1.00	100.00	100.00	011	MECHANICAL	MECHANICAL
012	ELECTRICAL	ELECTRICAL	SQ YD	1.00	100.00	100.00	012	ELECTRICAL	ELECTRICAL
013	PLUMBING	PLUMBING	SQ YD	1.00	100.00	100.00	013	PLUMBING	PLUMBING
014	LANDSCAPE	LANDSCAPE	SQ YD	1.00	100.00	100.00	014	LANDSCAPE	LANDSCAPE
015	FINISH	FINISH	SQ YD	1.00	100.00	100.00	015	FINISH	FINISH

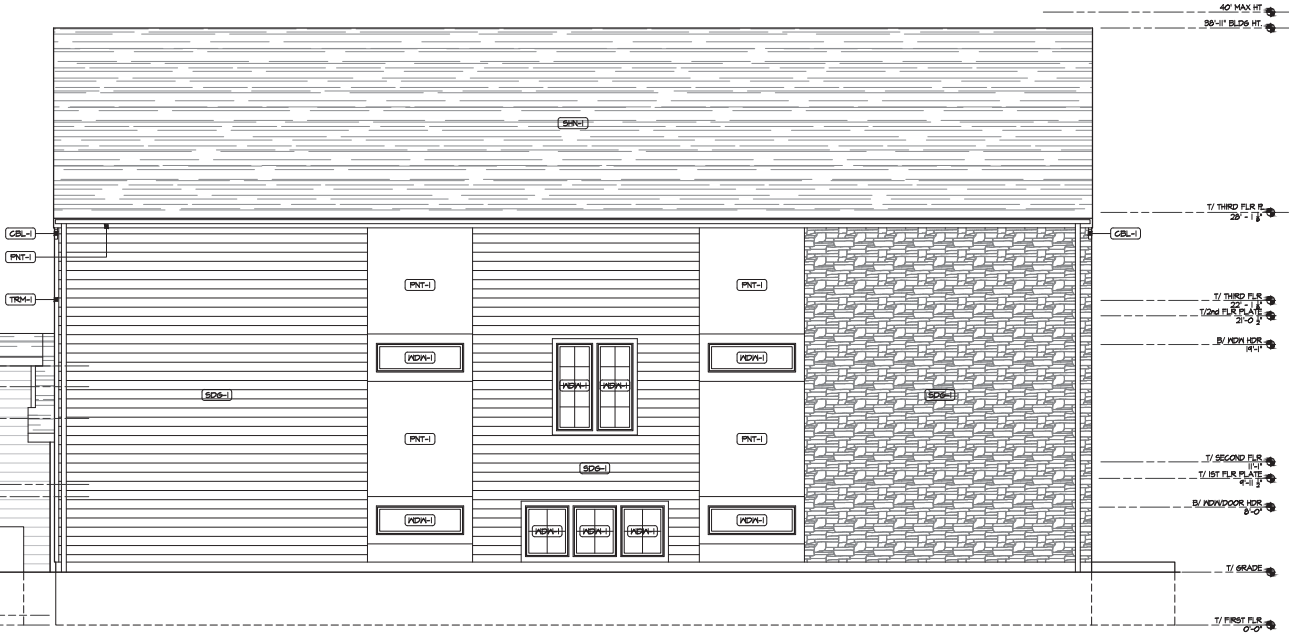
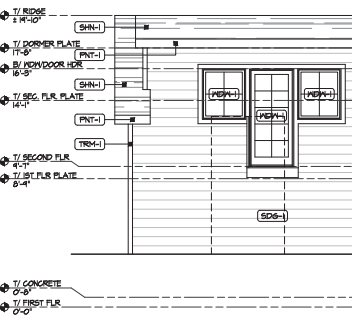


3 NORTH ELEV. @ GARAGE
SCALE: 1/4"=1'-0"



4 SOUTH ELEV. @ GARAGE
SCALE: 1/4"=1'-0"

MATERIAL SCHEDULE										
ID	SYMBOL	SYMBOL NAME	TEXT	FINISH	TYPE	SECTION	NOTES	NO.	SECTION	NOTES
001	WALL FINISH	CONCRETE	CONCRETE	EXPOSED	WALL	CONCRETE	CONCRETE	1	CONCRETE	CONCRETE
002	WALL FINISH	BRICK	BRICK	EXPOSED	WALL	BRICK	BRICK	2	BRICK	BRICK
003	WALL FINISH	WOOD	WOOD	PAINTED	WALL	WOOD	WOOD	3	WOOD	WOOD
004	WALL FINISH	STONE	STONE	EXPOSED	WALL	STONE	STONE	4	STONE	STONE
005	WALL FINISH	GLASS	GLASS	EXPOSED	WALL	GLASS	GLASS	5	GLASS	GLASS
006	WALL FINISH	CEMENT	CEMENT	EXPOSED	WALL	CEMENT	CEMENT	6	CEMENT	CEMENT
007	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	7	ROOF	ROOF
008	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	8	TRIM	TRIM
009	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	9	DOOR	DOOR
010	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	10	WINDOW	WINDOW
011	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	11	SCREEN	SCREEN
012	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	12	ROOF	ROOF
013	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	13	CEMENT	CEMENT
014	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	14	WOOD	WOOD
015	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	15	GLASS	GLASS
016	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	16	CEMENT	CEMENT
017	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	17	ROOF	ROOF
018	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	18	TRIM	TRIM
019	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	19	DOOR	DOOR
020	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	20	WINDOW	WINDOW
021	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	21	SCREEN	SCREEN
022	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	22	ROOF	ROOF
023	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	23	CEMENT	CEMENT
024	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	24	WOOD	WOOD
025	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	25	GLASS	GLASS
026	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	26	CEMENT	CEMENT
027	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	27	ROOF	ROOF
028	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	28	TRIM	TRIM
029	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	29	DOOR	DOOR
030	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	30	WINDOW	WINDOW
031	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	31	SCREEN	SCREEN
032	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	32	ROOF	ROOF
033	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	33	CEMENT	CEMENT
034	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	34	WOOD	WOOD
035	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	35	GLASS	GLASS
036	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	36	CEMENT	CEMENT
037	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	37	ROOF	ROOF
038	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	38	TRIM	TRIM
039	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	39	DOOR	DOOR
040	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	40	WINDOW	WINDOW
041	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	41	SCREEN	SCREEN
042	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	42	ROOF	ROOF
043	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	43	CEMENT	CEMENT
044	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	44	WOOD	WOOD
045	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	45	GLASS	GLASS
046	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	46	CEMENT	CEMENT
047	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	47	ROOF	ROOF
048	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	48	TRIM	TRIM
049	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	49	DOOR	DOOR
050	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	50	WINDOW	WINDOW
051	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	51	SCREEN	SCREEN
052	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	52	ROOF	ROOF
053	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	53	CEMENT	CEMENT
054	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	54	WOOD	WOOD
055	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	55	GLASS	GLASS
056	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	56	CEMENT	CEMENT
057	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	57	ROOF	ROOF
058	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	58	TRIM	TRIM
059	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	59	DOOR	DOOR
060	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	60	WINDOW	WINDOW
061	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	61	SCREEN	SCREEN
062	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	62	ROOF	ROOF
063	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	63	CEMENT	CEMENT
064	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	64	WOOD	WOOD
065	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	65	GLASS	GLASS
066	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	66	CEMENT	CEMENT
067	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	67	ROOF	ROOF
068	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	68	TRIM	TRIM
069	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	69	DOOR	DOOR
070	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	70	WINDOW	WINDOW
071	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	71	SCREEN	SCREEN
072	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	72	ROOF	ROOF
073	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	73	CEMENT	CEMENT
074	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	74	WOOD	WOOD
075	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	75	GLASS	GLASS
076	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	76	CEMENT	CEMENT
077	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	77	ROOF	ROOF
078	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	78	TRIM	TRIM
079	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	79	DOOR	DOOR
080	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	80	WINDOW	WINDOW
081	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	81	SCREEN	SCREEN
082	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	82	ROOF	ROOF
083	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	83	CEMENT	CEMENT
084	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	84	WOOD	WOOD
085	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	85	GLASS	GLASS
086	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	86	CEMENT	CEMENT
087	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	87	ROOF	ROOF
088	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	88	TRIM	TRIM
089	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	89	DOOR	DOOR
090	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	90	WINDOW	WINDOW
091	WALL FINISH	SCREEN	SCREEN	EXPOSED	SCREEN	SCREEN	SCREEN	91	SCREEN	SCREEN
092	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	92	ROOF	ROOF
093	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	93	CEMENT	CEMENT
094	WALL FINISH	WOOD	WOOD	PAINTED	WOOD	WOOD	WOOD	94	WOOD	WOOD
095	WALL FINISH	GLASS	GLASS	EXPOSED	GLASS	GLASS	GLASS	95	GLASS	GLASS
096	WALL FINISH	CEMENT	CEMENT	EXPOSED	CEMENT	CEMENT	CEMENT	96	CEMENT	CEMENT
097	WALL FINISH	ROOF	ROOF	EXPOSED	ROOF	ROOF	ROOF	97	ROOF	ROOF
098	WALL FINISH	TRIM	TRIM	PAINTED	TRIM	TRIM	TRIM	98	TRIM	TRIM
099	WALL FINISH	DOOR	DOOR	PAINTED	DOOR	DOOR	DOOR	99	DOOR	DOOR
100	WALL FINISH	WINDOW	WINDOW	PAINTED	WINDOW	WINDOW	WINDOW	100	WINDOW	WINDOW



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

Surrounding area



















 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 11-15 E Main Street		
	Significance:	Contributing		
	Petitioner:	Douglas Kimber - owner		
	Project Type:	Doors		
	PUBLIC HEARING		MEETING 5/6/2026	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
COA application, look of new doors, photos of existing, survey				
Project Description:				
<ul style="list-style-type: none"> Requesting to replace existing deteriorating doors with no doors that will be double paned glass with aluminum frames. 5 doors total. 				
Staff Comments:				
This is paired with the Residential Façade Improvement Grant.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

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

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property: 11 E. MAIN ST., 15 E. MAIN ST.

Use of Property: Commercial, business name: FOX BUILD, SMITTY'S

Residential Other: _____

Project Type:

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

<input type="checkbox"/> Demolition | <input type="checkbox"/> Primary Structure
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____

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

Description:

REPLACE DETERIORATING OLD WOODEN DOORS WITH GLASS AND ALUMINUM DOORS THAT CLOSE AND SEAL PROPERLY.

Applicant Information:

Name (print): DOUGLAS A. KIMBER
Address: 11 E. MAIN ST., ST. CHARLES
Phone: 630.606.1858
Email: _____

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): _____
Address: _____
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: Douglas A. Kimber Date: 4/30/26

Double Glazed

GLASS: Guardian Clear Glass (North America) Glass, 1/4" (6mm) (2-SunGuard® SN 68 (North America))

GAP: 100% Air 12.7mm

GLASS: Guardian Clear Glass (North America) Glass, 1/4" (6mm)

Calculated Values are in accordance with NFRC2010

Performance Values

Visible Light

- Transmittance (τ_v) 68 %
- Reflectance outside (ρ_v) 11 %
- Reflectance inside (ρ_v) 12 %
- General Color Rendering Index (CRI) 95.4

Ultraviolet

- Transmittance UV (τ_{uv}) 30 %

Solar Energy

- Solar transmittance (τ_e) 33 %
- Reflectance outside (ρ_e) 33 %
- Reflectance inside (ρ_e) 35 %
- Solar absorptance (α_e) 34 %
- Solar Heat Gain Coefficient (SHGC) 0.38
- Shading Coefficient (sc) 0.43

Thermal properties

- Winter night U-Value 0.293 Btu/hr-ft²·F
- Summer day U-value 0.275 Btu/hr-ft²·F

Light to Solar Gain

- Light to Solar Gain (LSG) 1.80

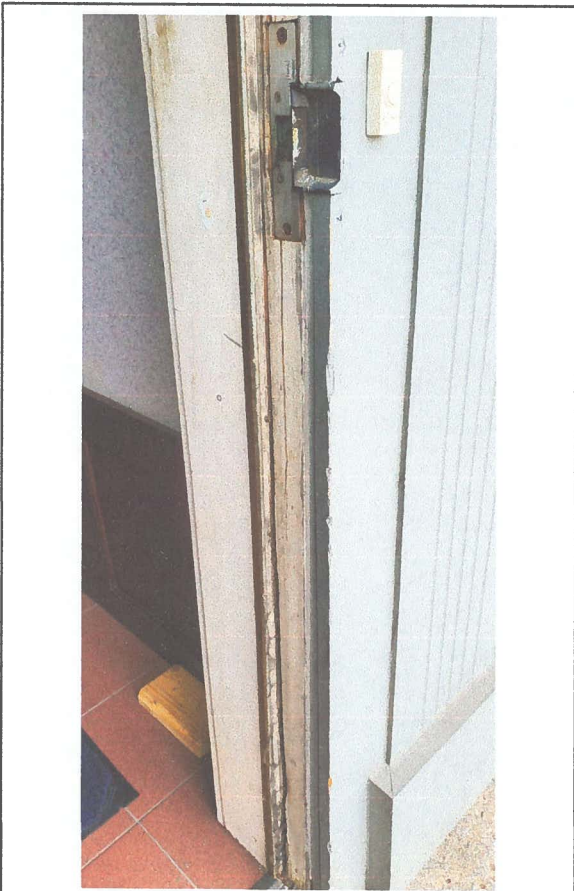
Embodied Co2

- [eq. kg/m²] A1-A3 34.31

11 – 15 Main St. Existing Doors



The 1st and 2nd floor doors at 11 E. Main. St. The mail slot is bent on the left door and the brass has deteriorated on all the brass parts. Neither closes tightly.



Left door frame at 11 E. Main St. the wood is split from floor to top of door.



13 E. Main Door. Does not open from outside. Brass is painted over.



15 E. Main (Smitty's front door).



15 E. door frame is deteriorated, as is threshold. Does not seal well.



15 E. Main Back Door (Smitty's)



15 E. back door frame is deteriorated;
door does not close properly.

New Doors

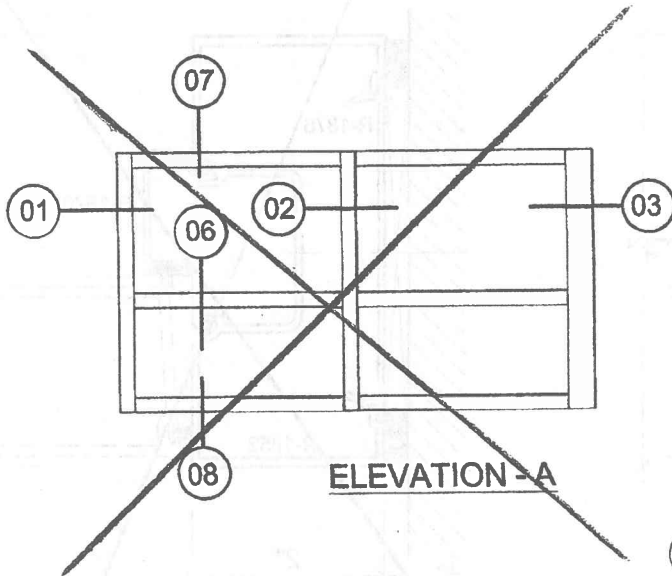
Ramco 2009

Ramco

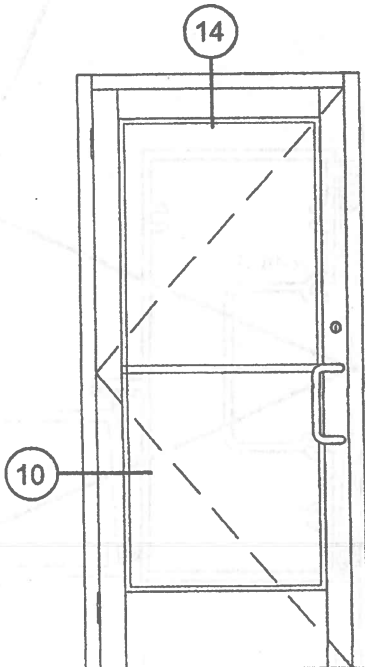
RELIABLE ARCHITECTURAL METALS COMPANY

9751 ERWIN STREET
DETROIT, MI 48213
PH: 800.445.0263 FAX: 313.924.8877

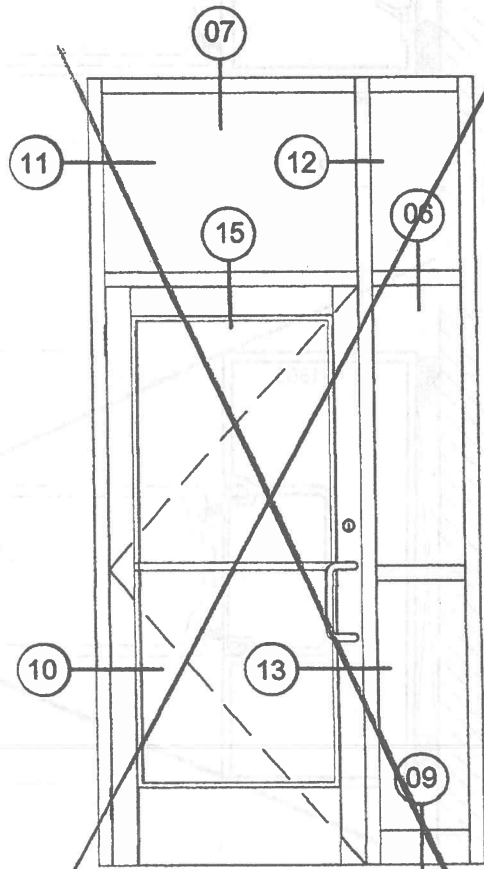
1800 SERIES STOREFRONT TYPICAL ELEVATIONS (1" GLAZING)



ELEVATION - A



ELEVATION - B



ELEVATION - C



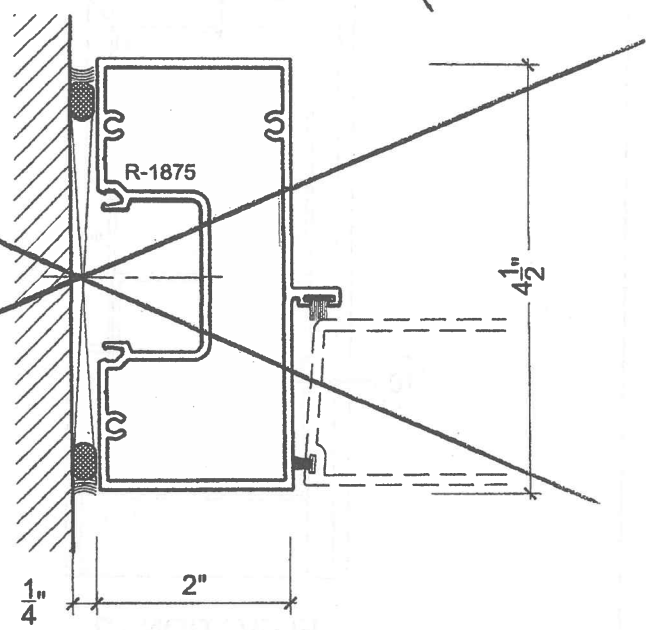
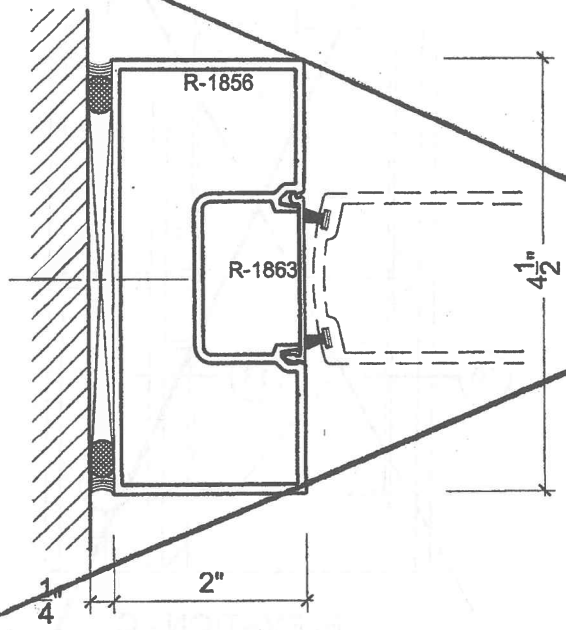
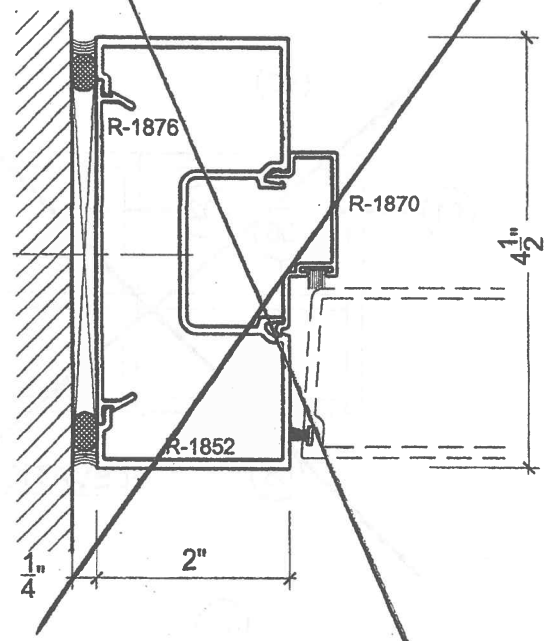
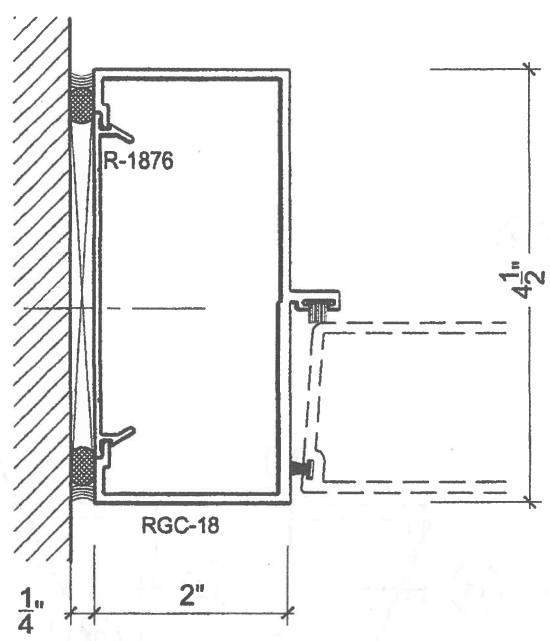
RELIABLE ARCHITECTURAL METALS COMPANY

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PH: 800.445.0263 FAX: 313.924.8877

1800 SERIES

DETAILS

1/2 SCALE



SECTION 10



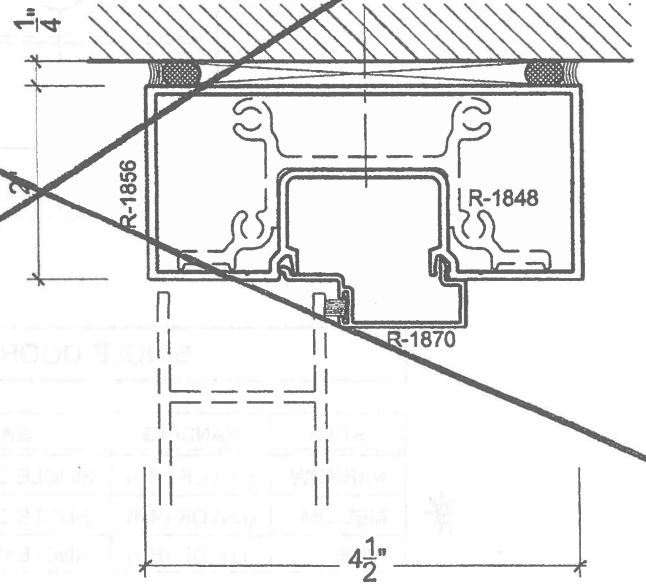
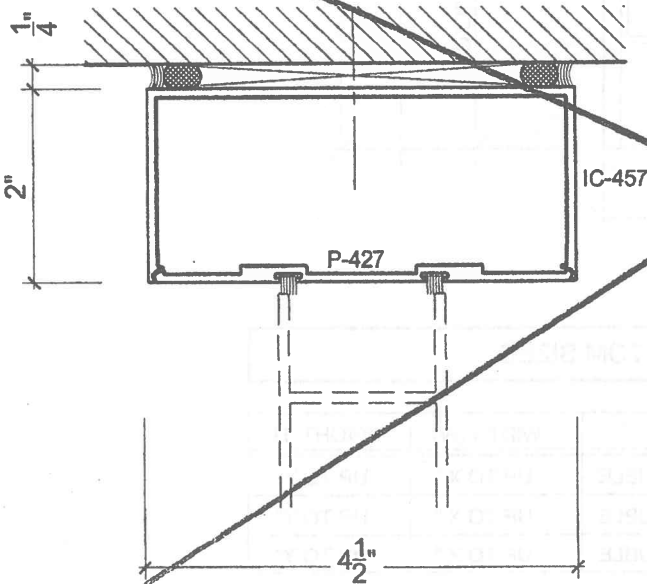
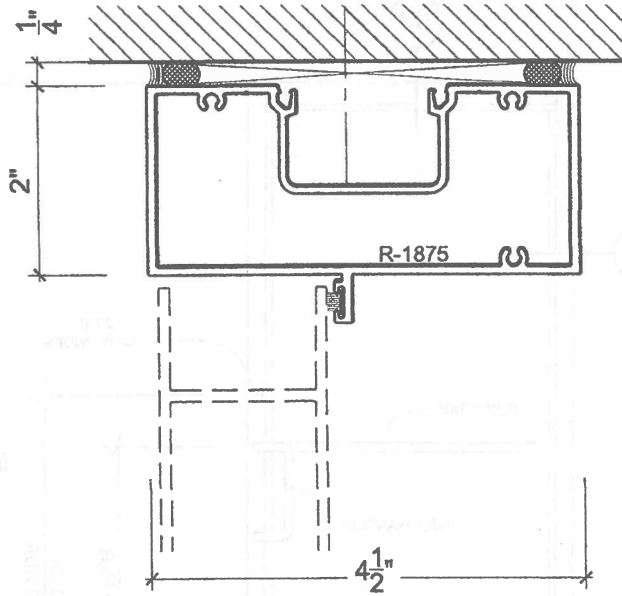
RELIABLE ARCHITECTURAL METALS COMPANY

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PH: 800.445.0263 FAX: 313.924.8877

1800 SERIES

DETAILS

1/2 SCALE



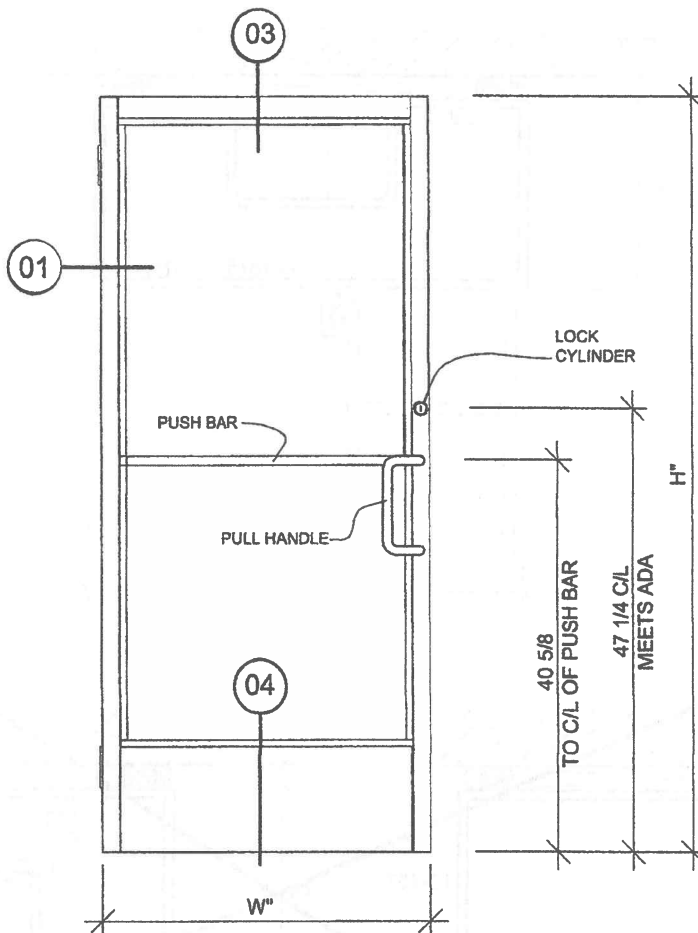
SECTION 14



RELIABLE ARCHITECTURAL METALS COMPANY

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 PH: 800.445.0263 FAX: 313.924.8877

CUSTOM ENTRANCES



SINGLE DOOR CUSTOM SIZES

STILE	HANDING	SWING	WIDTH (W)	HEIGHT (H)
NARROW	(LH) OR (RH)	SINGLE OR DOUBLE	UP TO X"	UP TO Y"
MEDIUM	(LH) OR (RH)	SINGLE OR DOUBLE	UP TO X"	UP TO Y"
WIDE	(LH) OR (RH)	SINGLE OR DOUBLE	UP TO X"	UP TO Y"

*



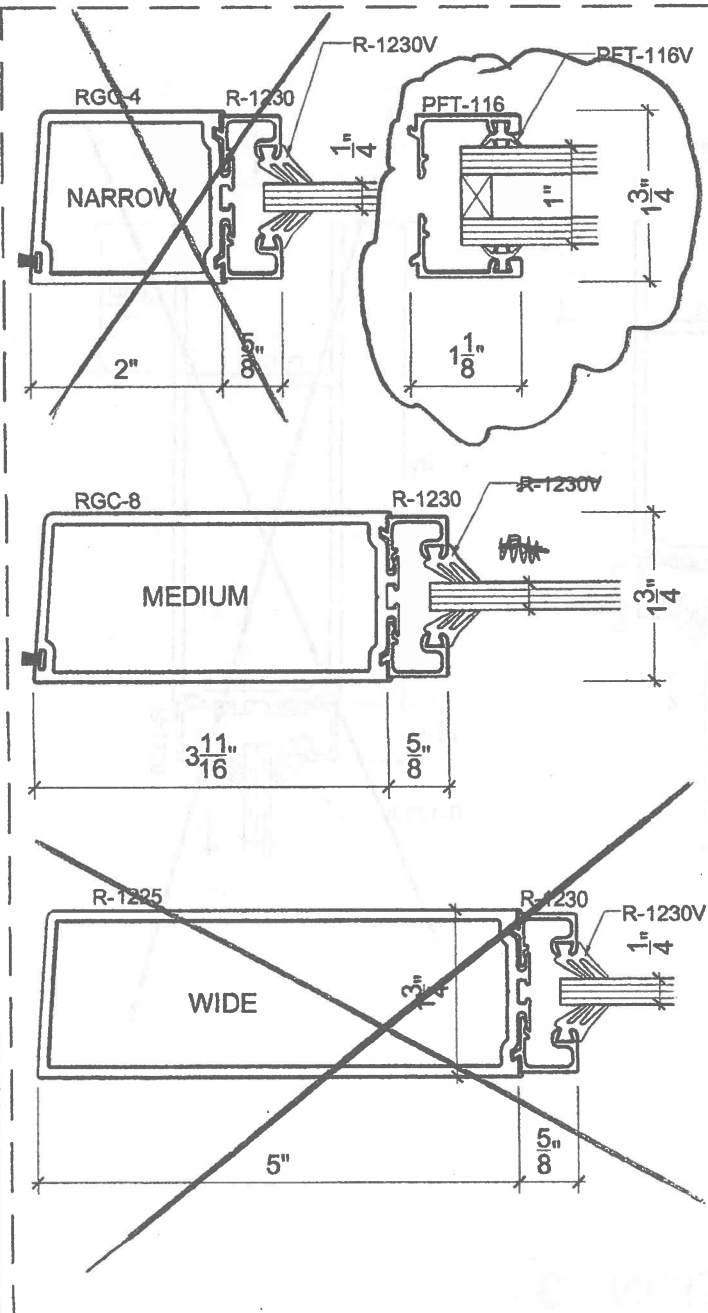
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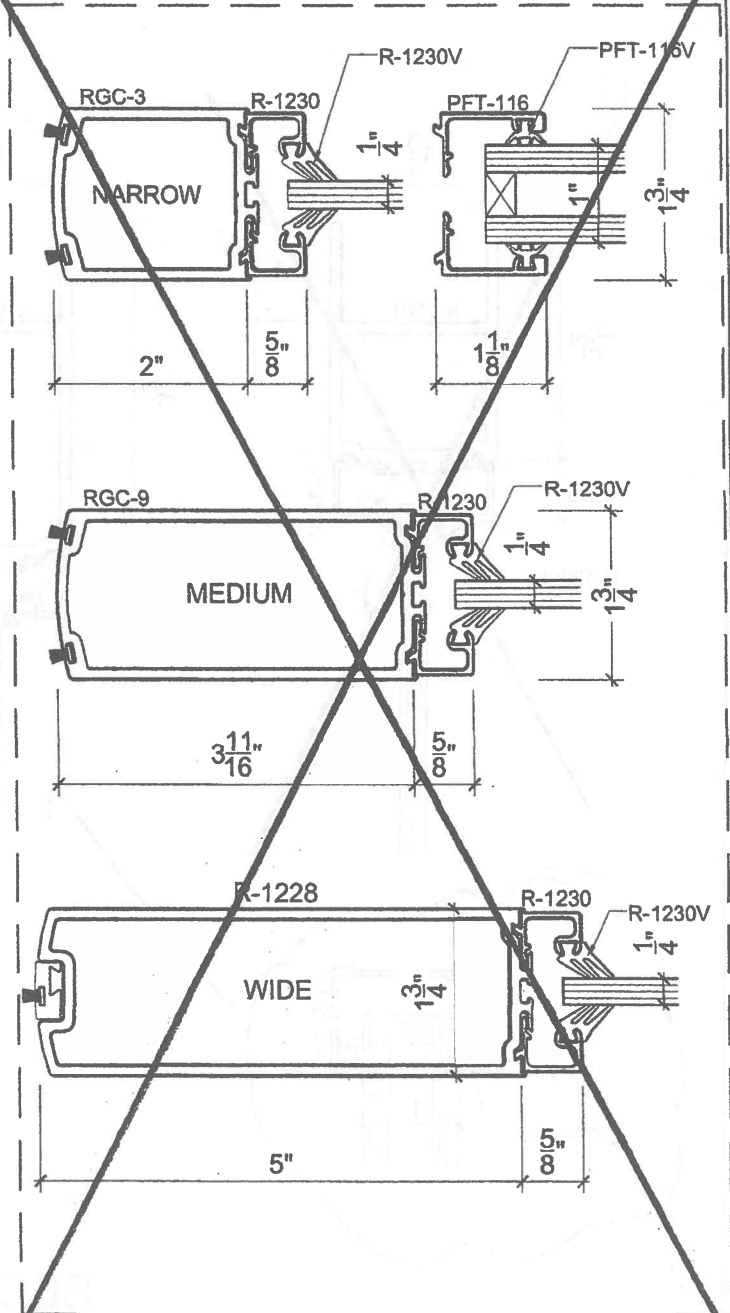
STILES

1/2 SCALE

SINGLE SWING DOOR STILE



DOUBLE SWING DOOR STILE



SECTION 1

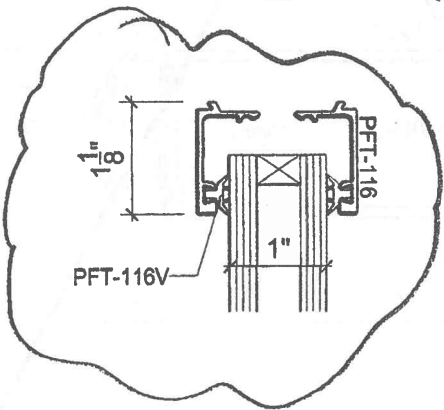
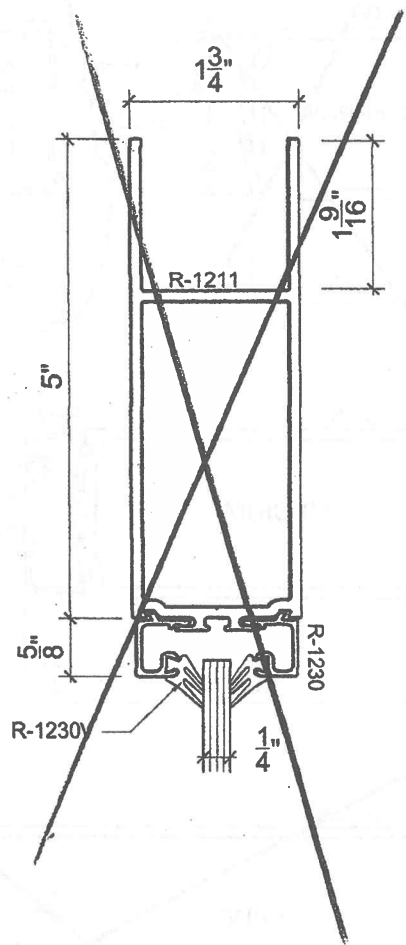
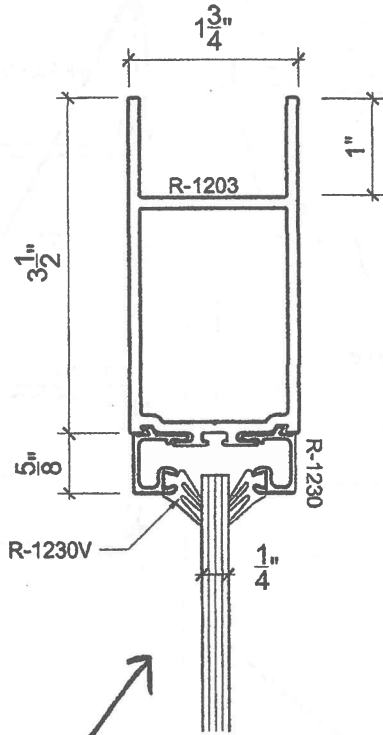
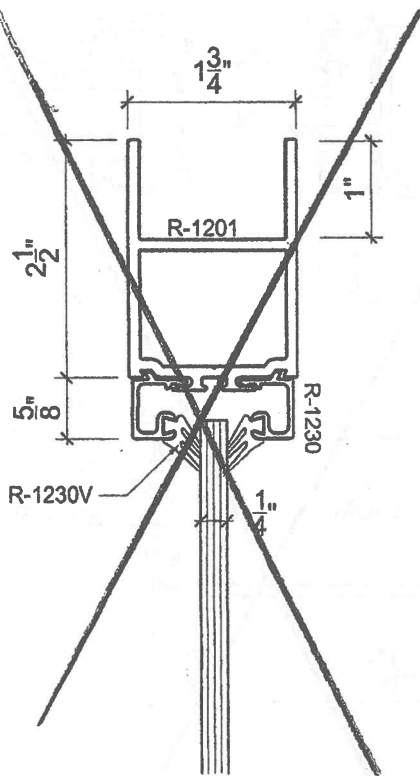


RELIABLE ARCHITECTURAL METALS COMPANY

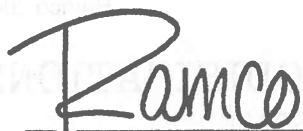
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PH: 800.445.0263 FAX: 313.924.8877

TOP RAILS

1/2 SCALE



SECTION 3

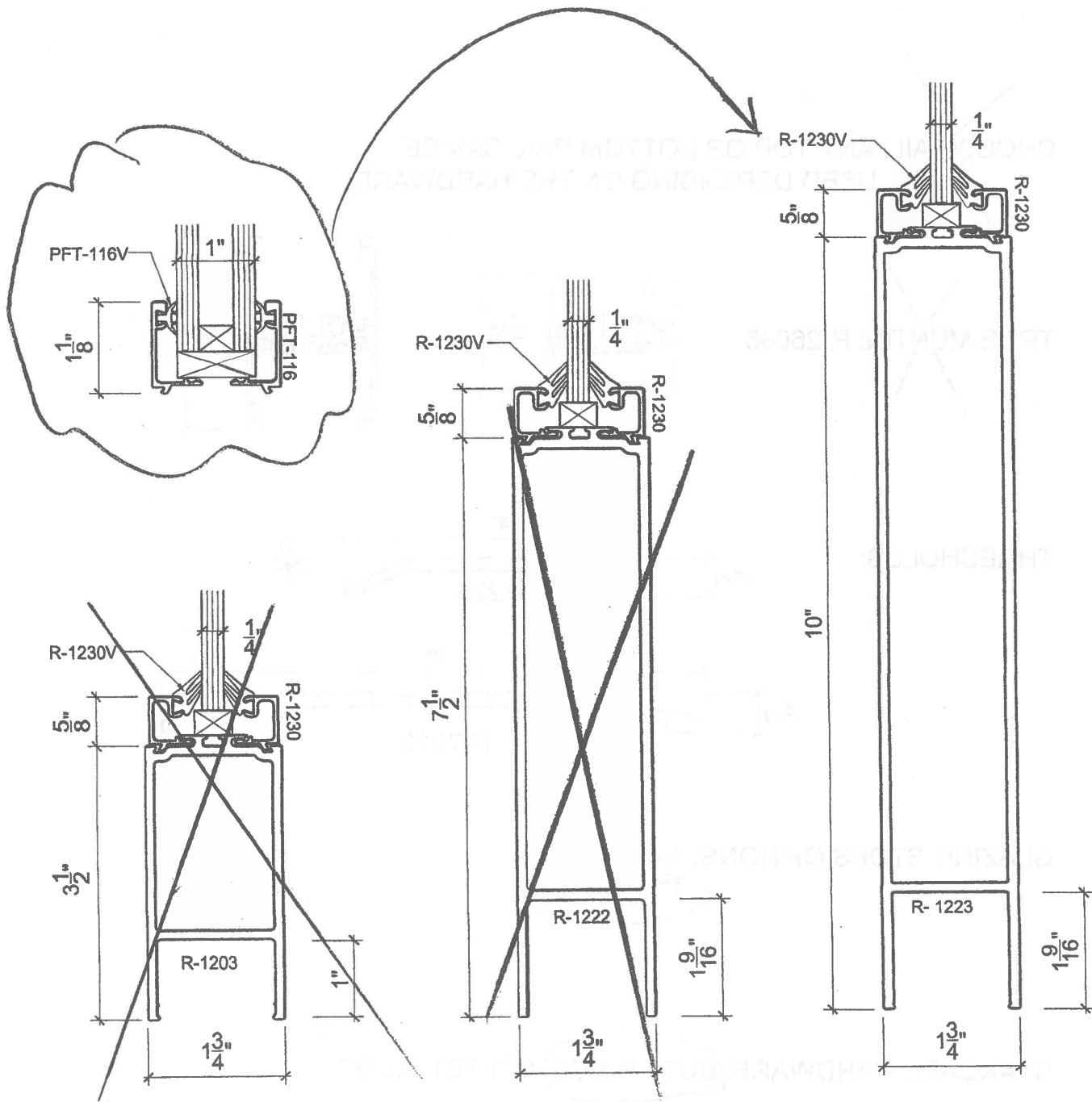


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BOTTOM RAILS

1/2 SCALE



SECTION 4



ENTRANCE MODIFICATIONS

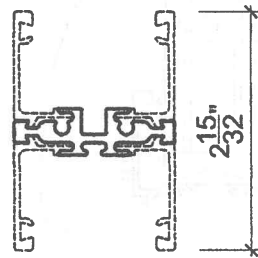
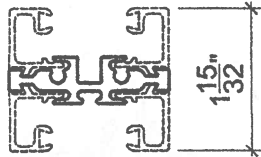
1/2 SCALE

RELIABLE ARCHITECTURAL METALS COMPANY

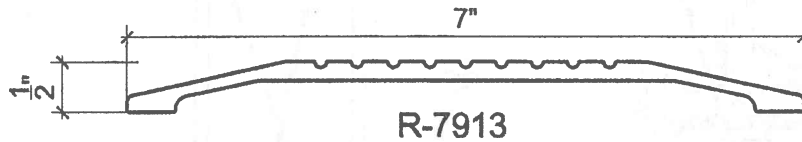
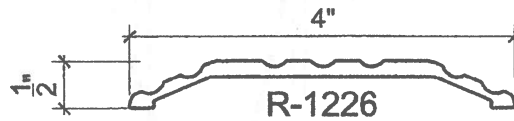
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~~CROSS RAIL: ANY TOP OR BOTTOM RAIL CAN BE USED DEPENDING ON THE HARDWARE~~

~~TRUE MUNTIN: R-26085~~



THRESHOLDS:



GLAZING STOPS OPTIONS: 1/4" R-1230

1" PFT116

STANDARD HARDWARE: BUTT HINGE, OFFSET PIVOT



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Commercial Vernacular

Date of Construction: 1890-1910

Source: Field Observation

Features:

Two story masonry structure, brick with stone banding at window heads. Banding changes to textured brick on east elevation. Four bay windows and corner turret at second floor. First floor covered with board and batten wood siding. Greatly modified storefronts. "OSGOOD" inscription at cornice.



Address:

13-15 1/2 East Main Street

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 46

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 7

NEGATIVE NO. 31



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

13-15 1/2 East Main Street

Remarks:

East Elevation.

Block No. 46

Building No. 3

ROLL NO. 6

NEGATIVE NO. 1

Address:


Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 314-316 W Main Street		
	Significance:	Contributing		
	Petitioner:	Praveen Padala - owner		
	Project Type:	Various exterior changes		
	PUBLIC HEARING		MEETING 5/6/2026	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Photos of existing, scope for painting, scope for concrete, survey, COA application				
Project Description:				
<ul style="list-style-type: none"> • Requesting to paint OR stain building. Looking for Commission’s opinion as applicant wants to change the color of the building. The Commission should note that there are concrete decorative features that share the front façade with the brick. Part of the painting scope of work that is attached shows a masonry block filler. • Requesting to fix the concrete steps that go down to the main entrance, the half wall, and the concrete that is near the entrance. • Applicant is looking for the Commission’s opinion of whether or not some or all of this work would be funded by the Façade Improvement Grant. • Requesting to replace the two doors on the front of the building. 				
Staff Comments:				
Please note that the paint suggested in this packet does not show a high permeability rate. Staff is concerned about this type of paint and the historic brick being ruined by the paint trapping in moisture.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and approval of the COA. 				

APPLICATION FOR COA REVIEW

HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

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

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property: 314-316 W. MAIN ST

Use of Property: Commercial, business name: _____
 Residential Other: Multi Unit Building

Project Type:

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

Description:

would like fix the stairs (steps concrete) in front of building, stain/paint the building, fix cracks on the side of the exterior of the building, Pick Poling change the doors facing the main road.

Applicant Information:

Name (print): PRAVEEN PADALA
 Address: 14 Shenandoah Circle
Smith Barrington, IL 60090
 Phone: _____
 Email: _____

Applicant is (check all that apply):

Property Owner
 Business Tenant
 Project contractor
 Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): _____
 Address: _____
 Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: Praveen Date: 08/01/2026

Pictures of existing































Custom Colors Painting & Wallpapering, Inc.

“For all your painting needs”

Ph: (847) 312-7255

Fax: (847) 865-3347

www.customcolorspainting.com

117 S. Cook St. | Barrington, IL 60010 | Suite #171

Exterior Estimate

Submitted to: Praveen Goud	Date: 4/13/2026
Address: 314-316 W. Main Street	Phone: 847-401-4150
City/Zip: St.Charles, IL	Misc: pgoud7@gmail.com
Approx. start date:	Size of crew:

We hereby submit specifications and estimate for:

Proposed Work	
Preparation:	
<ul style="list-style-type: none"> ● Scrape all peeling paint and stain. ● Power sand all necessary surfaces. ● Clean soiled surfaces and wash as necessary. ● Prime all bare wood 1 Coat MadDog. ● Caulk all broken seams. ● Tarp all roofing, decks, concrete, and shrubs. 	
Paint:	Cost:
● All Brick; Clean all brick to remove any dirt or Ivy (vines). Prime 1 coat Benjamin Moore Masonry Block filler. Paint all brick 2 coats Benjamin Moore Moorgaurd or Moorglo. No doors, windows, siding or railings included.	\$24,750.00
● Cedar siding & stucco; Paint all surfaces 2 coats Benjamin Moore.	\$1,625.00
● Back railings w/spindles; Paint 1 coat Benjamin Moore Metal & Wood matching current color. If color changes 2nd coat will be required at additional \$1,125.00	\$2,400.00
All Material Included	

Payment to be made as follow: upon completion

ALL CHECKS MADE PAYABLE TO: CUSTOM COLORS PAINTING & WALLPAPERING, INC.

Custom Colors proposes to furnish all labor and material in accordance of the above specifications. Any alteration or deviation from above specifications involving extra costs will be executed only upon written estimate and will become an extra charge over and above the estimate.

Custom Colors Painting Authorized Signature: _____ Date: _____

Acceptance of Proposal

The above costs, specifications, and project terms are satisfactory and therefore accepted. You are authorized to complete the proposed work as specified. Payment to be made as specified above.

Signature _____ Date _____



Benjamin Moore® Block Filler

★★★★★ (0)

Benjamin Moore

Designed for spraying and filling voids in interior and exterior masonry block.

[See Product Details](#)

- Flat finish
- Interior and exterior use
- Low VOC
- Minimize tip clogging

Select Fulfillment Method

* Required

Find A Store Near

You

Locally owned retailers near you

Pickup

Not Available

Shipping

Not Available

Contact your locally owned store to check availability.



Locate a Store

Product Details

Interior and exterior Latex coating formulated to minimize tip clogging.

- Creates a smooth, uniform finish
- Formulated for high volume application

[Cookie Settings](#)

- Formulated for spray application, and can be applied by brush and roller

Specifications



Recommended For Use On

Brick, Masonry, Concrete, Stone, Stucco

Key Feature(s)

1 Part

Interior/Exterior

Interior
Exterior

Surface

Brick
Concrete
Masonry
Stone
Stucco

VOC Range

< 50

Compliance & Certifications

VOC compliant in all areas

Coverage (Sq. Ft./Gal)

75-100

Resin Vehicle Type

Acrylic

Clean Up

Soap and Water

Application Method

Spray
Brush
Roll

Application Temp Range (°F)

50-90

Application Spray Pressure (PSI)

2000-3000

Segment

Commercial



MOORGLO[®]

100% ACRYLIC SOFT GLOSS HOUSE PAINT N096

Features

- Outstanding hiding
- Superior adhesion and excellent resistance to chalking
- Lifetime warranty (see label for details)
- Excellent flow and leveling
Easy to apply with brush, roller or spray
- Soap and water clean up
- Dries quickly
- Resistant to mildew, fading, cracking, peeling, blistering, dirt pickup, alkali and fumes
- Low temperature application (Some colors — see below)

Recommended For

For exterior use on primed or previously painted wood siding, trim, doors, sash, shingles; cured or previously painted masonry such as stucco, cement block construction, poured and pre-cast concrete, unglazed brick; aluminum, vinyl, or site primed hardboard siding; and previously painted or primed metal.

General Description

Moorglo[®] 100% Acrylic Latex House Paint is a premium quality, semi-gloss paint fortified with alkyd resin. It delivers a high-build paint film for excellent durability and long lasting protection. It has the ability to cover in one coat provided the surface is in good condition and the color change is not extreme. It is the perfect coating to repaint aluminum siding.

Limitations

- Do not apply when air and surface temperatures are below 40°F (4.4°C).

Product Information

Colors — Standard: Brilliant White (01), Black (80)	Technical Data	Pastel Base
— Tint Bases: Benjamin Moore [®] Color Preview [®] bases 1B, 2B, 3B & 4B	Vehicle Type	100% Acrylic Latex
— Special Colors: Contact your Benjamin Moore representative	Pigment Type	Titanium Dioxide
Certification: VOC Compliant in all regulated areas except the South Coast and areas of California that follow the 2007 Suggested Control Measures.	Volume Solids	42%
Technical Assistance Available through your local authorized independent Benjamin Moore [®] retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com , or consult your local Yellow Pages.	Coverage per Gallon at Recommended Film Thickness	400 – 450 Sq. Ft.
	Recommended Film Thickness	– Wet 3.8 mils – Dry 1.6 mils
	Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.	Dry Time @ 77°F (25°C) @ 50% RH
	– To Touch	3 Hours
	– To Recoat	4 Hours
	High humidity and cool temperatures will result in longer dry, recoat and service times.	Dries By
	Evaporation, Coalescence	Viscosity
	102 ± 2 KU	Flash Point
	None	Gloss / Sheen
	Soft Gloss	Surface Temperature at Application
	– Min. 40°F – Max. 90°F	Thin With
	Clean Water	Clean Up Thinner
	Clean Water	Weight Per Gallon
	11.0 lbs	Storage Temperature
	– Min. 40°F – Max. 90°F	Volatile Organic Compounds (VOC)
	144 Grams/Liter 1.20lbs./Gallon	◇ Reported values are for Pastel Base. Contact Benjamin Moore for values of other bases or colors.

Moorglo® 100% Acrylic Soft Gloss House Paint N096

Surface Preparation

Surfaces must be clean and free of grease, wax, and mildew. Remove excessive chalk and loose or scaling paint. If previously coated with cement-base water paints, clean by sandblasting. Glossy surfaces must be dulled. Un-weathered areas such as eaves, ceilings, and overhangs should be washed with a detergent solution and/or rinsed with a strong stream of water from a garden hose to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (318) prior to coating the surface. **Caution:** Refer to the (318) Clean technical data and material safety data sheets for instructions on its proper use and handling. For metal surfaces, remove rust. Wipe down with paint thinner to remove surface oils.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood and engineered wood products:

Primer: Fresh Start® Moorwhite® Exterior Wood Primer (100), High-Hiding All Purpose Primer (046), Multi-Purpose Latex Primer (N023) or Exterior Wood Primer (094)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Hardboard Siding, Bare or Factory Primed:

Primer: Fresh Start® Exterior Wood Primer (094), High-Hiding All Purpose Primer (046) or Multi-Purpose Latex (N023)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Bleeding Type Woods, (Redwood and Cedar):

Primer: Fresh Start® Exterior Wood Primer (094) or Multi-Purpose Oil Based Primer (N/024)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Vinyl & Vinyl Composite Siding

Note: Ensure that the surface is properly cleaned and in good condition. For colors that are safe for use on these substrates, use approved Vinyl Select colors. For more information, see <http://www.benjaminmoore.com/en-us/for-contractors/painting-vinyl-and-aluminum-siding>

Primer: Fresh Start® Multi-Purpose Latex Primer (N023).

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Rough or Pitted Masonry:

Primer: Super Spec® Latex Block Filler (160) or Super Spec® Masonry Interior/Exterior Hi-Build Block Filler (206)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Poured or Pre-cast Concrete and Fiber Cement Siding:

Primer: Fresh Start® 100% High-Hiding All Purpose Primer (046),

Multi-Purpose Latex Primer (N023), Super Spec® Masonry Interior/Exterior 100% Acrylic Masonry Sealer (N/066) or Super Spec® Masonry Interior/Exterior 100% Acrylic High Build Masonry Primer (N/068) or Fresh Start® Exterior Latex Masonry Primer (064)
Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Ferrous Metal (Steel and Iron):

Primer: Super Spec HP® Acrylic Metal Primer (P04) or Super Spec HP® Alkyl Metal Primer (P06)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Non-Ferrous Metal (Galvanized & Aluminum): All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

Primer: No primer required.

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Stir thoroughly before and during use. Apply one or two coats. For best results, use a Benjamin Moore® custom-blended nylon/polyester brush, Benjamin Moore® roller, or a similar product. This product can also be sprayed.

Spray, Airless: Fluid Pressure — 1,500 to 2,500 PSI;
Tip — .013 - .017 Orifice.

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Brushes should be given an additional quick rinse with mineral spirits followed by a second wash in soapy water, then rinsed thoroughly. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

Environmental, Health & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

WARNING: This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL – Absorb with inert material and dispose of as specified under "Cleanup".

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING
Refer to Material Safety Data Sheet for
additional health and safety information.**



MOORGARD®

100% ACRYLIC LOW LUSTRE HOUSE PAINT N103

Features

- Outstanding hiding
- Covers in one coat provided the surface is in good condition and the color change is not extreme
- Superior adhesion and excellent resistance to chalking
- Lifetime warranty (see label for details)
- Soap and water clean up
- Dries quickly
- Resistant to mildew, fading, cracking, peeling, blistering, dirt pick-up, alkali and fumes
- Low temperature application
- Excellent uniformity and touch up

Recommended For

For exterior use on primed or previously painted wood siding, trim, doors, sash, shingles; cured or previously painted masonry such as stucco, cement block construction, poured and precast concrete, unglazed brick, aluminum, vinyl, or site-primed hardboard siding; and previously painted or primed metal.

General Description

A premium quality, 100% acrylic exterior house paint in a popular low lustre finish. Our latest technological improvement, using 100% acrylic resin and proprietary alkyd technology, provides a protective exterior coating that will remain looking freshly painted years after the job is finished. This high solids formula delivers excellent durability, long lasting protection, and is suitable for a variety of exterior surfaces and can be applied at a wider temperature range.

Limitations

- Do not apply when air and surface temperatures are below 40°F (4.4°C)

Product Information

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Moorgard® 100% Acrylic Low Lustre House Paint N103

Surface Preparation

Surfaces must be clean and free of grease, wax, and mildew. Remove excessive chalk and loose or scaling paint. If previously coated with cement-base water paints, clean by sandblasting. Glossy surfaces must be dulled. Un-weathered areas such as eaves, ceilings, and overhangs should be washed with a detergent solution and/or rinsed with a strong stream of water from a garden hose to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (318) prior to coating the surface. **Caution:** Refer to the (318) Clean technical data and material safety data sheets for instructions on its proper use and handling. For metal surfaces, remove rust. Wipe down with paint thinner to remove surface oils.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

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Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood and engineered wood products:

Primer: Fresh Start® Moorwhite® Exterior Wood Primer (100), Multi-Purpose Latex Primer (N023) or Exterior Wood Primer (094)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Hardboard Siding, Bare or Factory Primed:

Primer: Prime or spot prime as needed with Fresh Start® Moorwhite® Exterior Wood Primer (100) or Multi-Purpose Latex Primer (N023)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Bleeding Type Woods, (Redwood and Cedar):

Primer: Fresh Start® Exterior Wood Primer (094) or Multi-Purpose Oil Based Primer (N/024)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Vinyl & Vinyl Composite Siding

Note: Ensure that the surface is properly cleaned and in good condition. For colors that are safe for use on these substrates, use approved Vinyl Select colors. For more information, see <http://www.benjaminmoore.com/en-us/for-contractors/painting-vinyl-and-aluminum-siding>

Primer: Fresh Start® Multi-Purpose Latex Primer (N023).
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Rough or Pitted Masonry:

Primer: Super Spec® Latex Block Filler (160) or Super Spec® Masonry Interior/Exterior Hi-Build Block Filler (206)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Poured or Pre-cast Concrete and Fiber Cement Siding:

Primer: Fresh Start® Multi-Purpose Latex Primer (N023), Super Spec® Masonry Interior/Exterior 100% Acrylic Masonry Sealer (N/066) or Super Spec® Masonry Interior/Exterior 100% Acrylic High Build Masonry Primer (N/068) or Fresh Start® Exterior Latex Masonry Primer (064)

Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Ferrous Metal (Steel and Iron):

Primer: Super Spec HP® Acrylic Metal Primer (P04) or Super Spec HP® Alkyl Metal Primer (P06)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Non-Ferrous Metal (Galvanized & Aluminum): All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

Primer: No primer needed.

Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Stir thoroughly before and during use. Apply one or two coats. For best results, use a Benjamin Moore® custom-blended nylon/polyester brush, Benjamin Moore® roller, or a similar product. This product can also be sprayed.

Spray, Airless: Fluid Pressure — 1,500 to 2,500 PSI;
Tip — .013 - .017 Orifice.

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Brushes should be given an additional quick rinse with mineral spirits followed by a second wash in soapy water, then rinsed thoroughly. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

Environmental, Health & Safety Information

Cancer Hazard. Contains Crystalline Silica that can cause cancer when in respirable form (spray mist or sanding dust).

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

WARNING: This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL — Absorb with inert material and dispose of as specified under "Clean Up".

KEEP OUT OF REACH OF CHILDREN

Refer to Material Safety Data Sheet for additional health and safety information.

Contract/Quotation

TrueStone Restoration LLC



April 17th, 2026

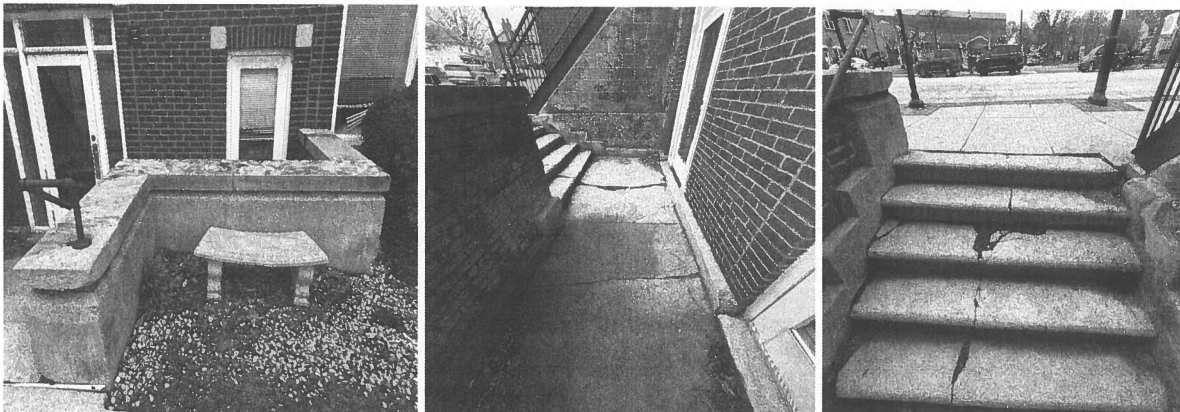
**Praveen Padala
St Charles, IL**

*This is a quotation only and not a contract. Upon acceptance hereof by buyer, this quotation will become an offer to TrueStone Restoration LLC. (the "seller"); and such offer, if and when accepted in writing hereon by a duly authorized officer of seller at its office in Crystal Lake, IL, shall become a mutual binding contract. Seller proposes to furnish all materials and perform all labor necessary complete the following:

*TrueStone Restoration cannot commit to, schedule, or begin a project without a written Purchase Order or signed contract in place. Purchase orders should be sent electronically to truestonerestoration@gmail.com.

****TRUESTONE RESTORATION DOES NOT ACCEPT CREDIT CARDS AS FORM OF PAYMENT FOR SERVICES****

Area 1- Repair and Resurface front entrance including Top Rail and Sidewalls with Surecrete Resist Epoxy Sand Broadcast Overlayment.



Date: Sat May 02 03:13:15 2026
 Design Name: Mastercraft Designer
 Design ID: 325354457471
 Estimated Price: \$737.50



*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

How to recall and purchase your design at home:

Scan here to recall your design or chat with a specialist



OR

- 1 On Menards.com, enter "Design & Buy" in the search bar
2. Select the Your Door, Your Way Designer
3. Recall your design by entering Design ID: 325354457471
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design Id: 325354457471 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions See a Menards Team Member if you have questions.

QTY	DESCRIPTION	SKU
1		4000439

- Single Door System 32" x 80" 6 Panel w/ 22"x36" Lite Steel
 - Interior Dark Oak, Exterior Dark Oak
 - Internal Grille - Black 22" x 36" [I04BK] 5/8" Black Standard Bar
 - Rough Opening 34.25" X 82", Brick Opening 36" X 82.75"
 - Bore with No Deadbolt Bore and Mortised for hinges
 - 4 9/16" [2x4 construction] Dark Oak Composite frame Brickmould Removed
- ** Estimated lead time for this item is 7 days **

Outside View



Left Hand Inswing

Components Selected:



Dark Oak Composite Brickmould Removed



Aluminum sill



Satin Nickel Hinges



Satin Nickel Kickplate All

****PLEASE NOTE THE FOLLOWING****

Door image and accessories are for representation only. Door units ordered without deadbolt will still have the deadbolt prep in the frame. A deadbolt coverplate is included.

TODAY'S ESTIMATED PRICE

\$715.37

Price is good for all items on this page.

Total price for all items ~~\$737.50~~ **\$715.37**
 Sale price good through: May 10, 2026

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

For other helpful Designers search "Design & Buy" on Menards.com

7435 BARRINGTON ROAD
HANOVER PARK, IL 60133
(630) 213-8775
(630) 213-8816

MENARDS

Design & Buy™ MMI DOORS

Design #: 325354457592

Estimated Price: \$3,910.14



1. Bring this packet into any Menards store.



2. Have a Menards Team Member enter your Design ID into the MMI Doors program.



3. Have a Menards Team Member print out your purchasing documents.



4. Take the Special Order Contract to the register and pay.

Line Item	Quantity	Product Description	Unit Price	Total Price
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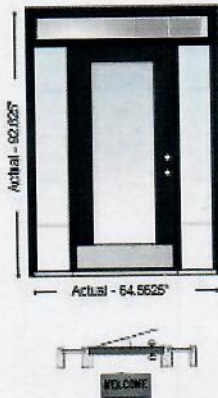
100-1 1

Rough Opening:

Actual Size: 64.5625" x 92.625"


Room: Not Specified

Unit is viewed from the outside looking in.



MMI Door
 Single w/ 2 Sidelites & Transom
 Overall Frame Size = 64 9/16" x 92 5/8"
 Unit Type = Pre-Hung
 Handing = Left Hand In-Swing
 Sill Profile = Standard
 Door System Width = RO: 65" || Frame: 64-1/2" || Door: 36 || Sidelite: 12
 Door System Height = RO: 93-1/8" || Frame: 92-5/8" || Door: 80 || Transom:
 11
 Frame Depth = 4 9/16" (Standard)
 Frame Type = Primed Composite
 Brickmould = Brickmould Applied
 Frame Finish Type = Paint Frame
 Frame Finish - Exterior Side = Black
 Frame Finish - Interior Side = Black
 Brickmould Species = Primed Composite
 Storm Door Extender = None
 Sill Type = Composite Adjustable Mill
 Material = Majestic Steel (Steel Edge)
 Glass Layout = Full Lite
 Glass Type = Clear Glass
 Door Style = Full Lite
 Glass Size = 22x64
 Glass Style = Clear
 Glass Design = 1-Lite
 Caming = None
 Glass Frame = Evolve Frame
 Glazing Type = Insulated Glass
 Privacy Rating = 1
 Door Finish Type = Paint Both Sides
 Door Finish - Exterior Side = Black
 Door Finish - Interior Side = Black
 Sidelite Material = Glass
 Sidelite Glass Layout = Full Lite
 Sidelite Glass Type = Clear Glass
 Sidelite Style = Direct Set
 Sidelite Glass Size = 12x80
 Sidelite Glass Style = White Grilles Between Glass Direct Set
 Sidelite Glass Design = 5-Lite
 Sidelite Caming = None
 Sidelite Glass Frame = Evolve Frame
 Sidelite Glazing Type = Insulated Glass
 Sidelite Privacy Rating = 1
 Sidelite Finish - Exterior Side = Black
 Sidelite Finish - Interior Side = Black
 Transom Glass Size = 64x11
 Transom Glass Type = Clear Glass
 Transom Glass Style = White Grilles Between Glass
 Transom Glazing Type = Insulated Glass
 Weather Strip = Compression
 Door Lock = None
 Door Bore = Double
 Deadbolt = 2 1/8" (Standard)
 Hinge Type = Standard
 Hinge Size = 4" x 4" Radius Corner
 Hinge Finish = Antique Nickel (US-15A)
 Sill Cover = None
 Kick Plate = Satin Nickel Kick Plate
 Tru-Loc Installation Anchor = None
 Cardboard Door Protector = None
 Screen = None
 Packaging = Standard Packaging
 Is this a Reorder? = No
 CPD Number = 02280-00001
 U-Factor = 0.42
 Unit Solar Heat Gain Coefficient (SHGC) = 0.34
 Catalog Version = 26.1.5.0
 Catalog Version Date = 03/20/2026
 Customer Service Number = (833) 344-0031

Total: \$3,910.14

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 312 N 2 nd Avenue		
	Significance:	Landmarked		
	Petitioner:	Charles and Susan Izzo		
	Project Type:	Trim		
PUBLIC HEARING			MEETING 5/6/2026	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Quote, photos, application				
Project Description:				
<ul style="list-style-type: none"> • 50 % reimbursement for: Repairing/stabilizing deteriorated historic features (soffit trim, fascia trim, window trim, window sills) • The work will include power washing, scarping and sanding loose paint, prime and calk, paint, fix rotting wood. • Residential grant is \$10,000 this period and each residential property can get up to \$5,000. • The total project costs \$5,500. • A 50% grant would give 312 N 2nd Ave \$2,750. 				
Staff Comments:				
This is paired with a COA.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations 				

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

- Commercial Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address: 312 N 2nd Ave, STC 60174

Property Identification Number: _____

Applicant Name: Charles & Susan Izzo



Project Description: Andrew Weisel House Circa 1853

- United States Designated Landmark House, National Register of Historic Places
- St Charles Historical Society, Declared Historical Landmark

This Project aims to preserve the historic integrity of our home by repairing, restoring and protecting the deteriorating fascia, soffit and window sills using traditional material and methods to match the original craftsmanship (as much as possible). This work will prevent further water infiltration ensuring long-term structural stability enhancing street-facing aesthetics in accordance with preservation guidelines as outlined in Chapter 17.32 of the Municipal Code.

Total Cost Estimate: \$ 5500.00

Submittal Checklist:

- \$50 Application Fee**
- Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.
- W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

Applicant Contact Information:

Phone Number: 630-740-0358/630-661-2736 _____

Email Address: _____

Statement of Understanding:

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature: Charles Izzo Date: 04/16/2026
Applicant

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: _____ Date: _____
Owner

INVOICE

Gallagher Painting & Decor Co.
41W296 Hughes Rd
Elburn, IL 601197700

kevin@gallagherpaintingdecor.com
+1 (847) 531-3647
https://gallagherpaintingdecor.com



Bill to

Chock Izzo
Chuck Izzo
312 N 2nd Ave.
St. Charles, Illinois

Invoice details

Invoice no.: 1110
Terms: Due on receipt
Invoice date: 04/08/2026
Due date: 04/30/2026

Product or service	Description	Amount
Exterior Historical Home - Preservation & Restoration Painting	Whole house wood trim fascia / soffits, frames & windows. Preventive care & maintenance. Power wash to clean surface dirt. Scrape & sand loose paint. Spot prime bare surface + caulk seams as needed. Paint (2) coats Ben Moore low lustre finish match existing colors. Entry door & frame + header included. South side of home small addition siding & trim included. \$3,150.00 + material	\$3,150.00
Brick Chimney	Previously painted brick chimney wash / clean surface mildew. Caulk seams as needed + spot prime masonry as needed & paint (2) coats. Included.	\$0.00
Detached Garage	Power wash & prep + paint garage trim & frames ONLY. Siding & doors NOT included. Back of garage replace rotten fascia / soffit. \$800.00 + material	\$800.00
Exterior Carpentry / Wood Repair	Wood replace - South side (2) vertical corner boards / post replace rotted wood with treated lumber. Two (2) window sill nose replace with PVC composite mold material. Sill plate carve out rot + Abatron Bondo fill & sand to clean finish. Back of house patio window replace rot + spot bondo as needed. One (1) vertical window brick moulding replace with PVC composite mold. \$700.00 + material	\$700.00
**Additional Items	**Note - Front peak & back of house fascia trim near chimney. Inspect for further wood rot. Additional labor/material cost may apply. TBD	\$0.00


Material Jc Licht	Moorguard lowlustre, BIN bond primer, bondo & sundries \$500.00	\$500.00
Lumber. & Hardware	Sill nose, treated corner board / post, fascia & soffit ply, brick mould \$350.00	\$350.00

Total **\$5,500.00**

Ways to pay

BANK

[View and pay](#)

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 11-15 E Main Street		
	Significance:	Contributing		
	Petitioner:	Douglas Kimber - owner		
	Project Type:	Doors		
	PUBLIC HEARING		MEETING 5/6/2026	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Quote, application				
Project Description:				
<ul style="list-style-type: none"> • 50 % reimbursement for: Replacement and installation of storefront doors. • The work will include relacing 5 doors with new double pane glass doors • The commercial grant is \$40,000 this period with a maximum of \$10,000 at 30ft of horizontal façade, over 30ft is pro rata. • The total project costs \$31,494.12. • The total horizontal frontage of the property is over 60ft. The building is on a corner of two streets. A 50% grant would give 11-15 E Main St \$15,747.06. 				
Staff Comments:				
This is paired with a COA.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations 				

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

- Commercial Residential

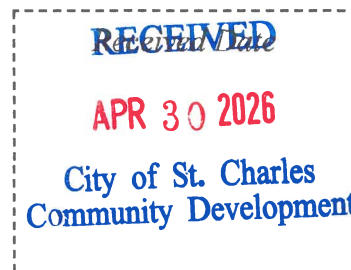
Property Information:

Building or establishment for which the reimbursement grant is requested:

Address: 11-15 E. MAIN ST.

Property Identification Number: 2017 K066164

Applicant Name: BUILDSPACE HOLDINGS / DOUGLAS A. KIMBER



Project Description:

NEW EXTERIOR DOORS TO REPLACE DETERIORATING OLD WOODEN DOORS. THE NEW DOORS WILL BE GLASS (DOUBLE PANED) WITH ALUMINUM FRAMES.

Total Cost Estimate: \$ 31,494.12

Submittal Checklist:

- \$50 Application Fee**
- Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project. **ATTACHED**
- Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.
- W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

Applicant Contact Information:

Phone Number: 630.606.1858

Email Address: _____

Statement of Understanding:

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature: Daughor A. Kieber Date: 4/30/26
Applicant (OWNER)

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: _____ Date: _____
Owner



Jarvis Exteriors (St. Charles)

Phone: (630) 426-9997
Fax: (815) 788-9854

Company Representative
Gage Cantrell
Phone: (630) 313-0985
Gage@jarvisexteriors.com

FULL GLASS WITH MEDIUM STILES

04/30/2026

SUPPLY AND INSTALL

2" X 4 1/2" THERMALLY BROKEN ALUMINUM STOREFRONT IN BLACK ANODIZED FINISH WITH 1" GUARDIAN SN68 LOW E TEMPERED INSULATED GLASS

(1) 41" X 84" BEING A SINGLE WIDE STILE DOOR WITH 10" BOTTOM RAIL. DOOR HARDWARE TO BE 1 1/2 PAIR OF BUTT HINGES, STANDARD PUSH/PULL, THUMBTURN/KEYED CYLINDER, REGENT CLOSER WITH TJ DROP PLATE, THRESHOLD AND SWEEP.

(1) 40" X 111 1/2" BEING A SINGLE DOOR WITH TRANSOM. DOOR TO BE 3'-0" X 7'-0" WIDE STILE WITH 10" BOTTOM RAIL. DOOR HARDWARE TO BE 1 1/2 PAIR OF BUTT HINGES, STANDARD PUSH/PULL, THUMBTURN/KEYED CYLINDER, REGENT CLOSER, THRESHOLD AND SWEEP.

(1) 36 1/2" X 89" BEING A SINGLE WIDE STILE DOOR WITH 10" BOTTOM RAIL, 5" MIDRAIL, AND METAL INSULATED PANEL ON BOTTOM HALF. DOOR HARDWARE TO BE 1 1/2 PAIR OF BUTT HINGES, RIM PANIC WITH PULL, KEYED CYLINDER, REGENT CLOSER WITH TJ DROP PLATE, THRESHOLD AND SWEEP.

(1) 40" X 89" BEING A SINGLE WIDE STILE DOOR WITH 10" BOTTOM RAIL. DOOR HARDWARE TO BE 1 1/2 PAIR OF BUTT HINGES, RIM PANIC WITH PULL, ELECTRIC STRIKE, KEYED CYLINDER, REGENT CLOSER WITH TJ DROP PLATE, THRESHOLD AND SWEEP.

(1) 40" X 89" BEING A SINGLE WIDE STILE DOOR WITH 10" BOTTOM RAIL, 5" MIDRAIL, AND METAL INSULATED PANEL ON BOTTOM HALF. DOOR HARDWARE TO BE 1 1/2 PAIR OF BUTT HINGES, RIM PANIC WITH PULL, KEYED CYLINDER, REGENT CLOSER WITH TJ DROP PLATE, THRESHOLD AND SWEEP.

*** 3 DAYS SERVICE TECH INCLUDED ANY ADDITIONAL TRIM OR PAINT WORK WILL BE CHARGED WITH MATERIALS AT COST AND ANY ADDITIONAL DAYS OF LABOR AFTER 3 DAYS WILL BE ADDED AT \$850 PER DAY ***

Doug Kimber
11 East Main Street
St. Charles, IL 60174-1232
(630) 606-1858

Job: Doug Kimber

Other Section

\$31,494.12

TOTAL

\$31,494.12

Company Authorized Signature

Date

Customer Signature

Date