

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

**WEDNESDAY, June 3, 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 May 20, 2026 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 215 W Main Street**
 - b. 304 N 2nd Avenue**
- 6. Grant Applications**
 - a. 304 N 2nd Avenue**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
 - a. 18 S 3rd Avenue**
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: June 17, 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

jcmahon@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, MAY 20, 2026 – 7:00 P.M.**

Members Present: Rice, Smunt, Malay, Pretz, Cullum, Bandel

Members Absent: Kessler

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 six members present there was a quorum.

3. Approval of Agenda

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

4. Presentation of minutes of the May 6, 2026 meeting

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

5. Certificate of Appropriateness (COA) applications

a. 314-316 W Main Street

Mr. Padala presented plans to replace concrete in the front which includes the stairs down to lower level, small walk, and half wall as well as replacing two front doors with fiberglass doors.

Ms. Malay wanted clarification that the concrete work is to rip out and replace. Mr. Padala answered yes.

Dr. Smunt asked about using epoxy on the stairs. Mr. Padala said he will not use epoxy. Dr. Smunt asked about the brick on the half wall. Mr. Padala said the brick will not be touched.

Ms. Rice asked about the trim around the door and whether that would be replaced. Mr. Padala said the trim will be left there and painted to match the doors.

A motion was made by Ms. Rice and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented for 314-316 W Main Street.

b. 211-215 Cedar Avenue

Mr. Rasmussen presented COA to replace 4 windows and reside duplex at 211 – 215 Cedar Avenue.

Dr. Smunt asked if the stucco will be removed or will siding be added over the stucco. Mr. Rasmussen advised they would be adding furring strips around exterior and attach lap siding to the furring strips.

Commission discussed design options for the building other than adding only lap siding. Dr. Smunt stated the wide 7” size clapboard would not be appropriate for the age of the building, suggesting using a smaller width board. Mr. Rasmussen was not opposed to making the change to a 5 ¼” lap siding and corner trim.

Commission also suggested using a cedar shake style siding on the top of the building with a belt course and lap siding on the bottom. Mr. Rasmussen agreed that it would be nice look for the building.

Mr. Pretz added 211-215 Cedar Avenue was the first duplex built in St. Charles specifically as a rental.

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the COA with 5 ¼” clap board Hardie plank on the first floor and 6” width band separating the 2nd floor with Hardie shake singles and if unable to wrap corners with shingles, corner trim will go all the way up, other work approved as proposed for 211-215 Cedar Ave.

6. Grant Applications

a. 314-316 W Main Street

A motion was made by Dr. Smunt and seconded by Mr. Pretz to recommend approval of Façade Grant at 50% level for 314-316 W Main Street.

7. Landmark Applications

None.

8. Preliminary Reviews

None.

9. Other Commission Business

a. Design Review Guidelines

Ms. Field and Commission discussed the Design Review Guidelines. Dr. Smunt requested some grammatical changes to the document. Ms. Field asked that any changes be emailed to her.

10. Public Comment

Mr. Bob Rasmussen discussed work going on at 217 Cedar Avenue and asked for the Commission's opinion removing the portico on the front elevation and either removing the back porch stairs or replacing the stairs with concrete stairs and renovating the back porch by removing the deteriorated stucco and replacing with ½" fiber cement board. Commission agreed that would be the most appropriate finish for the porch.

11. Additional Business and Observations from Commissioners or Staff

Ms. Field advised she recorded the Ordinance 1994.


The cable bridge is being worked on by Public Works, most of phase one has been completed.

Ms. Field received a call about 115 Cedar Avenue asking if roof could be extended. Commission thought if she continued with the New Orleans French wrought iron design it could be nice.

12. Meeting Announcements: Historic Preservation Commission - June 3, 2026

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:03 P.M.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 215 W Main Street		
	Significance:	Contributing		
	Petitioner:	Gallo Santo- Business (Restaurant)		
	Project Type:	Wall Sign		
PUBLIC HEARING			MEETING 6/3/2026	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, survey				
Project Description:				
<ul style="list-style-type: none"> Requesting to add a wall sign and projecting sign. Both made out of aluminum acrylic with LED lighting. Signs will be installed to mortar. 				
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"



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: 215 W MAIN ST. ST. CHARLES, IL. 60174

Use of Property: Commercial, business name: GALLO SANTO

Residential Other: _____

Project Type:

- Exterior Alteration/Repair
 - Windows
 - Doors
 - Siding - Type: _____
 - Masonry Repair
 - Other _____
 - Awnings/Signs
- New Construction
 - Primary Structure
 - Additions
 - Deck/Porch
 - Garage/Outbuilding
 - Other _____
- Demolition
- Primary Structure
- Garage/Outbuilding
- Other _____
- Relocation of Building

Description:

Halo Lit channel letter Sign made of Aluminum acrylic and Led Lighting, installed studmounted with 1/8" aluminum studs, installed on Mortar drilled. (Blade Sign internally illuminated)

Applicant Information: BYT ENTERPRISE, LLC DBA GALLO SANTO

Name (print): YAHAIDA AGUIRRE

Address: 118 GREENWAY

Phone: 620-532-3103

Email: _____

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): RP FAMILY TRUST

Address: 512 SOUTH 14TH AVE. ST. CHARLES, IL. 60174

Signature: [Handwritten 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: Yahaida Aguirre Date: 5/27/26

**HALO LIT SIGN AND BLADE 2 SIDED SIGN
REMOVAL LIGHT BOX 36X240**

88.07 in

21.16 in

50.45 in

**Gallo
Santo**

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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 checked="" type="checkbox"/> Minor Alteration	<input checked="" 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: Art Deco

Date of Construction: 1920-1940

Source: A Field Guide to American Architecture

Features:

One story brick structure with simple ornamental stone accents and recessed brick panels in herringbone and stacked header bond. Curve top at parapet, center area. Recessed entry.

ARCHITECTURAL SIGNIFICANCE

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



Address:

215 West Main Street

Representation in Existing Surveys:

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

Block No. 10


Building No. 5

SURVEY DATE:

MAY 1994

ROLL NO. 7

NEGATIVE NO. 11

HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
 CITY OF ST. CHARLES ILLINOIS • 1834	Agenda Item Title/Address:	COA: 304 N 2 nd Avenue		
	Significance:	Landmarked and National Register		
	Petitioner:	Dean and Claire Bemis		
	Project Type:	Windows and door		
	PUBLIC HEARING		MEETING 6/3/2026	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 to replace 7 of their windows, 2 along Chestnut and 4 along N 2nd Ave, 1 along the east side. They are not able to repair the windows and that is why they have to replace. They are working with Renewal by Andersen windows to make sure they get the appropriate windows. Sashes will look like what the current windows have (same pattern). The windows are made of Fibrex composite material (which is 2x as strong as vinyl). • Requesting to replace door on the east elevation that will closely replicate the original door. 				
Staff Comments:				
This project is paired with a Façade 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: 304 N. 2ND AVE

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

Project Type:

- Exterior Alteration/Repair
 - Windows
 - Doors
 - Siding - Type: _____
 - Masonry Repair
 - Other _____
- Awnings/Signs
- New Construction
 - Primary Structure
 - Additions
 - Deck/Porch
 - Garage/Outbuilding
 - Other _____
- Demolition
- Primary Structure
- Garage/Outbuilding
- Other _____
- Relocation of Building

Description:

(SEE ATTACHED)

Applicant Information:

Name (print): CLAIRE AND DEAN BEMIS
Address: 304 N. 2ND AVE
Phone: (630) 488-6277
Email: _____

Applicant is (check all that apply):

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

Property Owner

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

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: Dean F Bemis Date: 5/29/26

DESCRIPTION

The 4 windows on the North Second Avenue elevation (2 on first story, 2 on second story) and the 2 windows on the Chestnut Avenue elevation need to be replaced. The Lincoln TDL windows were installed in 1989 and in the interceding 37 years the house has settled and the sashes no longer fit the window frames. The south window on the North Second Avenue elevation (second story) was loose enough that a recent storm blew the sashes completely of the frame, crashing to the floor in the bed room. The constant motion of the loose sashes cracked the bottom rail of the two second story windows.

Since the windows were manufactured by Lincoln Window Company, we contacted two Chicago area firms that repair and install Lincoln products (Apex and Argo). The Apex representative came to our home but said that they could not repair the windows; Argo declined the job when we called and outlined the issues on our Lincoln windows.

The small window on the landing of the second floor (east elevation) was designed incorrectly and does not match the other grid patterns. It will be replaced with the proper grid pattern.

The existing back door (east elevation) was installed on a temporary emergency basis after firemen had to break down the original door. We have selected a replacement (Anderson) that is a very close replica of the original door.

We have elected to work with Renewal by Anderson as they have sash specifications that are an exact match to our existing Lincoln window sashes. The SDL (simulated divided light) by windows by Anderson have the same appearance and the TDL (true divided light) windows by Lincoln.

Financial considerations dictated that we replace the worst (7) windows now and the remaining (6) windows in the future. None of the remaining (6) original Lincoln windows are on the same elevation as the new Anderson windows.

Chestnut Avenue Elevation



This is the Chestnut Avenue Elevation showing both windows that will be replaced. The sashes in both windows no longer fit the window frame due to the settling of the house. If you look closely, you can see the towels I had to stuff into the space between the top rail of the sash and the window frame.



Small window on East Elevation



The individual panes of glass in the grid should be rectangular running vertically not horizontally. All the other windows have the vertical orientation so this one needs to be replaced.

North 2nd Avenue Elevation



North 2nd Avenue elevation showing all 4 of the windows to be replaced.



Lower two windows show gap between top rail of sash and window frame due to the settling of the house.. Also the mullions are very rough and cracked. Most of the gaskets (hold gas between the panes of glass) are blown causing fog between the glass panes.



Upper two windows have the same problems outlined above. In addition, the plastic tracks the hold the window slide mechanism is cracked and very brittle. This allowed the both sashes to blow out into the bedroom during a high wind thunderstorm; in the process the lower rail of the sash cracked and splintered.

Replace Rear Entry Door



This rear entry door and storm door was installed on a temporary emergency basis and does not fit the Greek Revival style. Firemen had to break down the original door to gain entrance during an emergency. We have selected an entry door and storm door that is very close to the design of the original door and storm.

The close-up of the existing door shows that the door has a cheap plastic insert between the two panes of glass. This must go!





7 windows

DBA: RENEWAL BY ANDERSEN OF CHICAGO
Legal Name: Renewal by Andersen LLC
TGC0887654
190 E Touhy Avenue Suite 101 | Des Plaines, IL 60018
Jodi Colegrove (847)875-8824

Claire & Dean Bemis
304 N 2nd Ave
St. Charles, IL 60174
Year Built: 1856
(630)488-6277

ID#:	ROOM:	IMAGE:	DETAILS:
			Misc: Misc, AW Storm Doors, Full View - Retractable Screen, Quantity 1, 10 Series Smooth Control Plus. See spec sheet for details.
103	family		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: +40 / - 40 Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Stone , Standard Color Finger Lifts Screen: No Screen Grille Style: Full Divided Light (FDL with spacer) , Wide Bar Grille Pattern: All Sash: Colonial 3w x 2h Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required
104	family		Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 40 DP Rating: +40 / - 40 Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern Hardware: Stone , Standard Color Finger Lifts Screen: No Screen Grille Style: Full Divided Light (FDL with spacer) , Wide Bar Grille Pattern: All Sash: Colonial 3w x 2h Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

109 Living

This one is in the grant application.



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 3h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

110 Living

This one is in the grant application.



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 3h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

201 stairs



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern , Tempered Glass
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 1h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

204 Primary Bedroom

This one is in the grant application.



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern , Tempered Glass
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 2h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

205 Guest

This one is in the grant application.



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern , Tempered Glass
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 2h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

206 Room 1



Inswing Entry Door: Ensemble™ Single; Standard; Right; 33 9/16" W x 81 3/4" H; Custom; Custom; 32" Nominal Panel Width; 80" Nominal Panel Height; Sill Type: Standard; Door Panel: 1/2 Light, 2 Panel; Surface Texture: Smooth
Exterior Color: Exterior Frame Color: White; Exterior Panel Color: White
Interior Color: Interior Frame Color: White; Interior Panel Color: White
Sill Options: Sill Color: Clear Anodized
Hardware: Hardware Configuration: Cross-Bored Lock Sets; Lock Types: Double Bore; Exterior Hardware Finish: Yale Polished Brass; Exterior Hardware Set: Horizon; Exterior Deadbolt: Yale Single Cylinder Deadbolt; Interior Hardware Finish: Yale Polished Brass; Interior Hardware Set: Horizon; Interior Deadbolt: Yale Single Cylinder Deadbolt; Strike Plate Finish: Bright Brass; Handle Position: Standard; Handle Height: 35 3/4; Deadbolt Position: Standard; Deadbolt Spread: 5 1/2; Hinge Finish: Bright Brass; Hinge Type:

Adjustable Hinge; Hardware Backset: 2 3/4 **Glass:** Glass
Family: Clear Glass Family; Glazing: Tempered High
Performance SmartSun with HeatLock **Jamb and Trim:** Jamb
Depth: 4-9/16; Exterior Trim Options: 2" Brickmould; Exterior
Trim Color: White **Misc:** Trim Only Stain or Paint , Each - To
Paint Or Stain Trim Kit, Other Miscellaneous, Add notes here.

WINDOWS: 7	PATIO DOORS: 0	ENTRY DOORS: 1	SPECIALTY: 0	MISC: 1	PROJECT TOTAL	\$35,477
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*Renewal by Andersen is committed to our customers' safety by
complying with the rules and lead-safe work practices specified by the EPA.*



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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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: Greek Revival

Date of Construction: 1854

Source: A Field Guide to American Houses

Features:

Two story gable front with one story side wing and porch. Classical details at entry. Front door has side and transom lights. George Person was original owner.

ARCHITECTURAL SIGNIFICANCE

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



Address:

304 North 2nd Avenue

Representation in Existing Surveys:

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

Block No. 24

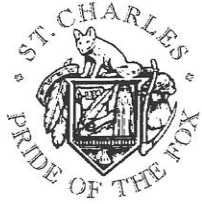
Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 15

NEGATIVE NO. 9



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

304 North 2nd Avenue

Remarks:

South Elevation.

Block No. 24

Building No. 1

ROLL NO. 4

NEGATIVE NO. 22

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:	Façade Grant: 304 N 2 nd Avenue		
	Significance:	Landmark and National Register		
	Petitioner:	Dean and Claire Bemis		
	Project Type:	Windows		
	PUBLIC HEARING		MEETING 6/3/2026	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 (see COA app), application, scope of work				
Project Description:				
<ul style="list-style-type: none"> • 50 % reimbursement for: Replacement of deteriorated historic features with like-in-kind materials to preserve or restore historic features. • The work will include replacing 6 windows, 4 on N 2nd Ave and 2 on Chestnut Ave. The scope of work for this grant is only on the 4 windows facing N 2nd Avenue even though all the windows will be done at once. The windows are fibrex from Renewal by Anderson. See COA application for more detail. • Residential grant is \$10,000 this period and each residential property can get up to \$5,000. • The total project costs \$16,136. • A 50% grant would give 304 N 2nd Avenue \$5,000. 				
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:

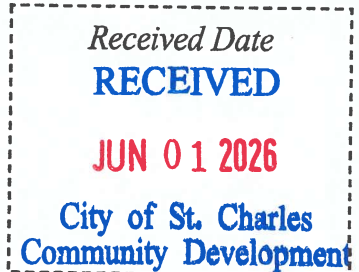
304 N. 2ND AVE

Property Identification Number:

09-27-336-007

Applicant Name:

DEAN AND CLAIRE BEMIS



Project Description:

(SEE ATTACHED)

Total Cost Estimate:

\$ 16,130

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)

(City to provide blank w-9 form?)

Applicant Contact Information:

Phone Number: CELL: (630) 488-6277

Email Address: [Redacted]

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: *Pean F. Berner* Date: 5/29/26
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

DESCRIPTION

The 4 windows on the North Second Avenue elevation (2 on first story, 2 on second story) and the 2 windows on the Chestnut Avenue elevation need to be replaced. The Lincoln TDL windows were installed in 1989 and in the interceding 37 years the house has settled and the sashes no longer fit the window frames. The south window on the North Second Avenue elevation (second story) was loose enough that a recent storm blew the sashes completely of the frame, crashing to the floor in the bed room. The constant motion of the loose sashes cracked the bottom rail of the two second story windows.

Since the windows were manufactured by Lincoln Window Company, we contacted two Chicago area firms that repair and install Lincoln products (Apex and Argo). The Apex representative came to our home but said that they could not repair the windows; Argo declined the job when we called and outlined the issues on our Lincoln windows.

We have elected to work with Renewal by Anderson as they have sash specifications that are an exact match to our existing Lincoln window sashes. The SDL (simulated divided light) by windows by Anderson have the same appearance and the TDL (true divided light) windows by Lincoln.

Financial considerations dictated that we replace the worst (7) windows now and the remaining (6) windows in the future. None of the remaining (6) original Lincoln windows are on the same elevation as the new Anderson windows.

Detailed Scope of Work—Building Materials

Ground floor living room; North 2nd Avenue Elevation

109 Living



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 3h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

110 Living



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern
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Detailed Scope of Work—Building Materials

Second floor, 2 bed rooms; North 2nd Avenue Elevation

204 Primary Bedroom



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern , Tempered Glass
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 2h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

205 Guest



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern , Tempered Glass
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 2h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

Detailed Scope of Work—Costs of each Window

Ground floor living room; North 2nd Avenue Elevation

109 Living

32 W
70 H



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern
Hardware: Stone , Standard Color Finger Lifts
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Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

~~\$5,805~~

\$4,136

110 Living

32 W
70 H



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
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Grille Pattern: All Sash: Colonial 3w x 3h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

~~\$5,805~~

\$4,136

Detailed Scope of Work—Costs of each Window

Second floor, 2 bed rooms; North 2nd Avenue Elevation

204 Primary Bedroom 32 W
57 H



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern , Tempered Glass
Hardware: Stone , Standard Color Finger Lifts
Screen: No Screen
Grille Style: Full Divided Light (FDL with spacer) , Wide Bar
Grille Pattern: All Sash: Colonial 3w x 2h
Misc: Exterior Cedar Trim Upto 5/4x4 Rough Sawn , Per Opening - Supply and install up to 5/4x4 Rough Sawn Cedar Trim on Exterior, Brickmould and Sill Repair – per piece, Per Piece - Repair and replace as required

~~\$5,514~~
\$3,929

205 Guest 32 W
57 H



Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, 2" Brickmould / Picture Frame, Exterior White, Interior White
Performance Calculator: PG Rating: 40 | DP Rating: + 40 / - 40
Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern , Tempered Glass
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~~\$5,514~~
\$3,929

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 18 S 3 rd Avenue		
	Significance:	Significant		
	Petitioner:	Zach Derrico - Construction , Corey Jones - Owner		
	Project Type:	Complete revamp of exterior		
PUBLIC HEARING			MEETING 6/3/2026	X
Agenda Item Category:				
X	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
elevations, survey, previous meeting minutes				
Project Description:				
<ul style="list-style-type: none"> • Requesting to add addition to the front left side of the building (northwest side). This is only a first floor addition so roof will be added to be under the second floor windows • Requesting to replace current siding with 6” reveal (material needs to be determined for COA). • Requesting to add new composite corner boards on all sides, 6” • Requesting to add new composite trim around the windows. • Requesting to replace doors with (needs to be determined for COA) • Requesting to add composite band trim. • Requesting to replace roof with standing seam metal roof • Requesting to add 1x8 rake board and 23/8” soffit plywood with 5/8” crown molding over 8x8 frieze boards. • Requesting to add new windows. (material needs to be determined for COA). • Requesting to add porch with 36” high wood railing and stone veneer below. 				
Staff Comments:				
<p>The Commission reviewed this as a preliminary review on 4/1/26. The Commission discussed the windows on the second floor facing 3rd Ave right above the new roof and addition. The Commission discussed the materials that were planned to be used on the building. The Commission discussed the railing on the porch.</p>				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback 				

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

a. **18 S 3rd Avenue**

Mr. Dan Marshall, Architect, presented preliminary plans for 18 S 3rd Avenue. The building will get new siding, roof, windows, add a porch, and add a small addition on the first floor of the southwest side of the building.

Commission discussed design and materials to be used on the building. The small windows on the west side of the building, the layout of the interior of the building, and siding on the porch were discussed. Overall, the Commission liked the renderings.

b. **516 E Main Street and 15 N 6th Street**

Dr. John Perisin presented preliminary design changes to property at 516 E Main Street and 15 N 6th Street, adding a new fence to access drive from the parking lot.

Commission made suggestions on material to use on the fence.

9. **Other Commission Business**

a. **Discussing the final consultant**

Ms. Field and Commission discussed the options and concerns in choosing a consultant for the survey. Ms. Field announced she will go with the firm, MKSK.

b. **Elections**

Mr. Kessler nominated Ms. Kim Malay as Chairperson and Dr. Steve Smunt as Vice Chairperson.

A motion was made by Ms. Rice and seconded by Mr. Pretz with a unanimous voice vote to approve nomination of Ms. Malay and Dr. Smunt

10. **Public Comment**

None.

11. **Additional Business and Observations from Commissioners or Staff**

a. **Preservation Month Plans**

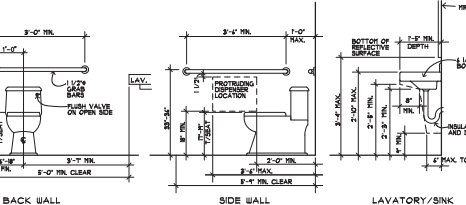
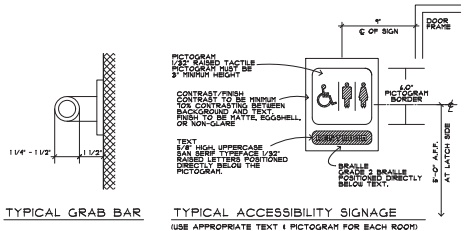
Ms. Field announced in May there will be an Instagram post about Mayor Lewis, his house, and information on Historic Preservation.

Mr. Pretz announced the City of Geneva will be starting a grant program.

12. **Meeting Announcements: April 15th, 2026**

13. **Adjournment**

With no further business to discuss, the meeting adjourned at 8:47 P.M.



ACCESSIBILITY DIAGRAMS

NOTE:
 ALL LEVER, HANDLE, OR ACCESSIBLE TOILETS SHALL BE ADA APPROVED.
 ALL LEVER ACTUATION FORCE SHALL NOT BE GREATER THAN 5 LBS.
 GRAB BARS SHALL BE 1 1/2" O.D. AND MOUNTED SO AS TO WITHSTAND A LOAD OF 250 LBS. APPLIED 18" FROM EACH END. THE SPACING OF THE GRAB BAR SHALL BE 3" FROM THE WALL AND 3" FROM THE OTHER GRAB BAR. GRAB BARS SHALL HAVE A CLEAR SPACE OF 1/2" BETWEEN THE WALL AND GRAB BAR. GRAB BARS SHALL NOT ROTATE.
 DISPENSERS AND RECEPTACLES SHALL BE MOUNTED WITH THEIR HIGHEST OPERABLE POINT NO MORE THAN 48" STRAIGHT ON OR 64" SIDE MOUNT ABOVE THE FLOOR.
 PROVIDE LEVER HANDLE LEFT PUSH BUTTON FOR LOCK WITH DOOR CLOSER.
 DOOR OPENING FORCE NOT TO EXCEED 5 LBS.
 VERIFY 40" TURNAROUND WITHIN TOILET FOOT.
 VERIFY 30" x 48" CLEAR FLOOR SPACE AT SINK.
 ALL DIMENSIONS SHOWN ARE TO FINISHED SURFACES.

PLUMBING NOTES:

- CONTRACTORS SHALL OBTAIN ALL PERMITS, BONDS, AND LICENSES AND FOLLOW ALL LOCAL, STATE, AND NATIONAL CODES.
- THE NEW WATER SUPPLY AND WASTE VENT SYSTEM INTO EXISTING BUILDING SHALL BE INSTALLED IN ACCORDANCE WITH ALL EXISTING AND NEW PLUMBING AND MECHANICAL SYSTEMS.
- WASTE PIPING SHALL BE NO LESS THAN SCHEDULE 40 PVC PLASTIC AND SHALL BE TESTED TO THE POINT OF THE CONNECTION INTO EXISTING PIPING.
- POTABLE WATER PIPING SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH ALL APPLICABLE PLUMBING CODES AND TESTED. THE EXISTING BUILDING WATER SYSTEM SHALL BE DISINFECTED AND TESTED.
- PROVIDE SHUT-OFF VALVES AT EACH FIXTURE AND RIGID SUPPLIES.
- INSTALL SYSTEM PRESSURE BREAKERS.
- ALL FIXTURES TO HAVE 2" AIR CHAMBERS AND AIR KICKERS.
- PROVIDE ALL MOUNTING, TIE-IN, AND ACCESSORIES AS SPECIFIED OR REQUIRED BY THE FIXTURE MANUFACTURER.
- ALL EXPOSED TRIM SHALL BE CHROME PLATED.
- BATHS, TEMPERATURES AND MOUNTING HEIGHTS SHALL BE IN ACCORDANCE WITH STATE, LOCAL, AND ADA BARRIER FREE STANDARDS.
- PROPERLY SUPPORT ALL OVERHEAD PIPING.
- ANY NEW PENETRATIONS THRU THE EXISTING ROOF SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ROOFING CONTRACTOR SO AS NOT TO VOID ROOF WARRANTIES.
- INSULATE ALL SUPPLY PIPING.
- IF 1/2" AIR TEST IS REQUIRED ON GAS PIPING AT TIME OF ROUGH INSPECTION.
- 100 LB. AIR OR WATER PRESSURE TEST IS REQUIRED ON WATER PIPING AT THE OF ROUGH INSPECTION.
- ALL NEW PLUMBING AND EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE AND CITY OF ST. CHARLES ORDINANCES.
- TYPE "C" COPPER WATER PIPE IS PROHIBITED.
- MINIMUM SIZE UNDERGROUND SANITARY TO BE 4"
- HORIZONTAL VENT PIPING NOT TO EXCEED 20'-0" WITH OUT INCREASING SIZE.

SPECIAL SAFETY NOTE:

ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND ALL OTHERS WHO MAY BE ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL OTHERS AND ALL OTHERS WHO MAY BE ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL OTHERS AND ALL OTHERS WHO MAY BE ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL OTHERS AND ALL OTHERS WHO MAY BE ON THE PROJECT.

THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKER SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.

DOOR AND CABINET HARDWARE NOTE

ALL HINGES SHALL BE RATED FOR HEAVY DUTY COMMERCIAL USE.
 ACCESSIBLE DOOR AND CABINET HARDWARE (CLOSERS, HANDLES, ETC.) SHALL COMPLY WITH ADA AND A111 REQUIREMENTS. (EVEN HANDLES) SHALL BE KEYS OR KEYS WITH FINISHING OR TESTING OF THE BRIST TO OPERATE.
 ALL HARDWARE ON ACCESSIBLE DOORS AND CABINETS HANDLES, PULLS, LEVERED CLOSERS, ETC. SHALL BE KEYS OR KEYS WITH FINISHING OR TESTING OF THE BRIST TO OPERATE.
 UNLESS OTHERWISE SPECIFIED, ALL LEVERED CLOSERS SHALL BE KEYS OR KEYS WITH FINISHING OR TESTING OF THE BRIST TO OPERATE.
 LOCATE DOOR HANDLES BETWEEN 34"-46" ABOVE FINISHED FLOOR.
 POCKET DOOR HARDWARE SHALL BE EXPOSED AND USABLE ON BOTH SIDES UNLESS DOOR IS LEFT OPEN.
 THE MAXIMUM FORCE FOR PUSHING OR PULLING A DOOR SHALL BE:
 EXTERIOR HINGED DOORS --- 5 LBS.
 INTERIOR HINGED DOORS --- 5 LBS.
 SLIDING FOLDING DOORS --- 5 LBS.

NOTE:
 ALL VIEW DOOR TO HAVE TEMPERED GLASS WITH TENANT INTERIOR UNDOORS TO ALIGN WITH TOP OF DOORS AND TO HAVE TEMPERED GLASS IF WITHIN 24" OF DOOR (EVERY SIZE AND LOCATION)

GENERAL NOTES

- ALL CONTRACTORS SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WHICH MAY EXIST BETWEEN THE DRAWINGS AND JOB SITE CONDITIONS. FAILURE TO REPORT DISCREPANCIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES.
- GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, BONDS, LICENSES, ETC.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ALL APPLICABLE ORDINANCES WITH RESPECT TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, LICENSES, ETC. FROM THE CITY OF ST. CHARLES, ILLINOIS.
 ST. CHARLES, ILLINOIS ADOPTED BUILDING CODES WITH AMENDMENTS - TITLE B
 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE WITH AMENDMENTS - TITLE B
 2021 INTERNATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL FIRE AND ALARM CODE
 2021 INTERNATIONAL ENERGY CODE
 2021 INTERNATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL ENERGY CODE
 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
 2008 ILLINOIS STATE PLUMBING CODE (CURRENT)
 2008 ILLINOIS STATE ACCESSIBILITY CODE (CURRENT)
 2008 NFPA LIFE SAFETY CODE (1)
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER. THE CONTRACTOR SHALL SUBMIT SAMPLES OR EXCEED NORMAL INDUSTRY STANDARDS AND WRITTEN PROJECT SPECIFICATIONS.
- INTERIOR WALL DIMENSIONS ARE FROM FACE OF STUDY WALL TO FACE OF STUDY WALL. DIMENSIONS DO NOT INCLUDE DRYWALL.
- CONTRACTOR SHALL NOT INTERFERE WITH EXISTING MECHANICAL AND UTILITIES.
- CONTRACTOR SHALL PROVIDE ALL WORK AND CONSTRUCTION SCHEDULES WITH THE OWNER.
- ALL DESIGN AND STRUCTURAL CHANGES SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO WORK COMMENCING.
- ALL WOOD PLATES SET ON CONCRETE TO BE PRESSURE TREATED.
- PROVIDE PRESTOPPING MATERIAL AT ALL PIERING, PARTITIONS AND OUTSIDE JUNCTURE OF ROOF RAFTERS AND WALL.
- CONTRACTORS TO PROVIDE CONSTRUCTION BARBERS' FENCING AS REQUIRED TO PROTECT THE PUBLIC AND MAINTAIN SECURITY OF THE SITE.
- PROVIDE RIN 10 MIL VAPOR BARRIER UNDER CONCRETE FLOOR SLAB.
- FLOOR COVERING TO BE CLASS 1 OR 2 FIRE RATING. BUILDER SHALL PROVIDE SPECIFICATION SHEETS PRIOR TO INSTALLATION.
- UNLESS MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR FLOOR LOADS IN FLOORS OF CONCRETE FLOORING. VERIFY LOAD REQUIREMENTS FROM MANUFACTURER. PROVIDE SCHEDULE 40 STEEL JOISTS AND PER 2008 IBC.
- ALL EXHAUST FANS MUST BE VENTED TO OUTSIDE AIR.
- CONTRACTORS TO OBTAIN AND FOLLOW THE INSTALLATION DETAILS AND PROCEDURES FOR ALL MANUFACTURED PRODUCTS AS CALLED FOR IN THE MANUFACTURER'S SPECIFICATIONS. THIS IS TO INCLUDE LVL BEAMS, JOISTS, SINGLETS, SCUM, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC.

BUILDING CRITERIA (EXISTING)	
USE GROUP:	B
CONSTRUCTION TYPE:	EXISTING - 1B
SPRINKLER:	YES
GROSS FIRST FLOOR AREA:	1,800 S.F.
EXISTING ELEVATION:	100 S.F.
GROSS SECOND FLOOR AREA:	957 S.F.

DESIGN CRITERIA	
FLOOR:	100 PSF LL, 100 PSF DL, OFFICE AREAS
ROOF:	20 PSF LL, 100 PSF DL (CONCRETE)
WALL:	ACTUAL LOAD = 204 PSF LL (80% S.F. PSF DL)
WIND LOAD:	54 PSF
DEFLECTION FLOOR:	LIVE LOAD = 1/360 TOTAL LOAD = 1/240

DESIGN OCCUPANT LOAD	
BUSINESS:	150 sq ft/person & PEOPLE

STRUCTURAL FRAMING LUMBER	
FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS:	IN-GRADE BIRCH VALUE
GRADE # 2 SPECIES:	RESISTANCE PER DOMESTIC BASE FB = 850 PSI
GRADE # 2 SPECIES:	RESISTANCE PER CANADIAN BASE FB = 875 PSI

LVL BEAM MANUFACTURER	
MANUFACTURER:	BOISE
PRODUCT:	2.0E LVL
SIZE SEE PLAN:	2" x 20" @ 16" O.C.

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BASED ON ASSUMPTIONS THAT COULD NOT BE VERIFIED DUE TO THE FACT THAT THE RECORDING OF THE EXISTING BUILDING RECORDS THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS WITHOUT EXPENDING ADDITIONAL COSTS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SENSITIVE INFORMATION. THE CLIENT AGREES TO THE RELEASE OF THE CONTRACTOR FROM LIABILITY FOR ECONOMIC LOSS ARISING FROM ANY CLAIMS, DAMAGES, LOSSES OR COSTS INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF THE DEFENSE, ARISING FROM OR CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR OMISSIONS IN THE EXISTING CONDITIONS.

DRAWING SHEET INDEX	
NO.	DESCRIPTION
1	GENERAL NOTES AND ACCESS DIAGRAMS
2	FOUNDATION AND FIRST FLOOR PLANS
3	ROOF AND SECOND FLOOR PLANS
4	ELEVATIONS
5	SECTIONS AND DETAILS
6	ELECTRICAL PLANS

SHEETS 14 AS LISTED ABOVE WERE PREPARED UNDER ARCHITECTS SUPERVISION.

MAY 29, 2026 - PROGRESS SET - NOT FOR CONSTRUCTION



STATE OF ILLINOIS
 DESIGN PRO
 REGISTRATION NUMBER
 04007611

PROPOSED RENOVATION AT:
 18 SOUTH 3RD AVENUE
 ST. CHARLES, ILLINOIS
 DERRICO BUILDERS, LLC

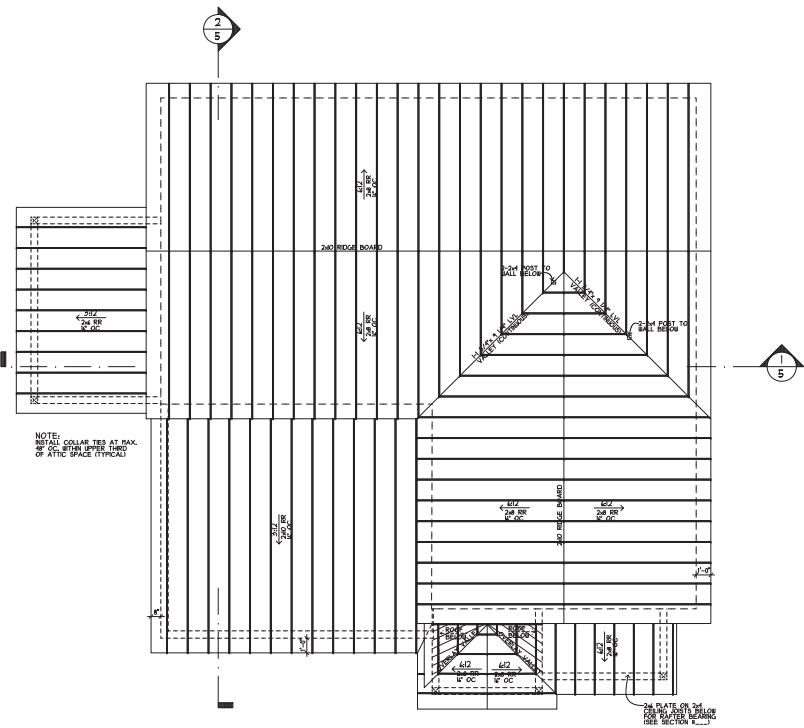
18 SOUTH 3RD AVENUE
 ST. CHARLES, ILLINOIS
 DERRICO BUILDERS, LLC

PLOTTED: 5/29/2024

Revisions:

Commission: 304E
 Issue Date:
 Drawn By: CDZ
 GENERAL NOTES

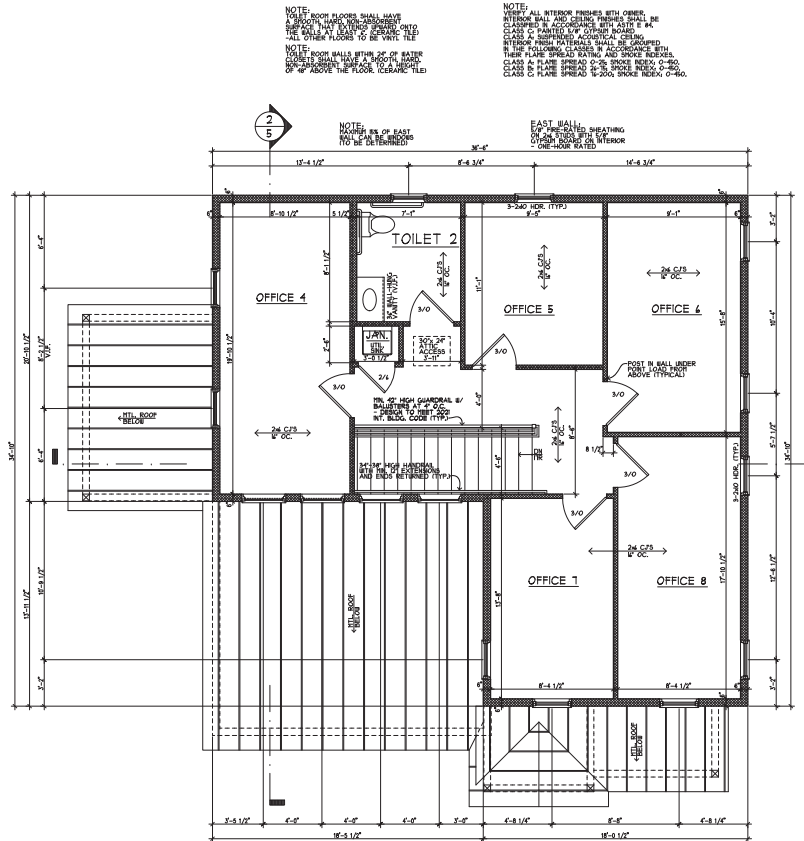
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 1
 of 4



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

- GENERAL ROOF NOTES:**
- ROOFING CONSTRUCTION:**
 - STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR REFER TO ASPHALT SATURATED FELT PAPER FOR EQUIVALENT.
 - PROVIDE ICE AND WATER GUESS PENETRATING AT ALL EAVES AND VALLEYS. PROVIDE ICE DAM TERMINALS TO 2' OF INDIVIDUAL DISTANCE BASES THE EXTERIOR WALL LINE OF THE BUILDING UNDER EAVES.
 - PROVIDE ALUMINUM DRIP EDGE AT ALL EAVES AND EAVES.
 - FLASH ALL ROOF AND WALL INTERSECTIONS.
 - ROOF FRAMING:**
 - ROOF FRAMING TO BE 2x8 RAFTERS AT 4' OC UNLESS NOTED OTHERWISE.
 - PROVIDE SPURON BRACKETS METAL STRAP AT LOCATIONS WHERE RAFTERS ARE NOT CONNECTED TO WALL PLATE (VAULTED, SLOPED OR RABED CEILING).
 - PROVIDE SPURON STRIP TEST STRAP ON UPS AND VALLEYS AT TOP OF WALL (TYP. AT ALL RABED CEILING).
 - PROVIDE BLOCKING ALL SPURONS TO UNDERLIES OF RAFTERS (TYP.).
 - ROOF SHEATHING TO BE 3/4" MINIMUM 1/2" SHEATHING.
 - ROOF VENTILATION:**
 - PROVIDE ROOF VENTILATION AS REQ'D FOR PASSIVE ATTIC VENTILATION.
 - PROVIDE CONTINUOUS SPIRE VENTS AT ALL EAVES AND/ OR DIRECT SCREENS EXCEPT PORCHES.
 - NO SPIRE VENTS WITHIN 6' OF OR BATHROOM OR KITCHEN EXHAUST TERMINATIONS.
 - PROVIDE INSULATOR BARKS PROVIDING MINIMUM 1" AIR SPACE BETWEEN ROOF SHEATHING AND INSULATION WHERE REQUIRED.
 - PROVIDE OPENING IN ROOF SHEATHING AT ALL OVERLAY ROOFS TO ALLOW FOR CROSS VENTILATION WITHIN ATTIC.

WIND UPLIFT RESISTANCE:
INDIVIDUAL RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLY BY SCREW BOLTS (AS DETERMINED BY TYPICAL) OR LAG BOLTS (ACCEPTABLE ENGINEERING PRACTICE) CONNECTIONS FOR BE USED IN THE ROOF SYSTEM SHALL BE FOR USED IN THE ROOF SYSTEM SHALL BE ACCEPTED ENGINEERING PRACTICE!



9'-1" CEILING HEIGHT SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" SECOND FLOOR AREA: 457 S.F. NOT INCLUDING STAIRS

- TYPICAL RAILING NOTES:**
- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF ALL STAIRS WITH A CONTINUOUS FLIGHT OF TWO OR MORE STAIRS.
 - HANDRAIL HEIGHT SHALL BE NO LESS THAN 34" AND NOT MORE THAN 38".
 - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
 - HANDRAIL ENDS SHALL HAVE A 1" EXTENSION AT TOP AND BOTTOM AND RETURNED TO WALL OR POST.
 - HANDRAILS TO BE GRASPABLE WITH A CORNER PROFILE HANDRAILS JOINTS TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL.
 - GUARDRAILS SHALL BE PROVIDED WHERE REQUIRED BY CODES WITH A HEIGHT NOT LESS THAN 42" AND OPENING IN GUARDRAILS JOINTS TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE GUARDRAIL.
 - THE SPACING BETWEEN RAILS SHALL BE AS FOLLOWS:
 - IF A SINGLE CONCENTRATED LOAD OF 100 LB. IS APPLIED TO ANY RAIL, THE TOP RAIL SHALL BE JOINTED/ BAYED JOINTS SHALL BE BAYED ALONG JOINTS TO BE USED FOR CONCENTRATED LOADS. JOINTS ARE REQUIRED TO SECURE THE GUARD POST BACK INTO THE JOINT BAY, JOINT RAILING.

- NOTE:** ALL WINDOW FRAMES WITH OPERABLE WINDOW SHALL BE CLASSIFIED AS ACCORDING TO THE FOLLOWING CLASSIFICATION: CLASS C: PAINTED OR COLORED GLASS WITH INTERIOR FINISH MATERIALS. CLASS D: PAINTED OR COLORED GLASS WITH INTERIOR FINISH MATERIALS. CLASS E: PAINTED OR COLORED GLASS WITH INTERIOR FINISH MATERIALS. CLASS F: PAINTED OR COLORED GLASS WITH INTERIOR FINISH MATERIALS. CLASS G: PAINTED OR COLORED GLASS WITH INTERIOR FINISH MATERIALS. CLASS H: PAINTED OR COLORED GLASS WITH INTERIOR FINISH MATERIALS.

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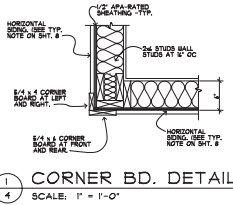
PROPOSED RENOVATION AT:
18 SOUTH 3RD AVENUE
ST. CHARLES, ILLINOIS
DERRICO BUILDERS, LLC

PLOTTED: 5/29/2024

Revisions:

Prepared by: **CDZ**
Checked by: **CDZ**
Commission: **304E**
Issue Date:
Drawn By: **CDZ**
SECOND FLOOR AND ROOF PLANS

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WINDOW SILL HEIGHT NOTES:

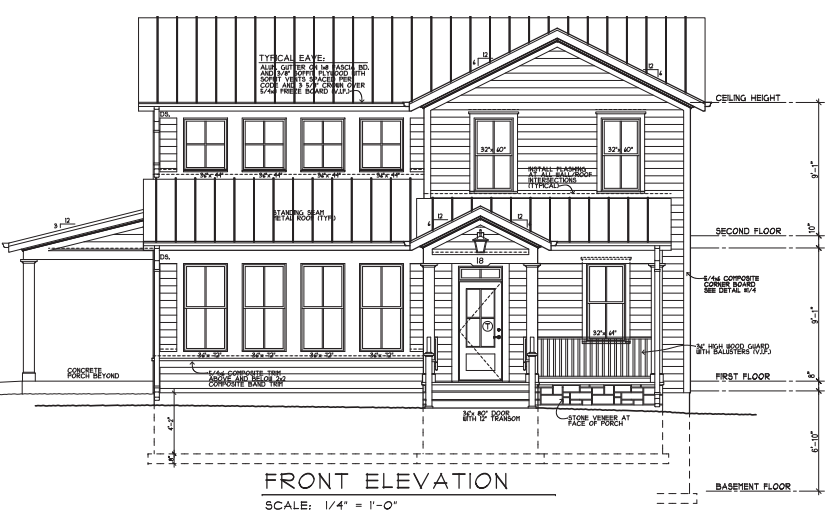
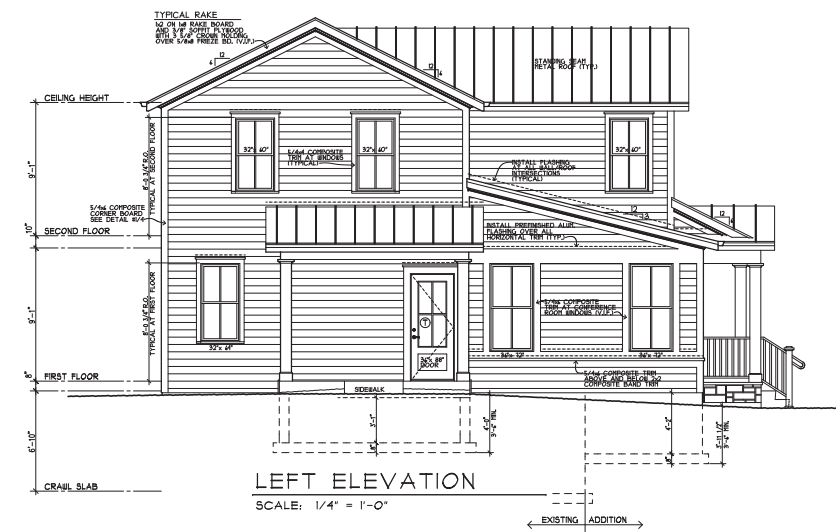
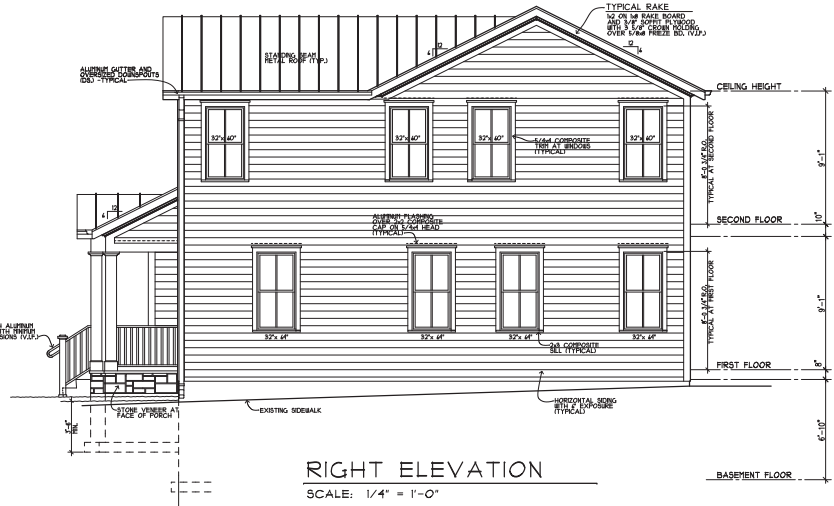
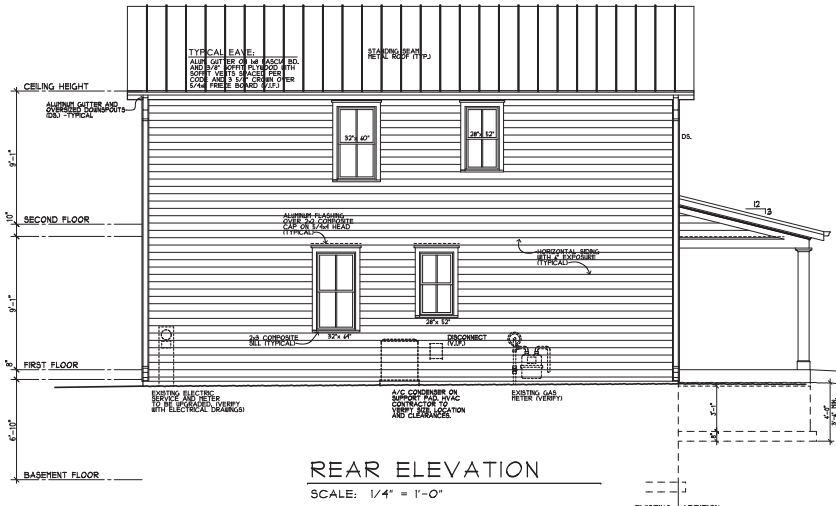
- WHERE THE CENTER OF AN OPERABLE WINDOW IS LOCATED MORE THAN 2'-0" FROM THE FINISHED GRADE ON SURFACE BELOW, THE LOWER PART OF THE WINDOW SHALL BE A MINIMUM OF 2'-0" ABOVE THE FINISHED GRADE.
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TYPICAL RAILING NOTES:

- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF EACH CONTIGUOUS FLIGHT OF TWO OR MORE STEPS.
- HANDRAIL HEIGHT SHALL BE NO LESS THAN 34" AND NOT MORE THAN 38".
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- HANDRAILS SHALL HAVE A 2" EXTENSION AT TOP AND BOTTOM AND RETURN TO BALL OF FOOT.
- HANDRAILS SHALL BE GRASPABLE WITH A GRIP SIZE PER CODE. HANDRAILS AND RETURN TO BALL SHALL HAVE A GAP OF NOT LESS THAN 1/2" BETWEEN THEM.
- GLASS HANDRAILS SHALL BE PROVIDED WHERE REQUIRED BY CODE WITH A MINIMUM PASSAGE OF A SPHERE 4" DIAMETER.

TYPICAL ELEVATION GENERAL NOTES: (SEE ROOF PLAN FOR OVERHANG DIMENSIONS)

- ALL ROOFING TO BE DONE BY LICENSED ROOFING CONTRACTOR. ALL CONCRETE EXPOSED TO WEATHER IS TO BE 3000 PSI AND AT LEAST 4" THICK UNLESS OTHERWISE SPECIFIED.
- WINDOWS SHALL BE PERMANENTLY SEALED TO PROVIDE A MAXIMUM U-FACTOR OF 0.30 PER 2024 IRC TABLE 1203.1.1.
- ALL DOORS AND WINDOWS PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS AND ROUGH OPENINGS. VERIFY HEIGHT OF WINDOWS OPENING ABOVE FLOOR JOIST (SEE WINDOW SILL HEIGHT NOTES SECTION).
- VERIFY GYLL PATTERNS DRAWN WITH OWNER.
- CORNER BRACING OF APA-RATED FIBERGLASS SHEATHING WITH SOLID BLOCKED HORIZONTAL JOISTS FOR FULL HEIGHT OF WALL FOR FIRST 1'-0" OR FIRST 2'-0" FROM ALL CORNERS. PROVIDE ADDITIONAL BRACE FLASHING AND KEEP HOLES ABOVE TOP OF FINISH PORCH FLOORS AND STAIRS.



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ST. CHARLES, ILLINOIS
DERRICO BUILDERS, LLC

Revisions:

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ELEVATIONS



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 checked="" type="checkbox"/> Minor Alteration	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

ARCHITECTURAL SIGNIFICANCE

Significant

Contributing

Non-Contributing

BUILDING CONDITION

Excellent: Well-maintained

Good: Minor maintenance needed

Fair: Major repairs needed

Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

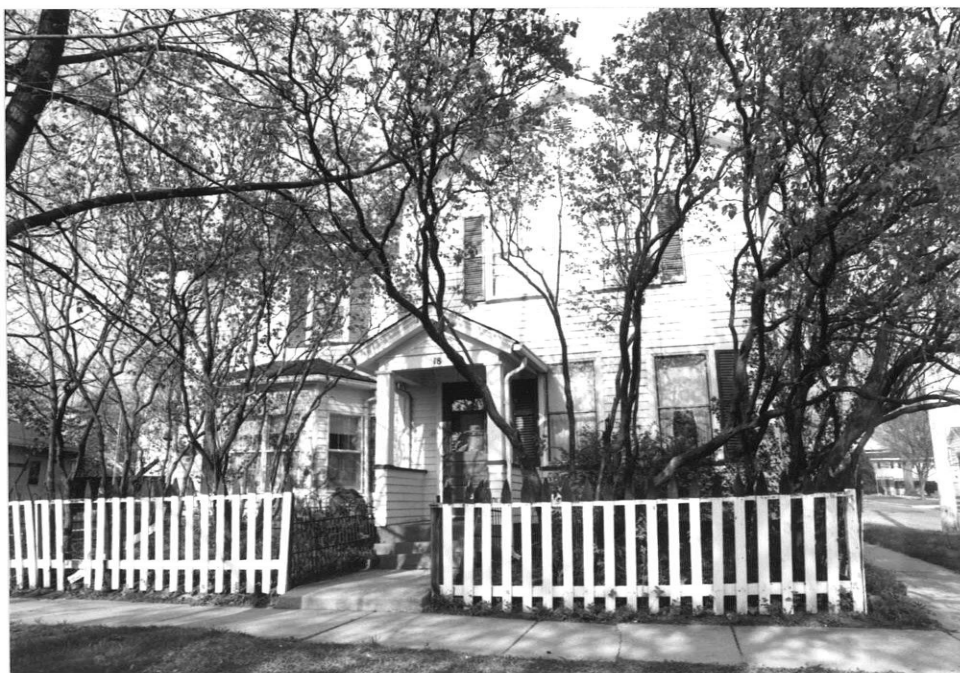
Style: Greek Revival

Date of Construction: 1837

Source: St. Charles Historical Museum

Features:

Cross gable two story wood frame house with front gable porch at entry. Six over six windows at second floor, one over one at first floor. Bay window at first floor of north section.



Address:

18 South 3rd Avenue

Representation in Existing Surveys:

Federal

State

County

Local

Block No. 49

Building No. 6

SURVEY DATE:

MAY 1994

ROLL NO. 16

NEGATIVE NO. 20



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

18 South 3rd Avenue

Remarks:

West Elevation.

Block No. 49

Building No. 6

ROLL NO. 6

NEGATIVE NO. 12



Address:

18 South 3rd Avenue

Remarks:

Garage.

Block No. 49

Building No. 6

ROLL NO. 16

NEGATIVE NO. 22