

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

**WEDNESDAY, July 15, 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 July 1, 2026 meeting**
- 5. Certificate of Appropriateness (COA) applications**
  - a. 504 E Main Street**
  - b. 217 Cedar Avenue**
  - c. 211-215 Cedar Avenue**
  - d. 216 Riverside Avenue**
  - e. 207 Walnut Avenue**
- 6. Grant Applications**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
  - a. 1 S 6<sup>th</sup> Avenue**
  - b. 102 E Main Street**
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: August 5, 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](mailto:jmcmahon@stcharlesil.gov). Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



**MINUTES**  
**CITY OF ST. CHARLES**  
**HISTORIC PRESERVATION COMMISSION**  
**WEDNESDAY, July 1, 2026**

**Members Present:** Smunt, Kessler, Pretz, Malay, Bandel, Cullum

**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 called Roll with 6 members present. There was a quorum.

**3. Approval of Agenda**

Mr. Pretz requested addition of 11a. Unzoning

Dr. Smunt requested addition of 11b. 218 Indiana

Mr. Kessler requested addition of 11c. Arcada Theater Marque

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

**4. Presentation of minutes of the June 17, 2026 meeting**

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

**5. Certificate of Appropriateness (COA) applications**

None.

**6. Grant Applications**

**a. 314-316 W Main Street**

Ms. Field explained to the commission that the project has been reviewed and recommended for approval on May 20th. The applicant gave Ms. Field an updated contract after the fact. The concrete quote went from \$9,500 to \$19,680. The applicant is requesting the full amount allowed for this building being 13,600\$.

Mr. Bandel asked the applicant, Mr. Praveen Padala, if the scope of work is changing. Mr. Padala explained the scope of work is not changing, only that the project would be of higher quality.

**A motion was made by Dr. Smunt and seconded by Mr. Cullum with a unanimous voice vote to amended the recommended approval of Façade Grant at 50% level for 314-316 W Main Street.**

## **7. Landmark Applications**

None.

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

### **a. 11-15 E Main Street**

Mr. Doug Kimber, property owner, explained to the Commission the issues that he has been having with contractors and supplies for new doors at 11-15 E Main St. Mr. Kimber asked if he dropped the grant application if he could go back to the original proposal of glass and aluminum doors. The Commission said they would not approve the previous proposal with or without the grant. The Commission discussed that this is contractors buys season and to continue to reach out to multiple contacts. Mr. Kessler advised that a fiberglass door would be the best option for the look and material needed for this building.

## **9. Other Commission Business**

None.

## **10. Public Comment**

None.

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

### **a. Unzoned**

Mr. Pretz discussed the BUILD legislation and how this would tie into Historic Preservation in the City of St Charles. Ms. Field let the Commission know that the Mayor has submitted a letter to Springfield that addresses this legislation.

### **b. 218 Indiana Street**

Dr. Smunt asked if there was any update on the changes required for the building at 218 Indiana St since he noticed landscaping being done outside. Ms. Field informed the Commission that the Director of Community Development, Russ Colby, has been in contact with the property owner about those changes.

### **c. Arcada Theater Marquee**

Mr. Kessler asked about updates on the marquee at the Arcada Theater. Ms. Field advised she and Mr. Russ Colby has reached out to the Arcada concerning the marquee.

**12. Meeting Announcements: Historic Preservation Commission, July 15, 2026**

**13. Adjournment**

With no further business to discuss the meeting adjourned at 7:59 p.m.

|  <p>CITY OF<br/>ST. CHARLES<br/>ILLINOIS • 1834</p>                                                                                                                                                                                                         | HISTORIC PRESERVATION COMMISSION<br>AGENDA ITEM EXECUTIVE SUMMARY |                                 |                           |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------|---------------------------|---|
|                                                                                                                                                                                                                                                                                                                                              | Agenda Item Title/Address:                                        | COA: 504 E Main Street          |                           |   |
|                                                                                                                                                                                                                                                                                                                                              | Significance:                                                     | Contributing                    |                           |   |
|                                                                                                                                                                                                                                                                                                                                              | Petitioner:                                                       | Joe Freeman - owner             |                           |   |
|                                                                                                                                                                                                                                                                                                                                              | Project Type:                                                     | Railing                         |                           |   |
|                                                                                                                                                                                                                                                                                                                                              | PUBLIC HEARING                                                    |                                 | MEETING<br>7/15/2026      | 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, architectural drawings                                                                                                                                                                                                                                                                                                      |                                                                   |                                 |                           |   |
| Project Description:                                                                                                                                                                                                                                                                                                                         |                                                                   |                                 |                           |   |
| <ul style="list-style-type: none"> <li>Requesting to change the railing detail of what was previously approved on 3/4. Railing detail can be seen on partial north elevation, north elevation, east elevation, and on page 4/5 of architectural drawings.</li> <li>Please reach materials and specifications for more information</li> </ul> |                                                                   |                                 |                           |   |
| Staff Comments:                                                                                                                                                                                                                                                                                                                              |                                                                   |                                 |                           |   |
| <p>The application was reviewed on 12/17 and then 1/7 where it was approved. The orientation of the stairs were changed and that COA was reviewed on 3/4. The applicant at the time did not know what the railing would look like. Now the applicant is back with railing details.</p>                                                       |                                                                   |                                 |                           |   |
| Recommendation / Suggested Action:                                                                                                                                                                                                                                                                                                           |                                                                   |                                 |                           |   |
| <ul style="list-style-type: none"> <li>Provide feedback and recommendation of the COA</li> </ul>                                                                                                                                                                                                                                             |                                                                   |                                 |                           |   |

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



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

To be filled out by City Staff

Permit #: \_\_\_\_\_ Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 504 E Main St

Use of Property: ☐ Commercial, business name: \_\_\_\_\_

☐ Residential ☒ Other: Mixed USE

**Project Type:**

- |                                                                  |                                             |                                                 |
|------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------|
| <input checked="" 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 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 checked="" type="checkbox"/> Other <u>Exterior Stairs</u> | <input type="checkbox"/> Other _____        |                                                 |
| <input type="checkbox"/> Awnings/Signs                           |                                             |                                                 |
|                                                                  | <input type="checkbox"/> Demolition         |                                                 |

**Description:**

Install metal staircases and railings  
for 2nd floor apartment entrance and  
1st floor office entrance on east  
elevation. Install handrails on both  
lower concrete stairs leading into  
lower level.

**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: Joseph Freeman Date: 7/8/2026

#### Material and specifications

All railing guardrails will be 42 inches on the outside of the staircase and landings with a 36-inch-high grab bar the whole way from the nosing

A grab bar will be added along the inside of the stairwell as well which will be 36 inches high from nosing.

Spindel spacing to be a maximum 4-inch width

Railing material will consist of 1.5x1.5x.125 tube frame posts

1.5x.1.5x.065 top rail and bottom rail of railing

.75x.75x square spindles

All railings will have a square return on the ends.

#### Staircase and landing details

Stringers will be 10" Jr C Channel

All steps will be a maximum of 7" rise over an 11" run

Stairs will have a back plate to cover the gap between each step

Stair and landing material will be .125" diamond plate

Bracing under landing will be 4-inch C Channel

All stringers and landings attaching to wall will have bolt placement 16 inches on center.

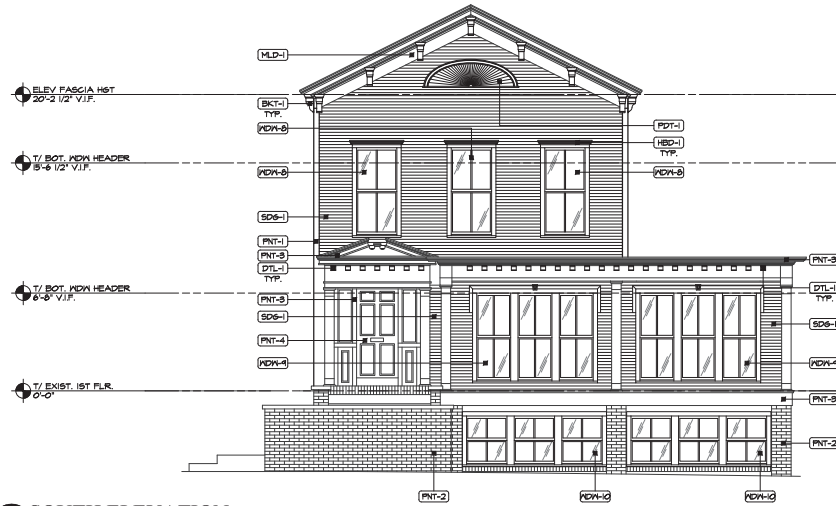
St Charles historic building

504 E Main St

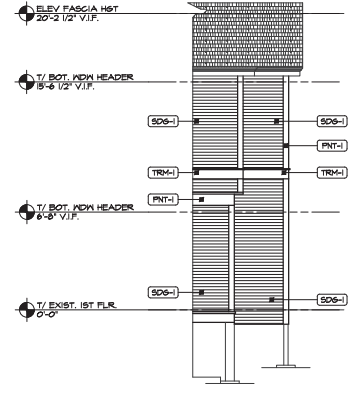








1 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



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



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

PROJECT:  
25023

STONETRUST REALTY GROUP  
INTERIOR & EXTERIOR RENOVATION  
504 E. MAIN STREET, ST. CHARLES, IL 60174

**BATR**  
BATR ARCHITECTURE LTD.  
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174  
PH: 618.235.5593  
WWW.BATRARCH.COM

EXTERIOR ELEVATIONS

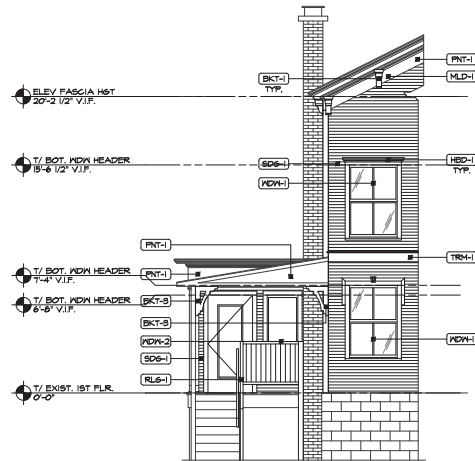
ISSUED:  
02-06-2026  
ISSUED FOR PERMIT  
09-27-2026  
PERMIT REVISION 1  
09-08-2026  
PERMIT REVISION 2

© COPYRIGHT 2026  
BATR ARCHITECTURE LTD.

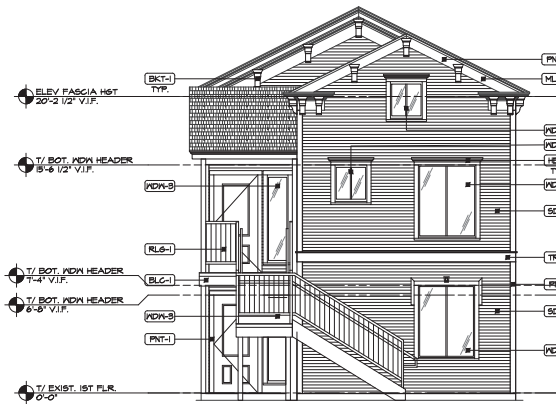
SCALE  
1/4" = 1'-0"  
ALL DIMENSIONS IN FEET

A301

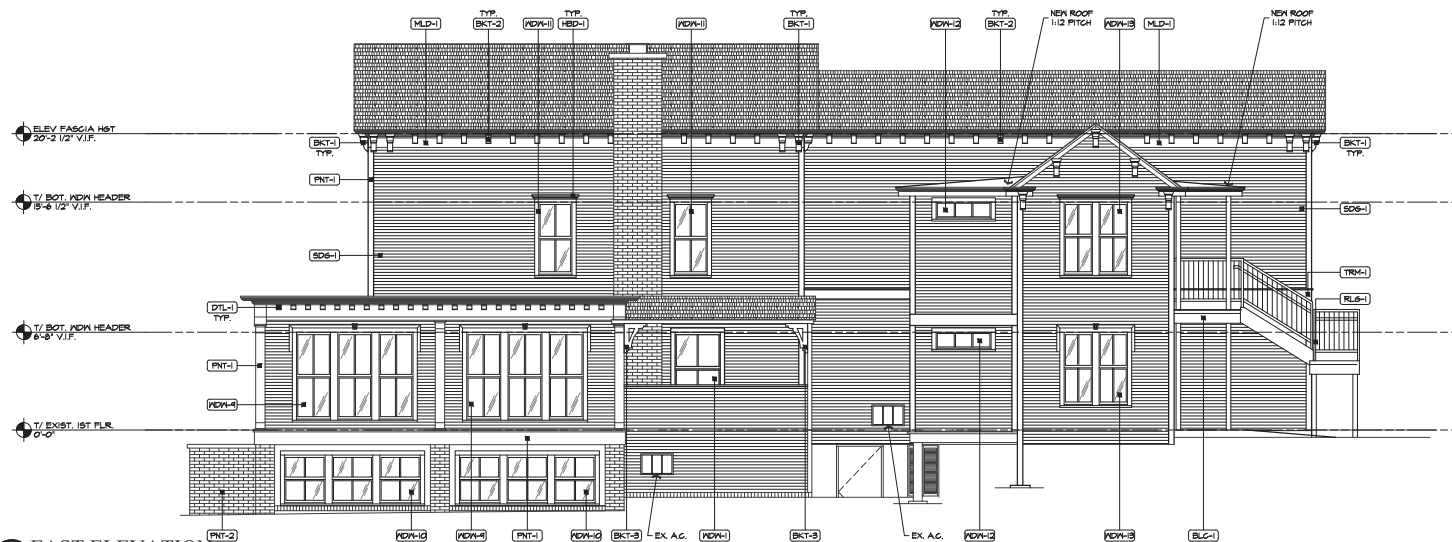




1 PARTIAL NORTH ELEVATION  
SCALE: 1/4"=1'-0"



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



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

PROJECT:  
25023

STONETRUST REALTY GROUP  
INTERIOR & EXTERIOR RENOVATION  
504 E MAIN STREET, ST. CHARLES, IL 60174

**BATR**  
BATR ARCHITECTURE LTD.  
1121 E MAIN ST, SUITE 220, ST. CHARLES, IL 60174  
PH: 618.355.5593  
WWW.BATRARCH.COM

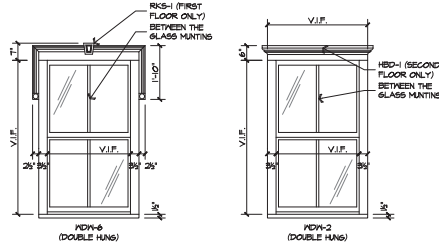
EXTERIOR ELEVATIONS

ISSUED:  
02-06-2026  
ISSUED FOR PERMIT  
09-27-2026  
PERMIT REVISION 1  
09-08-2026  
PERMIT REVISION 2

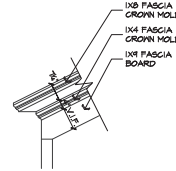
© COPYRIGHT 2026  
BATR ARCHITECTURE LTD.

SCALE  
1/4" = 1'-0"

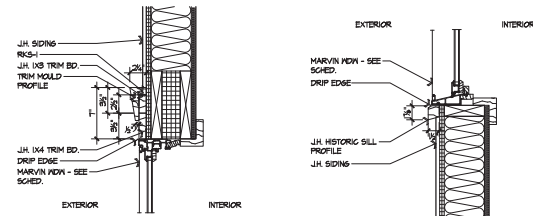
A302



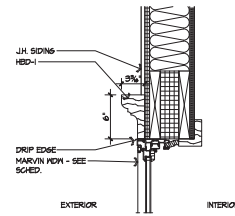
**A** WINDOW TRIM TYPES  
SCALE: 1/2"=1'-0"



**B** TYP. FASCIA DETAIL  
SCALE: 1/2"=1'-0"



**C** WINDOW TRIM DETAILS @ SILL & HDR  
SCALE: 1/2"=1'-0"



**D** WINDOW TRIM DETAIL @ HDR  
SCALE: 1/2"=1'-0"

ELEVATION GENERAL NOTES:  
1. U-FACTOR FOR MARVIN WINDOWS = 21

PROJECT:  
25023

STONETRUST REALTY GROUP  
INTERIOR & EXTERIOR RENOVATION  
505 E. MAIN STREET, ST. CHARLES, IL 60174

**BATR**  
BATIR ARCHITECTURE LTD.  
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174  
PHONE: 618.355.5574  
WWW.BATRARCH.COM

MATERIAL SCHEDULE &  
DETAILS

ISSUED:  
02-06-2026  
ISSUED FOR PERMIT  
09-21-2026  
PERMIT REVISION 1  
09-26-2026  
PERMIT REVISION 2

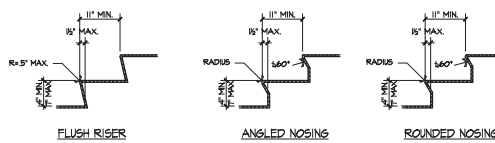
© COPYRIGHT 2026  
BATIR ARCHITECTURE LTD.

SCALE  
1/4" = 1'-0"  
ALL UNLESS OTHERWISE NOTED

A303

| MATERIAL SCHEDULE |                       |                   |                    |                                      |             |                       |          |
|-------------------|-----------------------|-------------------|--------------------|--------------------------------------|-------------|-----------------------|----------|
|                   |                       |                   |                    | VERIFY FINAL SELECTIONS WITH OWNER   |             |                       |          |
| LABEL             | MATERIAL              | MANUFACTURER      | STYLE              | COLOR                                | NUMBER      | SIZE                  | LOCATION |
| BKT-1             | BRACKET               | PYPON             | N/A                | PEARLY WHITE SH 1004                 | BKT8X15     | 8"x8"x8"              | SEE PLAN |
| BKT-2             | BRACKET               | PYPON             | N/A                | PEARLY WHITE SH 1004                 | BKT8X8X4    | 8"x8"x8"              | SEE PLAN |
| BKT-3             | BRACKET               | PYPON             | N/A                | PEARLY WHITE SH 1004                 | BKT10X24X4  | 24"x4"x4"             | SEE PLAN |
| DTL-1             | DENTIL                | PYPON             | N/A                | PEARLY WHITE SH 1004                 | DTL8X4X4    | 4"x4"x4"              | SEE PLAN |
| PDT-1             | PEDIMENT              | PYPON             | N/A                | PEARLY WHITE SH 1004                 | ESPDH78X25  | 16"x25"               | SEE PLAN |
| RKS-1             | RECESSED KEYSTONE     | PYPON             | N/A                | PW SH 1004 & SW DRIED TOMATO SH 1565 | KP41T       | 4"x8"x4"              | SEE PLAN |
| HBD-1             | GLASS HEADBOARD       | PYPON             | N/A                | PEARLY WHITE SH 1004                 | HCH46X6     | 1/2"x6"               | SEE PLAN |
| MLD-1             | MOULDING              | JAMES HARDIE      | SHINGLE MOLD       | ARCTIC WHITE                         | N/A         | 1"x12"                | SEE PLAN |
| TRM-1             | SIDE TRIM             | JAMES HARDIE      | ARTISAN            | ARCTIC WHITE                         | N/A         | 1"x12"                | SEE PLAN |
| SOS-1             | SIDING                | JAMES HARDIE      | ARTISAN            | AGED PEXTER                          | N/A         | 6"x14"                | SEE PLAN |
| MDK-1             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELDH260 E   | 5'-6 1/2" X 5'-4 1/4" | SEE PLAN |
| MDK-2             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELCAP2411 T | 2'-9" X 2'-11 5/8"    | SEE PLAN |
| MDK-3             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELCAP211 T  | 1'-4" X 5'-11 5/8"    | SEE PLAN |
| MDK-4             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELCAP2431   | 2'-9" X 2'-11 5/8"    | SEE PLAN |
| MDK-5             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELCAP4454   | 4'-1" X 4'-11 5/8"    | SEE PLAN |
| MDK-6             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELDH660 E   | 5'-1/2" X 5'-4 1/4"   | SEE PLAN |
| MDK-1             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELDH260     | 2'-2 1/2" X 5'-4 1/4" | SEE PLAN |
| MDK-9             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELDH612 E   | 5'-1/2" X 5'-4 1/4"   | SEE PLAN |
| MDK-4             | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELDH272 SH  | 7'-1" X 6'-4 1/4"     | SEE PLAN |
| MDK-10            | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELDH640 SH  | 5'-11" X 5'-4"        | SEE PLAN |
| MDK-11            | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELDH600     | 2'-6 1/2" X 5'-4 1/4" | SEE PLAN |
| MDK-12            | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELCAP4414   | 4'-1" X 1'-7 5/8"     | SEE PLAN |
| MDK-13            | WINDOW (FIBERGLASS)   | MARVIN            | ELEVATE COLLECTION | EBONY (BLACK)                        | ELDH6260 2H | 5'-4" X 5'-4 1/4"     | SEE PLAN |
| PNT-1             | PAINT                 | SHERWIN-WILLIAMS  | N/A                | PEARLY WHITE                         | SH 1004     | N/A                   | SEE PLAN |
| PNT-2             | PAINT                 | SHERWIN-WILLIAMS  | N/A                | GREEK VILLA                          | SH 1551     | N/A                   | SEE PLAN |
| PNT-3             | PAINT                 | SHERWIN-WILLIAMS  | N/A                | TRICORN BLACK                        | SH 6256     | N/A                   | SEE PLAN |
| PNT-4             | PAINT                 | SHERWIN-WILLIAMS  | N/A                | SW DRIED TOMATO                      | SH 1565     | N/A                   | SEE PLAN |
| RLG-1             | RAILING               | ASSEMBLED BY SUB. | N/A                | TBD                                  | N/A         | N/A                   | SEE PLAN |
| BLG-1             | METAL STAIR & BALCONY | ASSEMBLED BY SUB. | N/A                | TBD                                  | N/A         | N/A                   | SEE PLAN |

WROUGHT IRON RAILING, TOP OF HANDRAIL GRIPPING SURFACE SHALL BE BETWEEN 34"-38" ABOVE TREADS.  
METAL STAIR & BALCONY INSTALLED AND FABRICATED BY OTHERS.



#### GENERAL STAIR NOTE:

ON ANY GIVEN FLIGHT OF STAIRS, ALL STEPS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD WIDTHS.

#### HAND RAIL NOTES:

STAIRWAYS SHALL HAVE HANDRAILS AT BOTH SIDES OF ALL STAIRS. HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES OF STAIRS. THE INSIDE HANDRAIL ON SPYTHACK OR DOBBLES STAIRS SHALL ALWAYS BE CONTINUOUS.

IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12 IN. BEYOND THE TOP RISER AND AT LEAST 12 IN. PLUS THE WIDTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT THE TOP, THE EXTENSIONS SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. AT THE BOTTOM, THE HANDRAIL SHALL CONTINUE TO SLOPE FOR A DISTANCE OF THE WIDTH OF ONE TREAD FROM THE BOTTOM RISER. THE REMAINDER OF THE EXTENSION SHALL BE HORIZONTAL. THE CLEAR SPACE BETWEEN HANDRAILS AND MALL SHALL BE 1 1/2" (SEE DETAIL THIS SHEET).

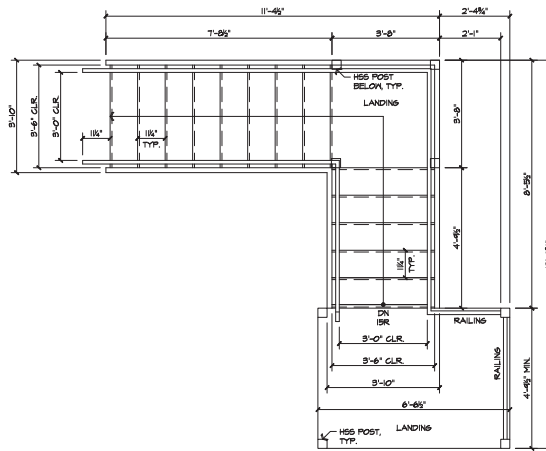
GRIPPING SURFACES SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS OR OBSTRUCTIONS.

TOP OF HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34" - 38" ABOVE STAIR NOSINGS.

ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SHOOTILY TO FLOOR, MALL OR POST.

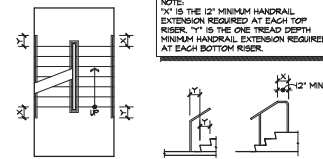
#### STAIR DETAILS

SCALE: 3/4"=1'-0"



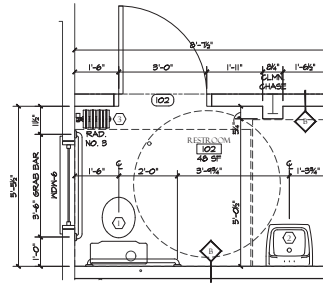
#### 4 ENLARGED STAIR PLAN

SCALE: 1/2"=1'-0"



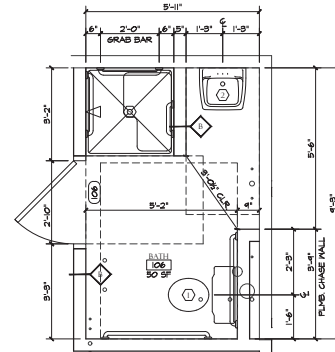
#### STAIR HANDRAILS

SCALE: 3/16"=1'-0"



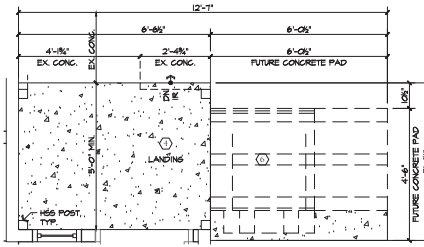
#### 3 ENLARGED OFF. BATHROOM

SCALE: 1/2"=1'-0"



#### 2 ENLARGED RES. BATHROOM

SCALE: 1/2"=1'-0"



#### 1 ENLARGED SIDEWALK PLAN

SCALE: 1/2"=1'-0"

#### FLOOR PLAN GENERAL NOTES:

1. ALL EXPOSED EXTERIOR WALLS TO RECEIVE BATT INSULATION AND GYPSUM BOARD WALL FINISHES, TAPE, MUD AND PRIME ALL WALLS TO RECEIVE PAINT FINISHES AS SPECIFIED BY OWNER.
2. ALL EXPOSED INTERIOR WALLS TO RECEIVE GYPSUM BOARD FINISHES, TAPE, MUD AND PRIME ALL WALLS TO RECEIVE PAINT FINISHES AS SPECIFIED BY OWNER.
3. ALL EXPOSED RADIATOR PLUMBING SUPPLY LINES TO BE RELOCATED INTO WALLS ADJACENT OR CLOSEST TO NEW RADIATOR LOCATIONS.

#### FLOOR PLAN LEGEND:

- EXISTING TO REMAIN
- NEW PARTITION
- MALL TYPE SEE SHEET AX
- KEY NOTE
- DOOR NUMBER
- WINDOW NUMBER - SEE MATERIAL SCHEDULE A505
- RAD. NO. # RADIATOR TAG
- ROOM NUMBER

#### FLOOR PLAN NOTES:

1. NEW TOILET FIXTURE TO BE INSTALLED
2. NEW SINK TO BE INSTALLED, CONFIRM JV OWNER FOR FINAL UNIT SELECTION
3. RELOCATED RADIATOR - CONCEAL EXISTING PLUMBING IN NEAREST AFFILIATED MALL
4. HATCHED AREA INDICATES POURED CONCRETE SIDEWALK, LANDING TO BE POURED NO GREATER THAN 1/4" BELOW DOOR THRESHOLD.
5. NEW STANDING SHOWER JV/REDO/VARIABLE ADA SEATING TO BE INSTALLED
6. FUTURE CHAIR LIFT - VPL UNENCLOSED NO PIT STRAIGHT THRU PLATFORM

PROJECT:  
25023

STONETRUST REALTY GROUP  
INTERIOR & EXTERIOR RENOVATION  
504 E. MAIN STREET, ST. CHARLES, IL 60154

BATR  
BATIR ARCHITECTURE LTD.  
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60154  
PHONE: 618.355.5593  
WWW.BATRARCH.COM

ENLARGED FLOOR  
PLANS

ISSUED:  
02-06-2026  
ISSUED FOR PERMIT  
08-27-2026  
PERMIT REVISION 1  
09-08-2026  
PERMIT REVISION 2

© COPYRIGHT 2026  
BATIR ARCHITECTURE LTD.

SCALE  
1/4" = 1'-0"

A401

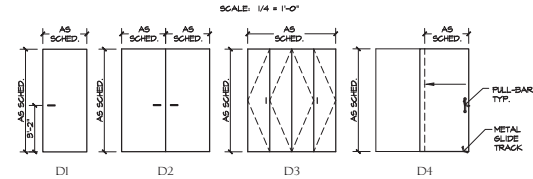
# DOOR SCHEDULE, TYPES & HARDWARE

| DOOR SCHEDULE |                            |                     |      |      |        |       |      |        |       |       |
|---------------|----------------------------|---------------------|------|------|--------|-------|------|--------|-------|-------|
| DOOR #        | SIZE                       | LOCATION            | DOOR | TYPE | FINISH | LABEL | TYPE | FINISH | LABEL | NOTES |
| 100           | PR. 2'-6" X 6'-8" X 1-3/4" | FOYER               | D2   | PD   | STN    | --    | --   | --     | --    | 4     |
| 102           | 3'-0" X 6'-8" X 1 3/4"     | RESTROOM            | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 104A          | 2'-0" X 6'-8" X 1 3/4"     | BEDROOM             | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 104B          | 4'-0" X 6'-8" X 1 3/4"     | BEDROOM CLOSET      | D8   | PD   | STN    | --    | --   | --     | --    | 3     |
| 104C          | 4'-0" X 6'-8" X 1 3/4"     | BEDROOM CLOSET      | D8   | PD   | STN    | --    | --   | --     | --    | 3     |
| 105           | 2'-0" X 6'-8" X 1 3/4"     | PANTRY              | D4   | PD   | STN    | --    | --   | --     | --    | 5     |
| 106           | 2'-0" X 6'-8" X 1 3/4"     | BATH                | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 107           | PR. 2'-6" X 6'-8" X 1-3/4" | FOYER CLOSET        | D2   | PD   | STN    | --    | --   | --     | --    | 4     |
| 108           | PR. 2'-6" X 6'-8" X 1-3/4" | BATH                | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 201A          | 3'-0" X 6'-8" X 1 3/4"     | FOYER               | PD   | PNT  | --     | --    | --   | --     | --    | 2     |
| 201B          | PR. 2'-6" X 6'-8" X 1-3/4" | FOYER CLOSET        | D2   | PD   | STN    | --    | --   | --     | --    | 4     |
| 202           | 2'-6" X 6'-8" X 1 3/4"     | BATH                | PD   | STN  | --     | --    | --   | --     | --    | 2     |
| 203           | 3'-0" X 6'-8" X 1 3/4"     | PANTRY              | D4   | PD   | STN    | --    | --   | --     | --    | 5     |
| 205A          | 2'-6" X 6'-8" X 1 3/4"     | BEDROOM 1           | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 205B          | 4'-0" X 6'-8" X 1 3/4"     | BEDROOM 1 CLOSET    | D8   | PD   | STN    | --    | --   | --     | --    | 3     |
| 206A          | 2'-6" X 6'-8" X 1 3/4"     | BEDROOM 2           | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 206B          | 4'-0" X 6'-8" X 1 3/4"     | BEDROOM 2 CLOSET    | D8   | PD   | STN    | --    | --   | --     | --    | 3     |
| 207           | 2'-6" X 6'-8" X 1 3/4"     | PRIMARY BATH        | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 208A          | 2'-6" X 6'-8" X 1 3/4"     | PRIMARY BEDROOM     | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 208B          | 2'-6" X 6'-8" X 1 3/4"     | PRIMARY BEDRM CLOS. | PD   | STN  | --     | --    | --   | --     | --    | 1     |
| 208C          | 2'-6" X 6'-8" X 1 3/4"     | PRIMARY BEDROOM     | D1   | PD   | STN    | --    | --   | --     | --    | 2     |
| 209           | 2'-6" X 6'-8" X 1 3/4"     | LINEN CLOSET        | D1   | PD   | STN    | --    | --   | --     | --    | 1     |

## HARDWARE SETS

- SET 1: TYP. NON-LOCKING SET**
- 1 LATCH SET
  - 1 BUTT HINGE SET
  - 1 WALL MOUNTED DOOR STOP
- SET 2: TYP. LOCKING SET**
- 1 REVEY LATCH SET
  - 1 BUTT HINGE SET
  - 1 WALL MOUNTED DOOR STOP
- SET 3: BULFOLD CLOSET DOOR(S)**
- 1 TRACK
  - 1 FLOOR MOUNTED GUIDES
- SET 4: PAIR OF DOORS**
- 2 LATCH SET
  - 1 FRAME W/ SILENCERS
  - 2 BUTT HINGE SETS
- SET 5: POCKET DOOR KIT**
- 1 ADA V HANDLE
  - 1 BRACKET
  - 1 HANGERS
  - 1 DOOR GUIDES
  - 1 DOOR STOP

## DOOR TYPES



## DOOR AND FRAME ABBREVIATION KEY

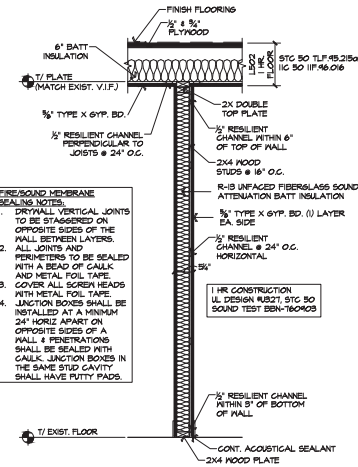
PD = WOOD DOOR  
STN = STAIN  
PNT = PAINT  
HM = HOLLOW METAL  
AL/GL = ALUMINUM/GLASS

## DOOR GENERAL NOTES

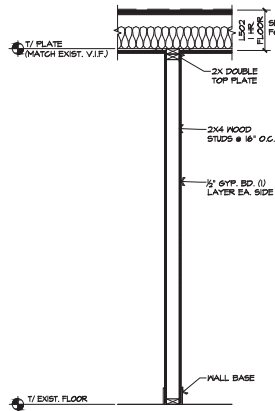
- DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE FIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED. LEVER OR PADLOCK DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF (1/2) IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER (1/4) IN HEIGHT SHALL HAVE A 1/2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS. INTERIOR HINGED DOORS SHALL HAVE A 5 LB FORCE FOR PUSHING OR PULLING OPEN.

## DOOR AND FRAME NOTES

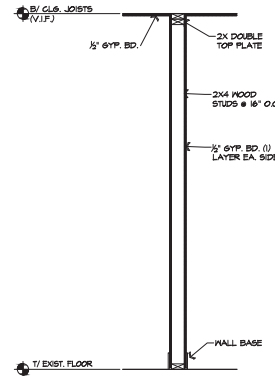
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING.
- ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2 IN HEIGHT.
- ALL DOORS SHALL MEET ADA REQUIREMENTS.
- PROVIDE LEVER TYPE HANDLES ON ALL DOORS.
- VERIFY ALL HARDWARE, KEYING, FINISHES WITH OWNER BEFORE ORDERING.
- DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
- ALL MEANS OF EGRESS DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS AND OPERATE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR TOOLS.



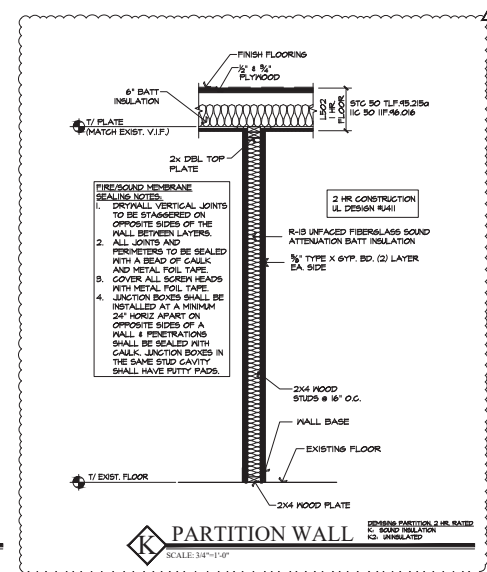
**A RATED PARTITION WALL**  
SCALE: 3/4\"=1'-0"



**B PARTITION WALL**  
SCALE: 3/4\"=1'-0"



**C PARTITION WALL**  
SCALE: 3/4\"=1'-0"



**K PARTITION WALL**  
SCALE: 3/4\"=1'-0"

PROJECT:  
25023

STONETRUST REALTY GROUP  
INTERIOR & EXTERIOR RENOVATION  
504 E. MAIN STREET, ST. CHARLES, IL 60174  
WWW.BATIRARCH.COM

**BATIR**  
BATIR ARCHITECTURE LTD.  
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174  
PH: 631.255.5973  
WWW.BATIRARCH.COM

DOOR SCHEDULE  
WALL TYPES

ISSUED:  
02-06-2026  
ISSUED FOR PERMIT  
08-21-2026  
PERMIT REVISION 1  
09-06-2026  
PERMIT REVISION 2

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

A501





ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

## ARCHITECTURAL INTEGRITY

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

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

## ARCHITECTURAL SIGNIFICANCE

- ☐ Significant  
☒ Contributing  
☐ Non-Contributing

## BUILDING CONDITION

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

## ARCHITECTURAL DESCRIPTION

Style: Greek Revival

Date of Construction: 1840's

Source: St. Charles Historical Museum

### Features:

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



### Address:

504 East Main Street

### Representation in Existing Surveys:

- ☐ Federal  
☐ State  
☐ County  
☐ Local

Block No. 45

Building No. 1

SURVEY DATE:  
MAY 1994

ROLL NO. 15

NEGATIVE NO. 33



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 15

NEGATIVE NO. 26

**Address:**

504 East Main Street

**Remarks:**

West Elevation.

**Block No. 45**

**Building No. 1**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

ROLL NO.

NEGATIVE NO.

|                                                                                                                                                                                         |                                                                           |  |                                        |                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--|----------------------------------------|------------------------------|
|  <p>CITY OF<br/>ST. CHARLES<br/>ILLINOIS • 1834</p>                                                    | <b>HISTORIC PRESERVATION COMMISSION<br/>AGENDA ITEM EXECUTIVE SUMMARY</b> |  |                                        |                              |
|                                                                                                                                                                                         | <b>Agenda Item Title/Address:</b>                                         |  | COA: 217 Cedar Avenue                  |                              |
|                                                                                                                                                                                         | <b>Significance:</b>                                                      |  | Non-contributing                       |                              |
|                                                                                                                                                                                         | <b>Petitioner:</b>                                                        |  | Bob Rasmussen - owner                  |                              |
|                                                                                                                                                                                         | <b>Project Type:</b>                                                      |  | Steps, stoops, and doors               |                              |
|                                                                                                                                                                                         | <b>PUBLIC HEARING</b>                                                     |  |                                        | <b>MEETING<br/>7/15/2026</b> |
| <b>Agenda Item Category:</b>                                                                                                                                                            |                                                                           |  |                                        |                              |
|                                                                                                                                                                                         | Preliminary Review                                                        |  | Grant                                  |                              |
| X                                                                                                                                                                                       | Certificate of Appropriateness (COA)                                      |  | Other Commission Business              |                              |
|                                                                                                                                                                                         | Landmark/District Designation                                             |  | Commission Business                    |                              |
| <b>Attached Documents:</b>                                                                                                                                                              |                                                                           |  | <b>Additional Requested Documents:</b> |                              |
| COA application, plat of survey, door specs                                                                                                                                             |                                                                           |  |                                        |                              |
| <b>Project Description:</b>                                                                                                                                                             |                                                                           |  |                                        |                              |
| <ul style="list-style-type: none"> <li>Requesting to replace front stoop with steps, wood steps with concrete steps, and replace front and rear doors with fiberglass doors.</li> </ul> |                                                                           |  |                                        |                              |
| <b>Staff Comments:</b>                                                                                                                                                                  |                                                                           |  |                                        |                              |
|                                                                                                                                                                                         |                                                                           |  |                                        |                              |
| <b>Recommendation / Suggested Action:</b>                                                                                                                                               |                                                                           |  |                                        |                              |
| <ul style="list-style-type: none"> <li>Provide feedback and recommendation of the COA</li> </ul>                                                                                        |                                                                           |  |                                        |                              |

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



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

To be filled out by City Staff

Permit #: \_\_\_\_\_ Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 217 Cedar Ave

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

**Project Type:**

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

**Description:**

Replacing all 3 exterior doors  
Replacing all concrete steps and stoops at all 3 entrances

**Applicant Information:**

Name (print): Joe Desantis  
Address: 211 Illinois Ave St Charles  
Phone: 30-640-1154  
Email: joedesantis44@gmail.com

Applicant is (check all that apply):

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

**Property Owner Information**

Name (print): Joe Desantis LLC  
Address: 211 Illinois Ave St Charles  
Signature: \_\_\_\_\_

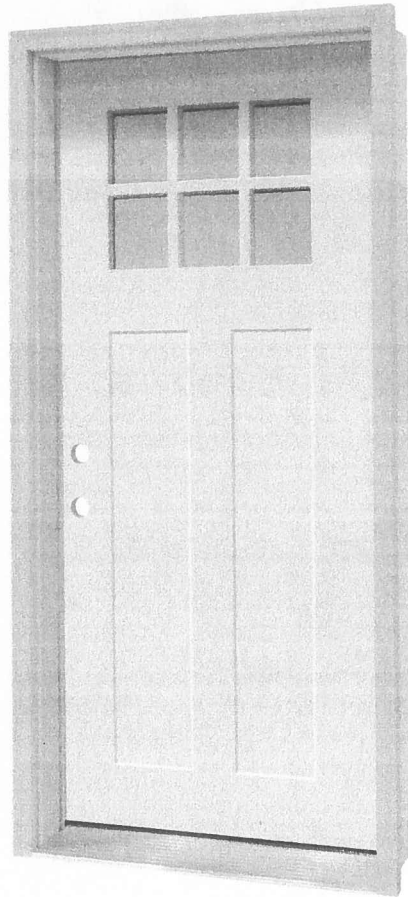
**APPLICANT/AUTHORIZED AGENT**

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: Joe Desantis Date: 7-3-2026

# Mastercraft® 36"W x 80"H White Smooth Fiberglass 6-Lite Craftsman Prehung Exterior Door - Right Inswing

Model Number: 4140480 | Menards® SKU: 4140480



Rear + Side Doors

EVERYDAY LOW PRICE

11% REBATE\* Good Through 7/5/26

VALUE  
AFTER  
REBATE\*

\$379.00

\$41.69

\$337<sup>31</sup> each

You Save \$41.69 After Mail-In Rebate\*

ADD TO CART



\*Rebate is not an instant price reduction on the advertised items at the point of original purchase. Rebate is a mail-in rebate issued as a Rebate Credit Check that is a discount on future in-store purchases only and not purchases on MENARDS.COM®. "Value After Rebate" is the price or sale price minus the future rebate discounts. Valid on merchandise; excludes purchase of gift cards, rentals, service plans, delivery charges and processing fees. See bottom of page for details.

- Right Inswing
- Smooth white fiberglass door that's ready to install and may be painted in medium to light finishes
- Prehung with a 4-9/16" primed wood frame and high-performance weather stripping

View More Information >

Door Swing: Right Hand

## Pick Up At Store



2 In-Stock at [West Chicago](#)  
Click for Map | Aisle 146 Section E





Delivery Available



Check Another Store for Availability



Share

## Description & Documents

This six-light exterior door from Mastercraft® features a classic design that will easily complement your home. It boasts a simple look, making it perfect for any entryway. With a polyurethane foam core and fiberglass construction, this door is a great choice for energy efficiency. It comes with a smooth white surface, perfect for painting it any color. This door has a right inswing, which means the knob is on the right side when you pull the door toward you.

### Features

- Right Inswing
- Smooth white fiberglass door that's ready to install and may be painted in medium to light finishes
- Prehung with a 4-9/16" primed wood frame and high-performance weather stripping
- Insulated clear glass with external grilles measuring 22" x 16"
- Adjustable sill features a composite bottom that will not rot and is designed to prevent energy loss while creating a tight seal everytime
- Durable satin nickel hinges
- Prebored for easy handle and deadbolt installation (handle set and deadbolt sold separately)
- Panel is prehung into the frame for easy installation

### Additional Resources

[Technical Specifications](#)

[Installation Instructions](#)

[Finishing Instructions](#)

[Warranty](#)

[Sizing Guide](#)

[Mastercraft Exterior Doors Brochure](#)

Brand Name: **Mastercraft**



Find more information about this product on the [Manufacturer's website](#)

## Specifications

|                                    |                                            |
|------------------------------------|--------------------------------------------|
| Color/Finish                       | White                                      |
| Deadbolt Bore                      | Yes                                        |
| Panel Type                         | 3 Panel Mission                            |
| Door Swing                         | Right                                      |
| Door Thickness                     | 1-3/4 inch                                 |
| Door Material                      | Smooth Fiberglass                          |
| Frame Material                     | Primed Wood                                |
| Frame Width                        | 4-9/16 inches                              |
| Glass Caming Finish                | No Caming                                  |
| Glass Style                        | External Grille                            |
| Glass Type                         | Tempered                                   |
| Hinge Finish                       | Satin Nickel                               |
| Includes                           | Door Slab, Brickmould, Frame, Hinges, Sill |
| Lockset Bore                       | Yes                                        |
| Lockset/Deadbolt Backset Dimension | 2-3/4 inch                                 |
| Manufacturer Warranty              | Limited Lifetime                           |
| Nominal Door Height                | 80 inch                                    |

|                             |                                                       |
|-----------------------------|-------------------------------------------------------|
| Nominal Door Width          | 36 inch                                               |
| Obscurity Rating            | 1                                                     |
| Rough Opening Height        | 82 inch                                               |
| Rough Opening Width         | 38-1/4 inch                                           |
| Sill Finish                 | Aluminum                                              |
| Sill Type                   | Adjustable                                            |
| Solar Heat Gain Coefficient | Not Rated                                             |
| U-Value                     | Not Rated                                             |
| Air Leakage (AL) Rating     | Not Rated                                             |
| Energy Star Certified       | No                                                    |
| Energy Star Zones           | Not Rated                                             |
| Shipping Dimensions         | 84.88 H x 41.88 W x 5.94 D                            |
| Shipping Weight             | 88.0 lbs                                              |
| Return Policy               | Regular Return ( <a href="#">view Return Policy</a> ) |
|                             |                                                       |

## Optional & Installation Accessories



Getting Accessories...

## Frequently Asked Questions

**Q: How can I edit this door?**

**A:** Simply click on the blue 'CHOOSE OPTIONS NOW'. It'll take you directly to the Your Door, Your Way Program where you can edit each component of your door!

**Q: What kind of doors does Mastercraft offer?**

**A:** Mastercraft offers interior doors and exterior doors in a wide array of configurations. Including, but not limited to: door onlys, single door units and double door units. We also offer french swing, center swing and sliding patio doors. On top of that, we also offer fire doors and commercial doors.

**Q: What is the lead time on special order doors?**

**A:** You can get your Mastercraft door in approximately 7 days!

**Q: Can I get matching doors for the whole house?**

**A:** Mastercraft doors has a wide array of styles and sizes that will fit your home's need. From interior doors to exterior doors, single doors to double doors and everything in between!

**Q: What is the Qualified Manufacturer Identification Number (QMID) for Mastercraft?**

**A:** The Qualified Manufacturer Identification Number (QMID) for Mastercraft is Q9H8.

## Popular Links

[Window Treatments](#) • [Building Materials](#) • [Flooring & Rugs](#) • [Ideal Garage Doors](#) • [Outdoors](#) • [Kitchen Faucets](#) • [Hardware](#) • [Water Heaters](#) • [Cleaners & Household Essentials](#)

Design Name: Mastercraft Designer

Design ID: 359855454701

Estimated Price: \$2,379.00

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

FOR FRONT DOOR

MENARDS

### How to recall and purchase your design at home:

Scan here to recall your design or chat  
with a specialist



OR

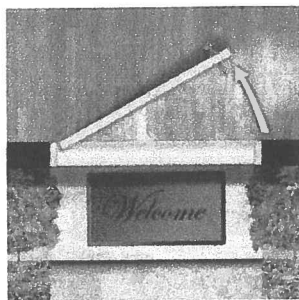
- 1 On Menards.com, enter "Design & Buy" in the search bar
2. Select the Your Door, Your Way Designer
3. Recall your design by entering Design ID: 359855454701
4. Follow the on-screen purchasing instructions

### How to purchase your design at the store:

1. Enter Design Id: 359855454701 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.

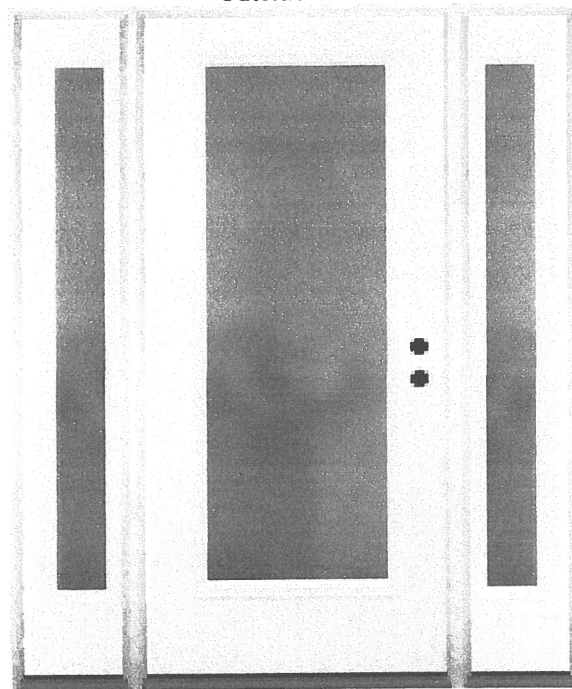
| QTY | DESCRIPTION | SKU   |
|-----|-------------|-------|
| 1   |             | 40004 |

- Single w/ Two Sidelites 36" x 80" Flush w/ 22"x64" Lite Smooth Fiberglass
  - Interior Ready to Finish, Exterior Ready to Finish
  - Chord 22" x 64" [CR-686]
  - Rough Opening 65.25" X 82", Brick Opening 67" X 82.75"
  - Bore with Deadbolt Bore and Mortised for hinges
  - 6 9/16" [2x6 construction] Primed ready to paint frame Brickmould Removed
  - Sidelite on both sides
  - 12" x 80", Chord 7" x 64" Sidelite [CR-764]
  - Interior Ready to Finish, Exterior Ready to Finish
- \*\* Estimated lead time for this item is 7 days \*\*



Left Hand Inswing

Outside View



### Components Selected:



Primed ready to paint  
Brickmould Removed



Matte Black  
continuous sill



Matte Black Hinges

NONE

No Kickplate

### \*\*PLEASE NOTE THE FOLLOWING\*\*

Interior trim not supplied. Door image and accessories are for representation only.

### TODAY'S ESTIMATED PRICE

**\$2,379.00**

Price is good for all items on this page.

Total price for all items

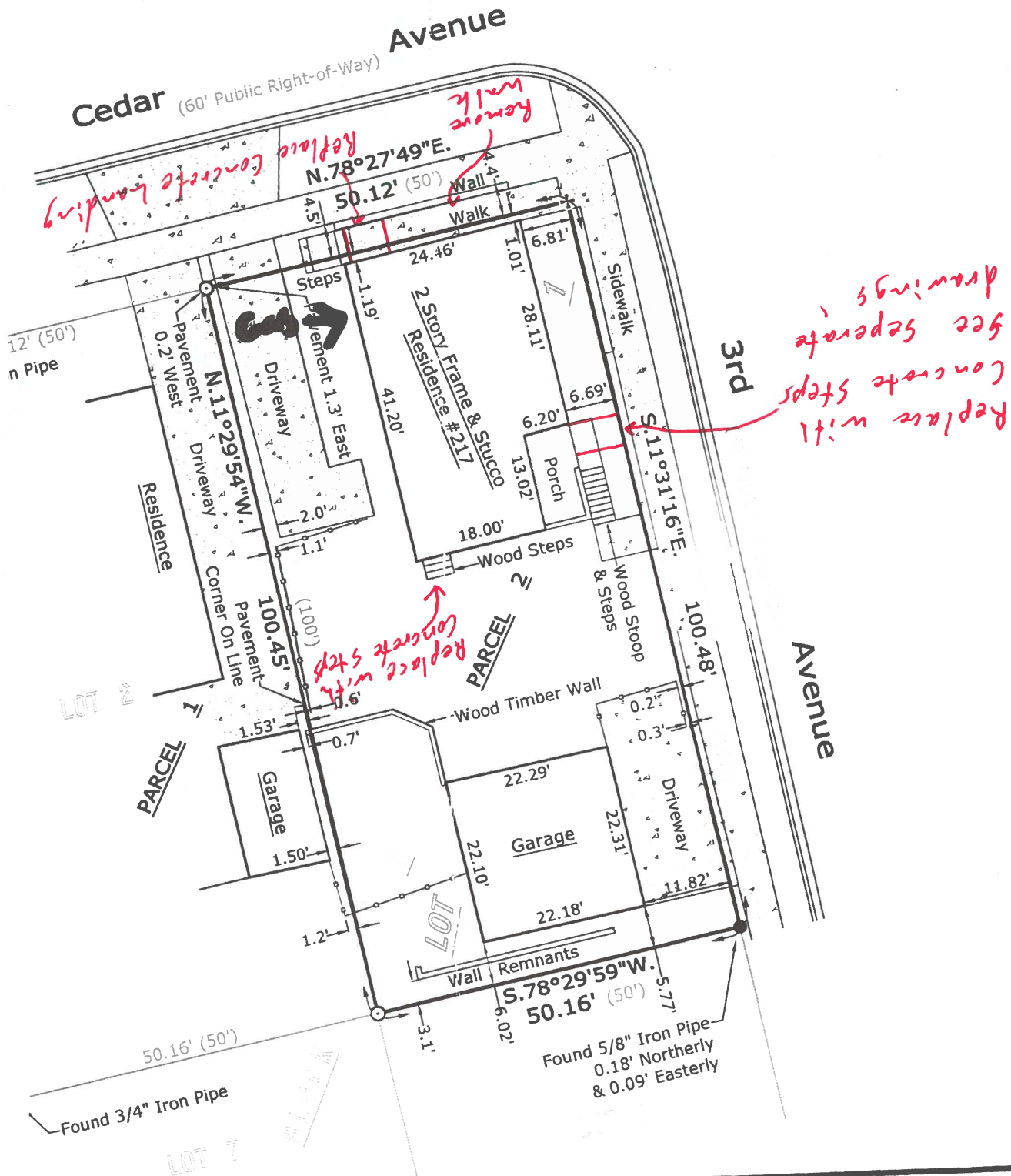
**\$2,379.00**

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 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 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 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

PAGE

# PLAT OF SURVEY



PARCEL 2:  
LOT 1 IN BL  
IN THE CITY

(PER A TITL  
INSURANCE  
WITH AN C

THERE WA  
THE FIELD

ALL BUILD

THE PERM.  
DESCRIBE

THE PROP  
OR 0.116

SI

STATE OF

COUNTY (

I, CAROL  
LAND SUI  
SHOWN F  
1/20/202  
PERFORM

THIS SUI  
FOR A LA  
STATE L

ALL DIM  
THEREO

GIVEN U  
THIS 27  
A.D., 20

C  
CAROL  
ILLINO  
LICENS

NO.

1. 01

2. 01

SITE D

S

DRAW

PREPARED FOR:

LAW OFFICES  
HOSCHKEIT, MCGUIRK, MCCrackEN & CUSCADEN, P.C.

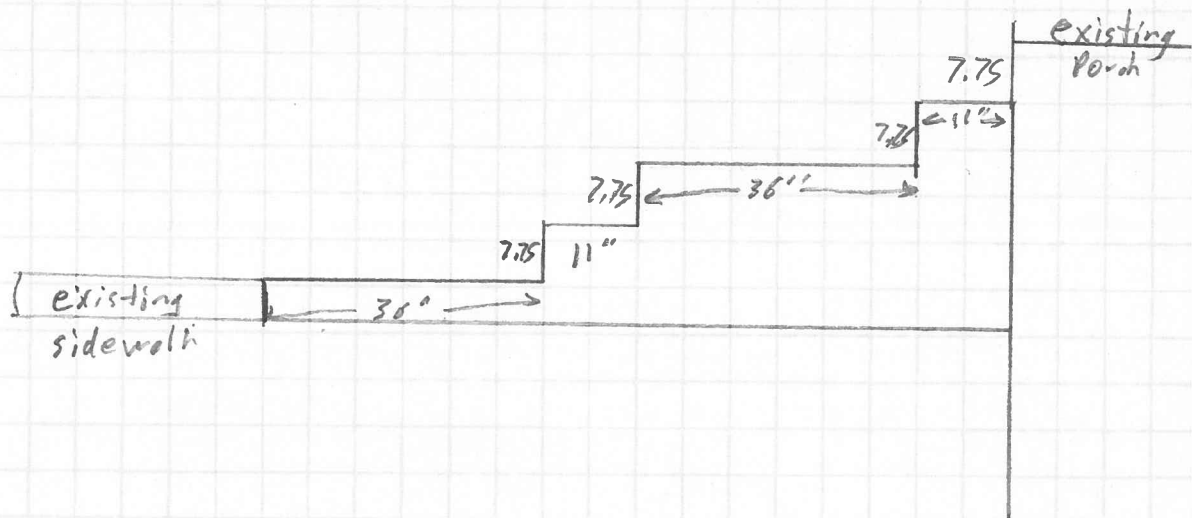
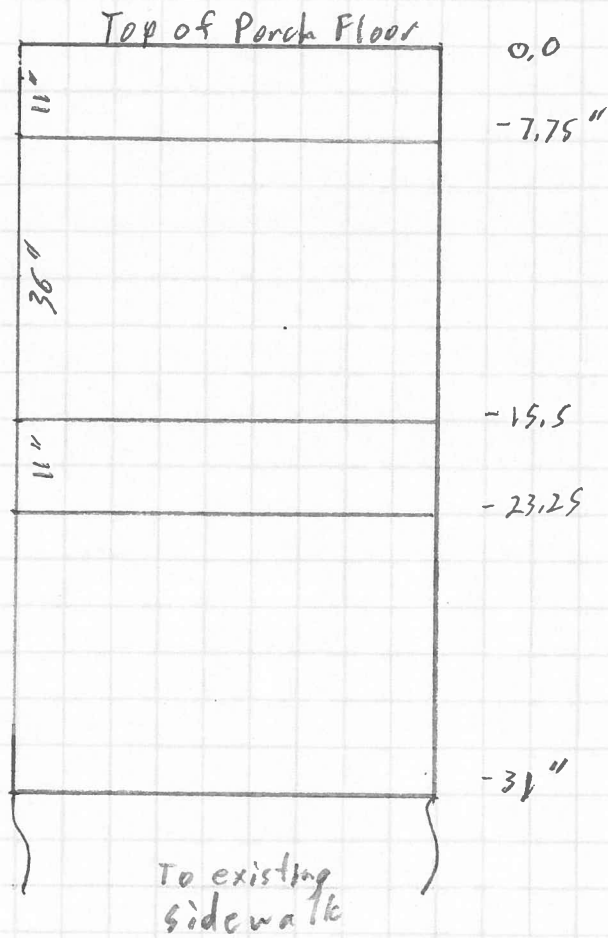
HMMC

1001 East main Street, Suite G  
St. Charles, IL 60174

Engineering

m  
10/30/2027  
RESERVED.

# East side steps





Photos of existing doors

Rear (south) elevation





Rear (east) elevation





Front (north) elevation







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

## 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:** 1850

**Source:** St. Charles Historical Museum

### Features:

Two story structure with one story addition at south. Front gabled roof. Stucco exterior filled in fan light and greatly affected the appearance.



### Address:

217 East Cedar Avenue

### Representation in Existing Surveys:

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

**Block No.** 42

**Building No.** 5

**SURVEY DATE:**

MAY 1994

**ROLL NO.** 14

**NEGATIVE NO.** 3



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 10

NEGATIVE NO. 36

**Address:**

217 East Cedar Avenue

**Remarks:**

East Elevation.

**Block No. 42**

**Building No. 5**



ROLL NO. 10

NEGATIVE NO. 35

**Address:**

217 East Cedar Avenue

**Remarks:**

Garage.

**Block No. 42**

**Building No. 5**



|                                                                                                                                                              | HISTORIC PRESERVATION COMMISSION<br>AGENDA ITEM EXECUTIVE SUMMARY |                                 |                           |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------|---------------------------|---|
|                                                                                                                                                                                                                                               | Agenda Item Title/Address:                                        | COA: 211-215 Cedar Avenue       |                           |   |
|                                                                                                                                                                                                                                               | Significance:                                                     | Non-contributing                |                           |   |
|                                                                                                                                                                                                                                               | Petitioner:                                                       | Bob Rasmussen - owner           |                           |   |
|                                                                                                                                                                                                                                               | Project Type:                                                     | Steps, stoops, and doors        |                           |   |
|                                                                                                                                                                                                                                               | PUBLIC HEARING                                                    |                                 | MEETING<br>7/15/2026      | 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, plat of survey, door specs                                                                                                                                                                                                   |                                                                   |                                 |                           |   |
| Project Description:                                                                                                                                                                                                                          |                                                                   |                                 |                           |   |
| <ul style="list-style-type: none"> <li>Requesting to replace front and rear stoop and steps and replace front and rear doors with fiberglass doors.</li> <li>Railing that is currently on the front and rear steps will be reused.</li> </ul> |                                                                   |                                 |                           |   |
| Staff Comments:                                                                                                                                                                                                                               |                                                                   |                                 |                           |   |
|                                                                                                                                                                                                                                               |                                                                   |                                 |                           |   |
| Recommendation / Suggested Action:                                                                                                                                                                                                            |                                                                   |                                 |                           |   |
| <ul style="list-style-type: none"> <li>Provide feedback and recommendation of the COA</li> </ul>                                                                                                                                              |                                                                   |                                 |                           |   |

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



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

To be filled out by City Staff

Permit #: \_\_\_\_\_ Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 211/215 Cedar Ave

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 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 checked="" 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:**

Replacing 4 exterior doors  
Replacing front and rear concrete stoops and steps

**Applicant Information:**

Name (print): Joe DeSantis  
Address: 501 21st Ave, St. Charles, IL 60174  
Phone: 630-610-1051  
Email: joede@johndesantis.com

Applicant is (check all that apply):

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

**Property Owner Information**

Name (print): John DeSantis, LLC  
Address: 501 21st Ave, St. Charles, IL 60174  
Signature: \_\_\_\_\_

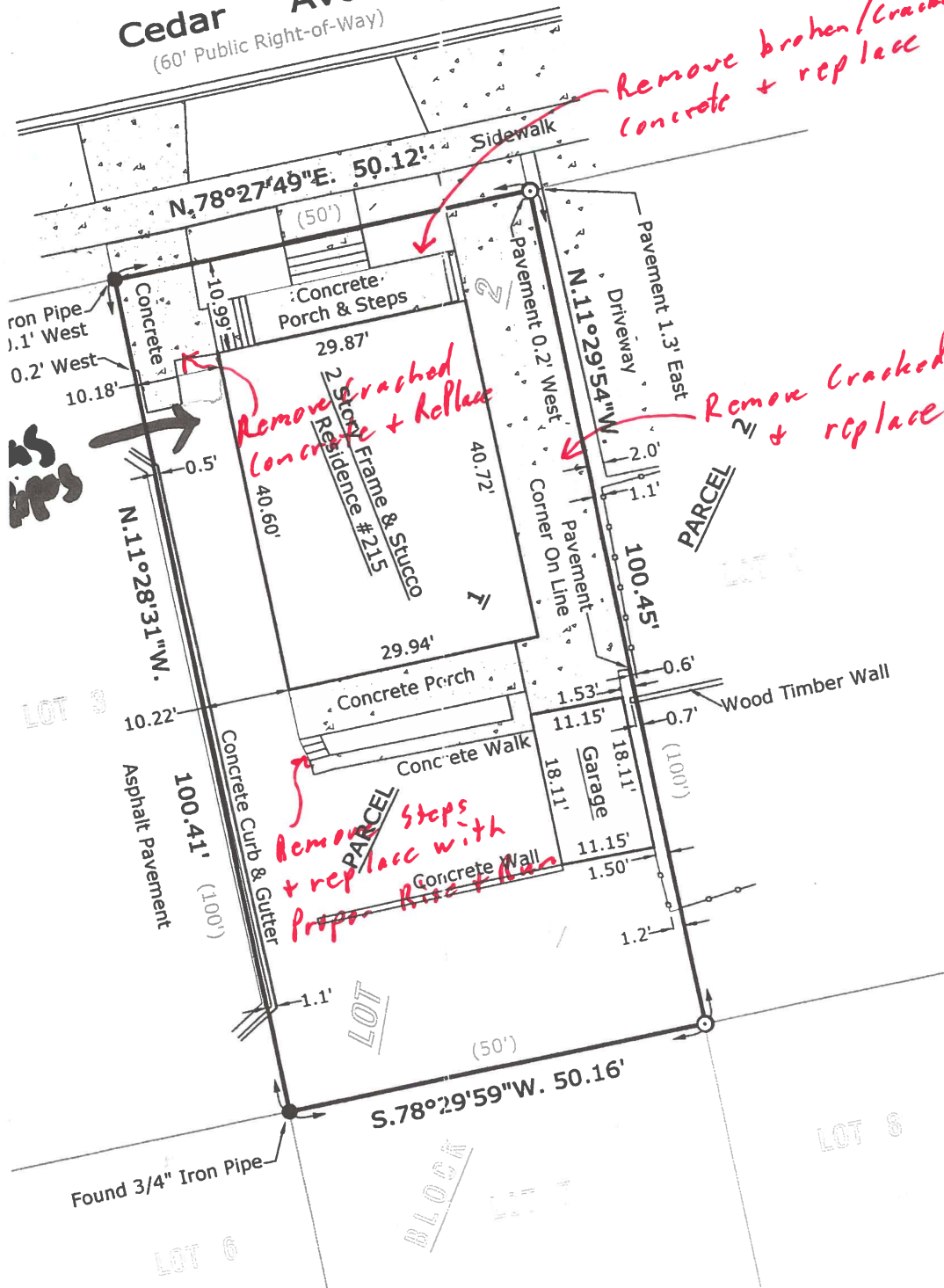
**APPLICANT/AUTHORIZED AGENT SIGNATURE**

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: Joe DeSantis Date: 7-3-2026

# PLAT OF SURVEY

**Cedar Avenue**  
(60' Public Right-of-Way)



LEG

PARCEL 1:  
LOT 2 IN BLOCK  
IN THE CITY OF

(PER A TITLE CO  
INSURANCE CO  
WITH AN COMM

THERE WAS UP  
THE FIELD SURV

ALL BUILDING T

THE PERMANEN  
DESCRIBED HER

THE PROPERTY I  
OR 0.116 ACRES

**SURV**

STATE OF ILLINOI

COUNTY OF KAN

I, CAROL A. SW  
LAND SURVEYOR  
SHOWN HEREON  
1/20/2026 IS A  
PERFORMED AT

THIS SURVEY M  
FOR A LAND BO  
STATE LAW.

ALL DIMENSION  
THEREOF.

GIVEN UNDER M  
THIS 27TH DAY  
A.D., 2026.

*Car*

CAROL A. SWE  
ILLINOIS PROFI  
LICENSE EXPIR

PREPARED FOR:

LAW OFFICES  
HOSCHEIT, MCGUIRK, MCCrackEN & CUSCADEN, P.C.

**HMMC**

1001 East main Street, Suite G  
St. Charles, IL 60174

NO. DATE

1. 01/20/2026

2. 01/27/2026

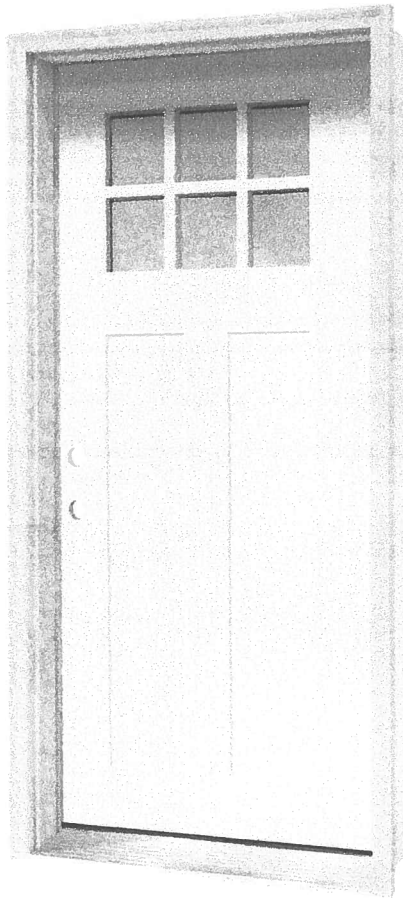
SITE DESIGNATION

215 CE  
ST. CHARLES

DRAWN BY: P

Mastercraft® 36"W x 80"H White Smooth Fiberglass 6-Lite Craftsman Prehung Exterior Door - Right Inswing

Model Number: 4140480 | Menards® SKU: 4140480



Rear + Side Doors

EVERYDAY LOW PRICE

11% REBATE\* Good Through 7/5/26

VALUE  
AFTER  
REBATE\*

\$379.00

\$41.69

\$337<sup>31</sup>  
each

You Save \$41.69 After Mail-In Rebate\*

ADD TO CART



\*Rebate is not an instant price reduction on the advertised items at the point of original purchase. Rebate is a mail-in rebate issued as a Rebate Credit Check that is a discount on future in-store purchases only and not purchases on MENARDS.COM®. "Value After Rebate" is the price or sale price minus the future rebate discounts. Valid on merchandise; excludes purchase of gift cards, rentals, service plans, delivery charges and processing fees. See bottom of page for details.

- Right Inswing
- Smooth white fiberglass door that's ready to install and may be painted in medium to light finishes
- Prehung with a 4-9/16" primed wood frame and high-performance weather stripping

View More Information >

Door Swing: Right Hand

Pick Up At Store



2 In-Stock at West Chicago  
Click for Map | Aisle 146 Section E



Photos of existing doors

Front (north) elevation





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 checked="" type="checkbox"/> | <input checked="" 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: Prairie

Date of Construction: 1900-1920

Source: A Field Guide to American Houses

### Features:

Hipped roof, two story symmetrical front entry house.  
Porch greatly modified. Stucco finish.



### Address:

211-215 East Cedar Avenue

### Representation in Existing Surveys:

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

Block No. 42

Building No. 4

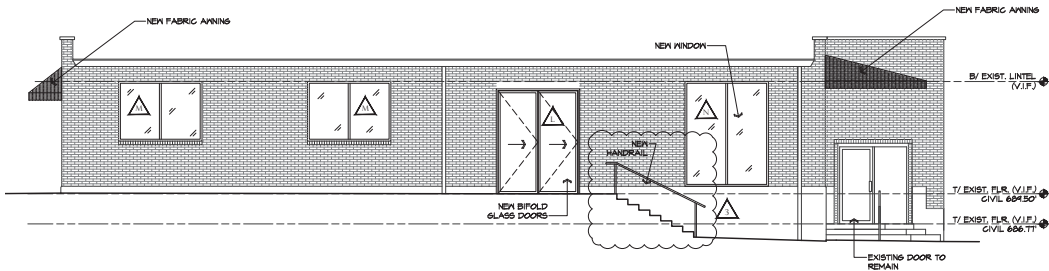
### SURVEY DATE:

MAY 1994

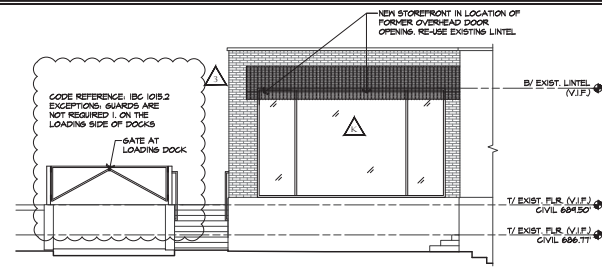
ROLL NO. 14

NEGATIVE NO. 4

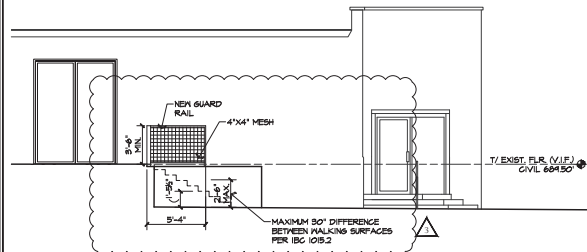
|                                                                                                                                                                            |                                                                           |  |                                        |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--|----------------------------------------|------------------------------|
|  <p><b>CITY OF<br/>ST. CHARLES</b><br/>ILLINOIS • 1834</p>                                | <b>HISTORIC PRESERVATION COMMISSION<br/>AGENDA ITEM EXECUTIVE SUMMARY</b> |  |                                        |                              |
|                                                                                                                                                                            | <b>Agenda Item Title/Address:</b>                                         |  | COA: 216 Riverside Ave                 |                              |
|                                                                                                                                                                            | <b>Significance:</b>                                                      |  | Contributing                           |                              |
|                                                                                                                                                                            | <b>Petitioner:</b>                                                        |  | Curt Hurst - owner                     |                              |
|                                                                                                                                                                            | <b>Project Type:</b>                                                      |  | Railing                                |                              |
|                                                                                                                                                                            | <b>PUBLIC HEARING</b>                                                     |  |                                        | <b>MEETING<br/>7/15/2026</b> |
| <b>Agenda Item Category:</b>                                                                                                                                               |                                                                           |  |                                        |                              |
|                                                                                                                                                                            | Preliminary Review                                                        |  | Grant                                  |                              |
| X                                                                                                                                                                          | Certificate of Appropriateness (COA)                                      |  | Other Commission Business              |                              |
|                                                                                                                                                                            | Landmark/District Designation                                             |  | Commission Business                    |                              |
| <b>Attached Documents:</b>                                                                                                                                                 |                                                                           |  | <b>Additional Requested Documents:</b> |                              |
| COA application architectural drawings, 9/10/25 architectural drawings, 5/7/25 drawings, photos                                                                            |                                                                           |  |                                        |                              |
| <b>Project Description:</b>                                                                                                                                                |                                                                           |  |                                        |                              |
| <ul style="list-style-type: none"> <li>Requesting to revise railings on drawings that were approved on 9/10/25 and 5/7/25 (see attached for 9/10/25 elevations)</li> </ul> |                                                                           |  |                                        |                              |
| <b>Staff Comments:</b>                                                                                                                                                     |                                                                           |  |                                        |                              |
| Photos are attached of handrails already in place                                                                                                                          |                                                                           |  |                                        |                              |
| <b>Recommendation / Suggested Action:</b>                                                                                                                                  |                                                                           |  |                                        |                              |
| <ul style="list-style-type: none"> <li>Provide feedback and recommendation of the COA</li> </ul>                                                                           |                                                                           |  |                                        |                              |



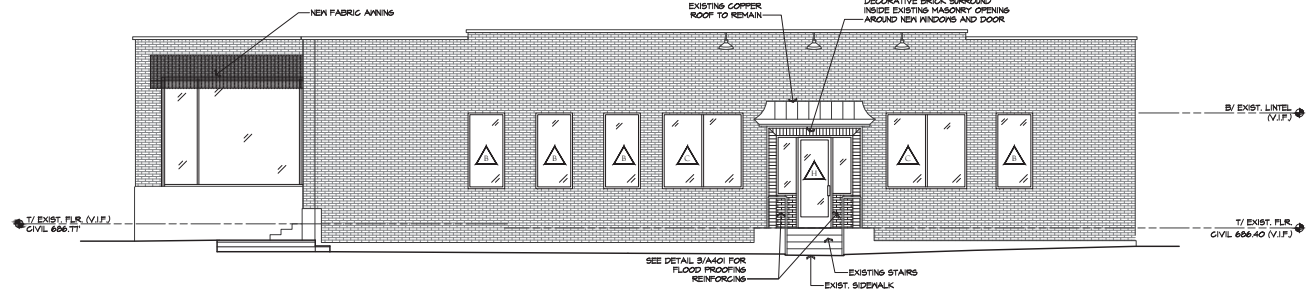
1 NORTH ELEVATION  
SCALE: 3/16"=1'-0"



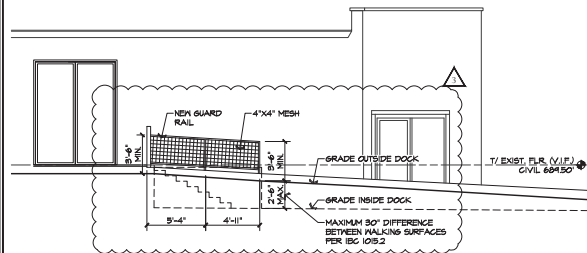
1A NORTHWEST ELEVATION  
SCALE: 3/16"=1'-0"



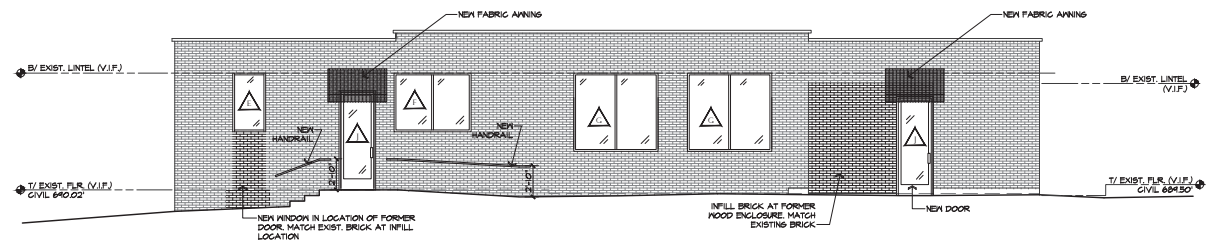
5 NORTH ELEVATION INSIDE DOCK  
SCALE: 3/16"=1'-0"



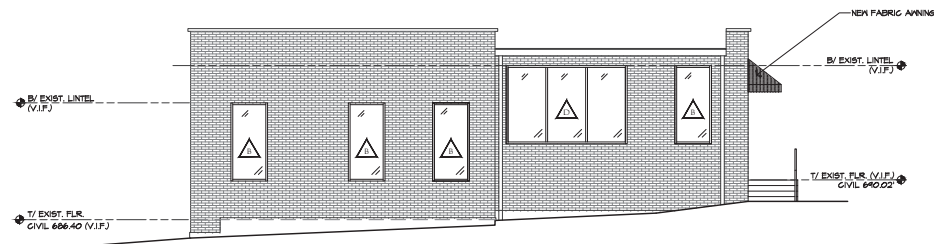
2 SOUTHWEST ELEVATION  
SCALE: 3/16"=1'-0"



6 NORTH ELEVATION OUTSIDE DOCK  
SCALE: 3/16"=1'-0"



4 EAST ELEVATION  
SCALE: 3/16"=1'-0"



3 SOUTH ELEVATION  
SCALE: 3/16"=1'-0"

- GENERAL NOTES
1. REFER TO WINDOW SCHEDULE ON SHEET A302 FOR WINDOW SIZES. UNLESS NOTED OTHERWISE, ALL WINDOWS WILL BE REPLACED IN EXISTING MASONRY OPENINGS. VERIFY EXISTING OPENINGS IN THE FIELD BEFORE ORDERING NEW WINDOWS.
  - 2.

PROJECT:  
24042

216 RIVERSIDE  
REMODEL

216 S. RIVERSIDE AVENUE SAINT CHARLES, IL 60174

BATIR  
BATIR ARCHITECTURE LTD.  
1121 E MAIN ST. SUITE 220 ST. CHARLES, IL 60174  
PHOTOGRAPH BY JAMES J. JONES

EXTERIOR ELEVATIONS

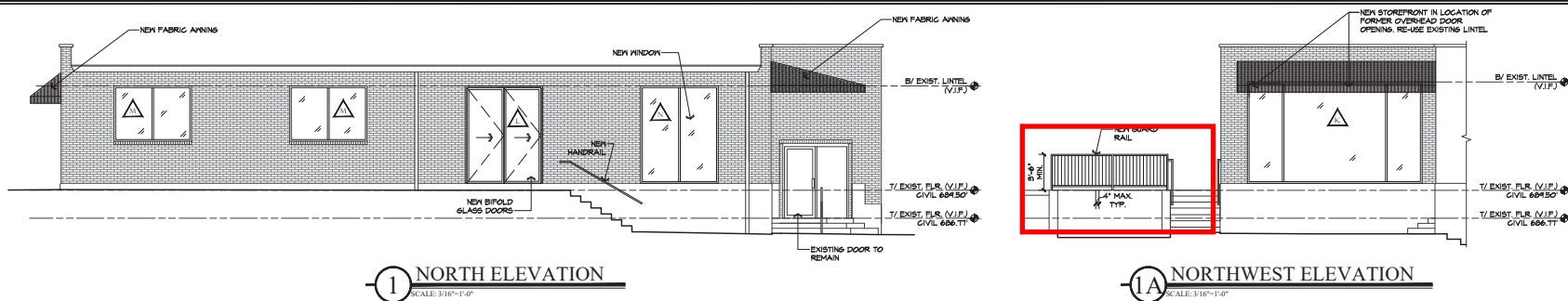
ISSUED:  
08-30-24 ISSUED FOR REVIEW  
11-11-24 ISSUE FOR REVIEW  
12-27-24 ISSUE FOR PERMIT  
04-15-25 REV. EXTERIOR ELEV.  
07-12-25 PLAN REVISION COMMENTS  
08-28-25 PLAN REVISION COMMENTS  
08-28-25 REVISION B

© COPYRIGHT 2025  
BATIR ARCHITECTURE LTD.

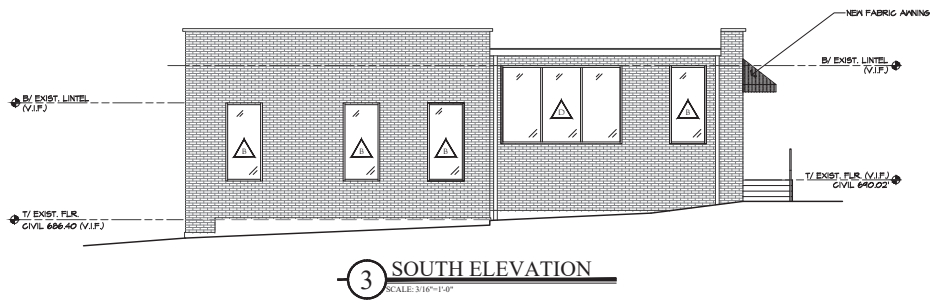
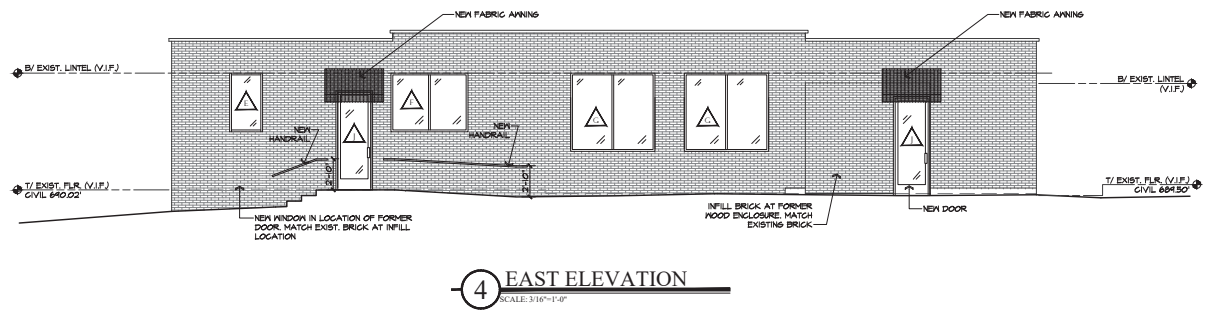
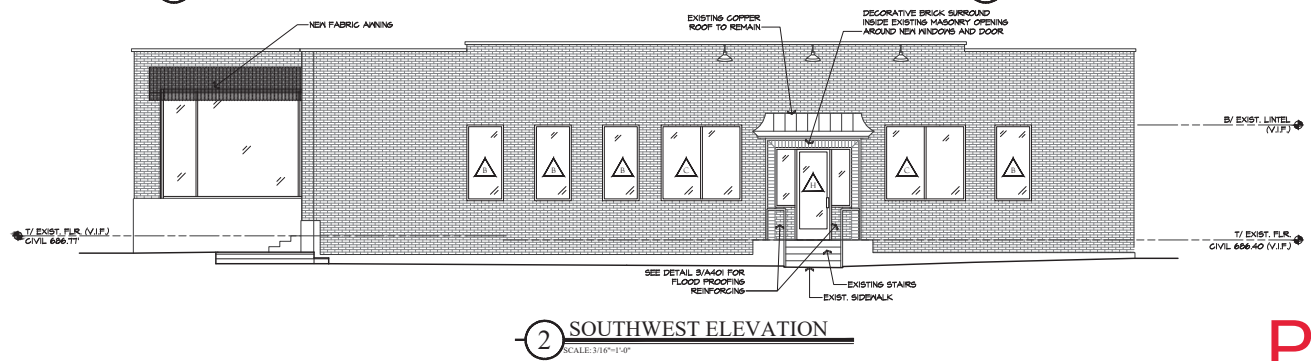
SCALE  
1/4" = 1'-0"

A301





- GENERAL NOTES**
1. REFER TO WINDOW SCHEDULE ON SHEET A302 FOR WINDOW SIZES. UNLESS NOTED OTHERWISE, ALL WINDOWS WILL BE REPLACED IN EXISTING MASONRY OPENINGS. VERIFY EXISTING OPENINGS IN THE FIELD BEFORE ORDERING NEW WINDOWS.
  - 2.



Previously  
Approved  
Plans  
9-10-25

**216 RIVERSIDE  
REMODEL**  
216 S. RIVERSIDE AVENUE, SAINT CHARLES, IL 60174

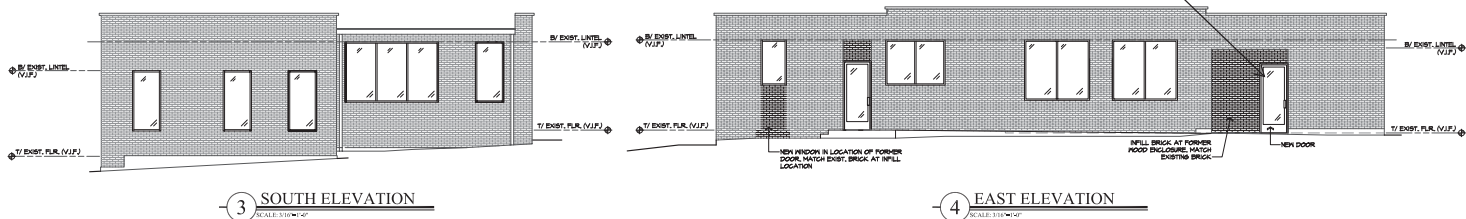
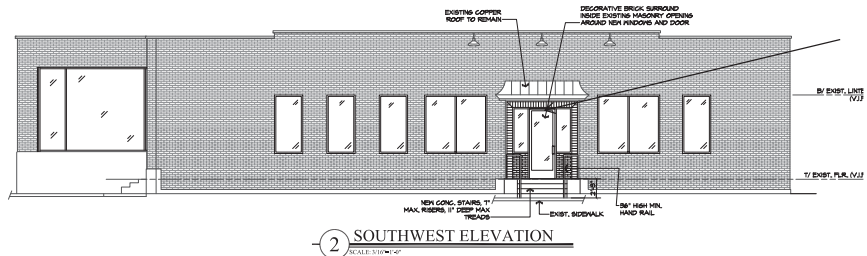
**BATIR**  
BATIR ARCHITECTURE LTD.  
1121 E. MAIN ST., SUITE 220, ST. CHARLES, IL 60174  
PHOTOGRAPH BY WWW.BATIRARCH.COM

**EXTERIOR ELEVATIONS**

|                                    |
|------------------------------------|
| ISSUED:                            |
| 08-30-24<br>ISSUED FOR REVIEW      |
| 11-11-24<br>REVISION               |
| 12-27-24<br>ISSUE FOR PERMIT       |
| 04-15-25<br>REV. EXTERIOR ELEV.    |
| 07-11-25<br>PLAN REVISION COMMENTS |
| 08-28-25<br>PLAN REVISION COMMENTS |
| 09-04-25<br>HPC SUBMISSION         |

SCALE  
1/4" = 1'-0"

A301



|          |
|----------|
| PROJECT: |
| 24042    |

216 RIVERSIDE  
REMODEL

**BÄTIR**  
COMING TO A THEATRE NEAR YOU

BÄTIR ARCHITECTURE, LTD.  
121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174  
PHONE: 630-513-5109 FAX: 630-513-5919  
[WWW.BÄTIRARCH.COM](http://WWW.BÄTIRARCH.COM)

## EXTERIOR ELEVATIONS

ISSUED:  
08-30-24  
ISSUED FOR REVIEW  
11-11-24 ISSUE FOR  
REVIEW  
12-27-24 ISSUE FOR  
PERMIT  
04-15-25 REV  
EXTERIOR ELEV

© COPYRIGHT 2015  
NAUR ARCHITECTURE, LTD.

SCALE  
1/4" = 11.0"

UNLESS NOTED OTHERWISE

A301

Railing that is currently installed

















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

## ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

## BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

## ARCHITECTURAL DESCRIPTION

**Style:** Utilitarian

**Date of Construction:** 1900-1920

**Source:** A Field Guide to American Architecture

### Features:

Former daily building of brick, one story with wood tower and brick chimney.



### Address:

216-218 South 1st Avenue

### Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

**Block No.** 57

**Building No.** 1

**SURVEY DATE:**  
MAY 1994

**ROLL NO.** 7

**NEGATIVE NO.** 3



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 7

NEGATIVE NO. 2

**Address:**

216-218 South 1st Avenue

**Remarks:**

South Elevation.

**Block No. 57**

**Building No. 1**



ROLL NO. 6

NEGATIVE NO. 36

**Address:**

216-218 South 1st Avenue

**Remarks:**

East Elevation.

**Block No. 57**

**Building No. 1**





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 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 type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Insensitive to original                              | <input checked="" 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: Art Deco

Date of Construction: 1925-1940

Source: A Field Guide to American Architecture

### Features:

Brick tower dominates over greatly modified single story building. Once the home of the St. Charles Chronicle newspaper. Single story has recent wood shake mansard roof at north and west sides. Simple forms and flat surfaces are emphasized in the tower.



### Address:

105 East Walnut Avenue/  
106 South 1st Avenue

### Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 52

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 22

|                                                                                                                                                                                                                            | HISTORIC PRESERVATION COMMISSION<br>AGENDA ITEM EXECUTIVE SUMMARY |                                        |                           |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------|---------------------------|---|
|                                                                                                                                                                                                                                                                                                             | Agenda Item Title/Address:                                        | COA: 207 Walnut Ave                    |                           |   |
|                                                                                                                                                                                                                                                                                                             | Significance:                                                     | N/A                                    |                           |   |
|                                                                                                                                                                                                                                                                                                             | Petitioner:                                                       | Paula Price - owner                    |                           |   |
|                                                                                                                                                                                                                                                                                                             | Project Type:                                                     | New construction of 2 unit residential |                           |   |
|                                                                                                                                                                                                                                                                                                             | PUBLIC HEARING                                                    |                                        | MEETING<br>7/15/2026      | 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, rendering of elevations with other properties, COA                                                                                                                                                                                                                                              |                                                                   |                                        |                           |   |
| Project Description:                                                                                                                                                                                                                                                                                        |                                                                   |                                        |                           |   |
| <ul style="list-style-type: none"> <li>• Requesting to build a new 2 unit, 2-1/2 story residential building with a detached garage.</li> <li>• The changes from last time are the plans show elevations for the detached garage and reducing the stone on the west side of the building by 10ft.</li> </ul> |                                                                   |                                        |                           |   |
| Staff Comments:                                                                                                                                                                                                                                                                                             |                                                                   |                                        |                           |   |
| This is the final version of the elevations before going for a permit. Past meetings are 5-6-2026, 4-15-2026, 1-21-2026                                                                                                                                                                                     |                                                                   |                                        |                           |   |
| Recommendation / Suggested Action:                                                                                                                                                                                                                                                                          |                                                                   |                                        |                           |   |
| <ul style="list-style-type: none"> <li>• Provide feedback and recommendation of the COA</li> </ul>                                                                                                                                                                                                          |                                                                   |                                        |                           |   |

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



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto: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:**

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: \_\_\_\_\_

☐ Masonry Repair

☐ Other \_\_\_\_\_

☐ Awnings/Signs

☒ New Construction

☒ Primary Structure

☐ Additions

☐ Deck/Porch

☒ Garage/Outbuilding

☐ Other \_\_\_\_\_

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other \_\_\_\_\_

☐ Relocation of Building

**Description:**

NEW 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: \_\_\_\_\_ *Paula Price & Jerry Meister*

**APPLICANT/AUTHORIZED AGENT SIGNATURE**

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

Signature: \_\_\_\_\_ *[Signature]* Date: 04.06.2026

# Minutes from 5-6-2026

312 N 2<sup>nd</sup> Ave. Ms. Rice advised she is within 250 feet of the property.

Mr. Charles Izzo, Property Owner, and Mr. Kevin Gallagher, Gallagher Painting & Décor, presented the COA to repair and restore the deteriorating fascia, soffit, and windowsills using traditional material and methods to match original.

Mr. Kessler asked about paint type. Mr. Gallagher stated he will be using flat finishes on the trim. Brick molding and sills could use a satin finish but leaves that decision to the homeowners. Mr. Kessler discussed wood piece on southwest corner board being treated lumber, suggested using mahogany wood because treated wood is usually a lower grade of lumber.

**A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the COA as presented for 312 N 2nd Avenue. Mr. Pretz abstained.**

## **c. 24 S 2<sup>nd</sup> Street**

Mr. Ryan Corcoran, Property Owner, presented COA 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.

Commission suggested the rear of the building should have more detail to break it up. The Commission suggested to work with the Arts Council to create a mural since this part of the building is seen by many pedestrians.

Ms. Rice says she likes the rear as presented. Ms. Rice asked for confirmation whether the windows are being replaced or current windows used. Mr. Corcoran replied, windows are the current windows.

**A motion was made by Ms. Rice and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented for 24 S 2nd Street.**

## **d. 207 Walnut Avenue**

Ms. Paula Price, Property Owner, presented COA to build a new 2 unit, 2-1/2 story residential building with a detached garage.

Commission appreciated the streetscape visual and feels that the height of the building is not overpowering.

Dr. Smunt talked about windows (suggested doing a bay window or three windows stacked) and architectural style of house. Ms. Price stated they are currently tight on room and may not be able to bump out windows any further. Commission discussed stone.

Commission discussed the stone and vinyl siding, stating they would like to see a Hardie Board. Ms. Price responded she is using a high quality vinyl as the cost of the Hardie Board is not in budget. Ms. Price stated she is finishing up the budget on the project, if stone is not part of the budget on the west elevation she may opt to put dryvit rather than all vinyl.

Ms. Malay suggested coming back to Historic Commission before applying for permit, showing Commission what the final decision will be on the siding and stone.





## 207 WALNUT AVENUE - STREET ELEVATION

SCALE: 1" = 20' - 0"

APRIL 24TH, 2026

PROJECT#: 200001

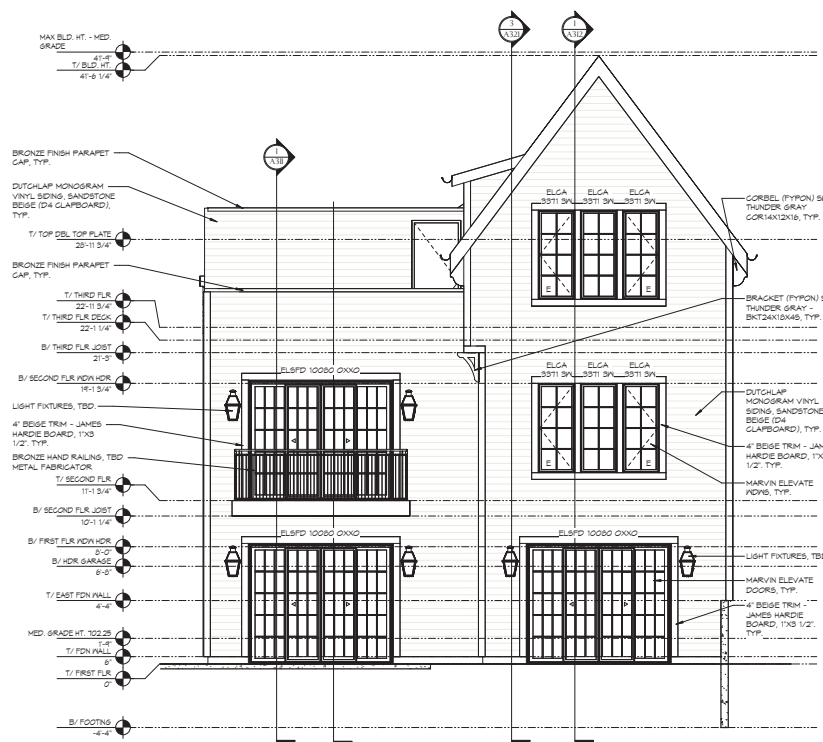
PLAN #: STREET ELEVATION LOCATION: 207 WALNUT AVENUE

**BÂTIR**  
DESIGN • BUILD • SUSTAINABLE SOLUTIONS

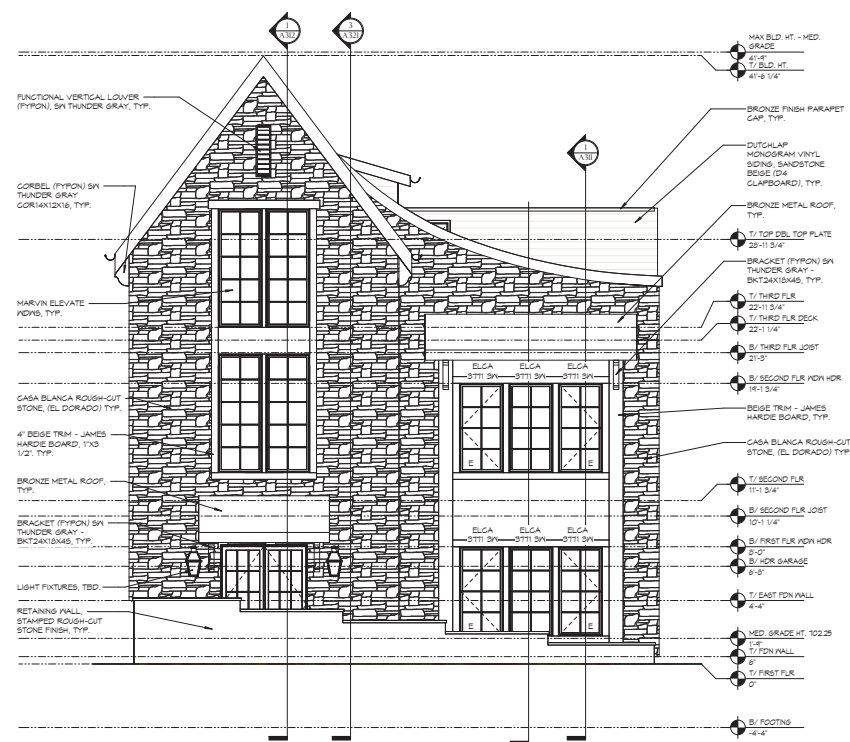
BATIR ARCHITECTURE, LTD.  
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174  
PHONE: 630-513-5109 FAX: 630-513-5919  
WWW.BATIRARCH.COM



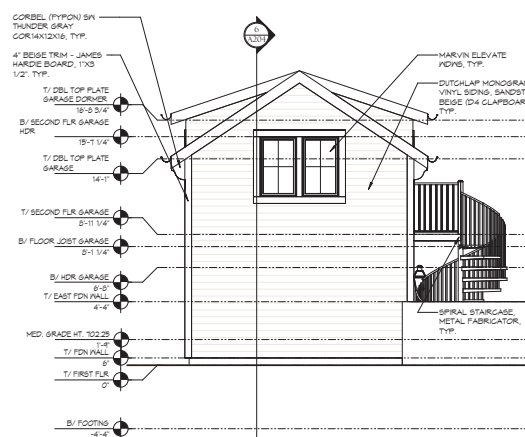
| FLOOR PLAN LEGEND                                                                                                                           |                                 | PROJECT:<br>20009                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------|
|                                                                                                                                             | NEN WALL                        |                                                                                 |
|                                                                                                                                             | BUILDING SECTION / WALL SECTION |                                                                                 |
|                                                                                                                                             | ELEVATION TAG                   |                                                                                 |
|                                                                                                                                             | WALL TYPE SEE SHEET AXXX        |                                                                                 |
|                                                                                                                                             | NOTE REFERENCE                  |                                                                                 |
|                                                                                                                                             | DOOR NUMBER                     | 2 UNIT DUPLEX<br>NEW CONSTRUCTION<br>307 WALNUT AVENUE, SAINT CHARLES, IL 62624 |
|                                                                                                                                             | WINDOW TYPE                     |                                                                                 |
|                                                                                                                                             | ROOM NUMBER                     |                                                                                 |
| FLOOR PLAN KEYNOTES                                                                                                                         |                                 |                                                                                 |
| <div><br/>B&amp;TIR ARCHITECTURE, LTD.<br/>218 KINGSBURN AVENUE, ST. CHARLES, IL 62624<br/>PH: 618.326.5000<br/>WWW.B&amp;TIRARCH.COM</div> |                                 |                                                                                 |
| GARAGE FLOOR PLANS                                                                                                                          |                                 |                                                                                 |
| ISSUED<br>2/15/22<br>HISTORIC COMMISSION                                                                                                    |                                 |                                                                                 |
| © COPYRIGHT 2024<br>B&TIR ARCHITECTURE, LTD.                                                                                                |                                 |                                                                                 |
| SCALE<br>1/4" = 1'-0"<br>UNLESS NOTED OTHERWISE                                                                                             |                                 |                                                                                 |
| A204                                                                                                                                        |                                 |                                                                                 |



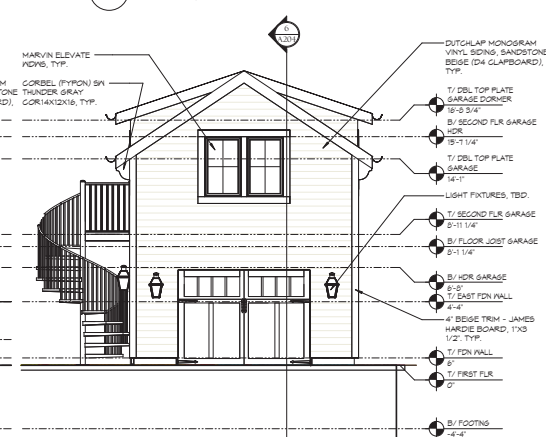
2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

PROJECT:  
20009

2 UNIT DUPLEX  
NEW CONSTRUCTION

200 WALNUT AVENUE, SAINT CHARLES, IL 60174

**B&B**  
B&B ARCHITECTURE, LTD.  
218 BRYAN, SAINT CHARLES, IL 60174  
PHONE: 630-513-1509 FAX: 630-513-5919  
WWW.B&BARCH.COM

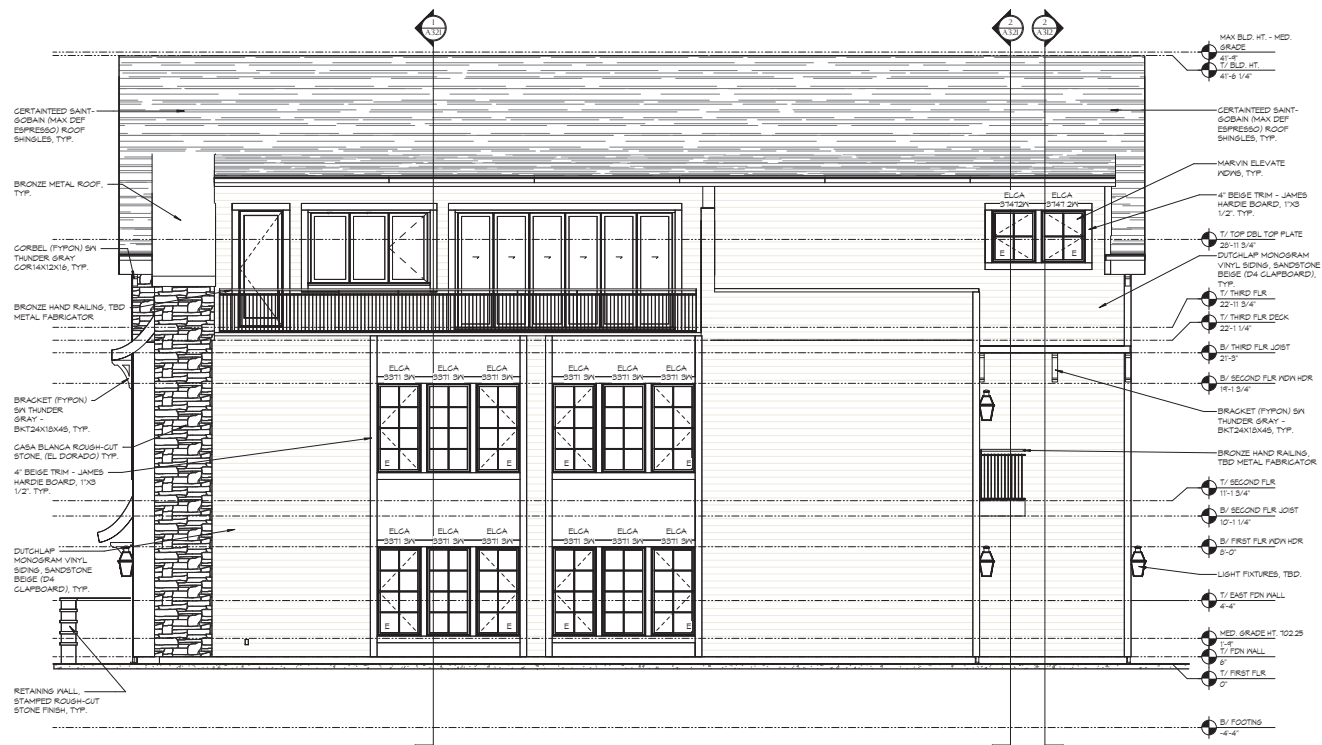
WEST EXTERIOR  
ELEVATION

ISSUED  
07-10-2020  
HISTORIC COMMISSION

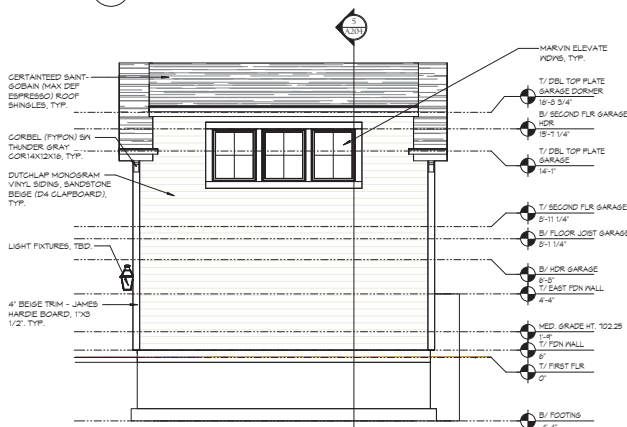
© COPYRIGHT 2020  
B&B ARCHITECTURE, LTD.

SCALE  
1/4" = 1'-0"  
UNLESS NOTED OTHERWISE

A302

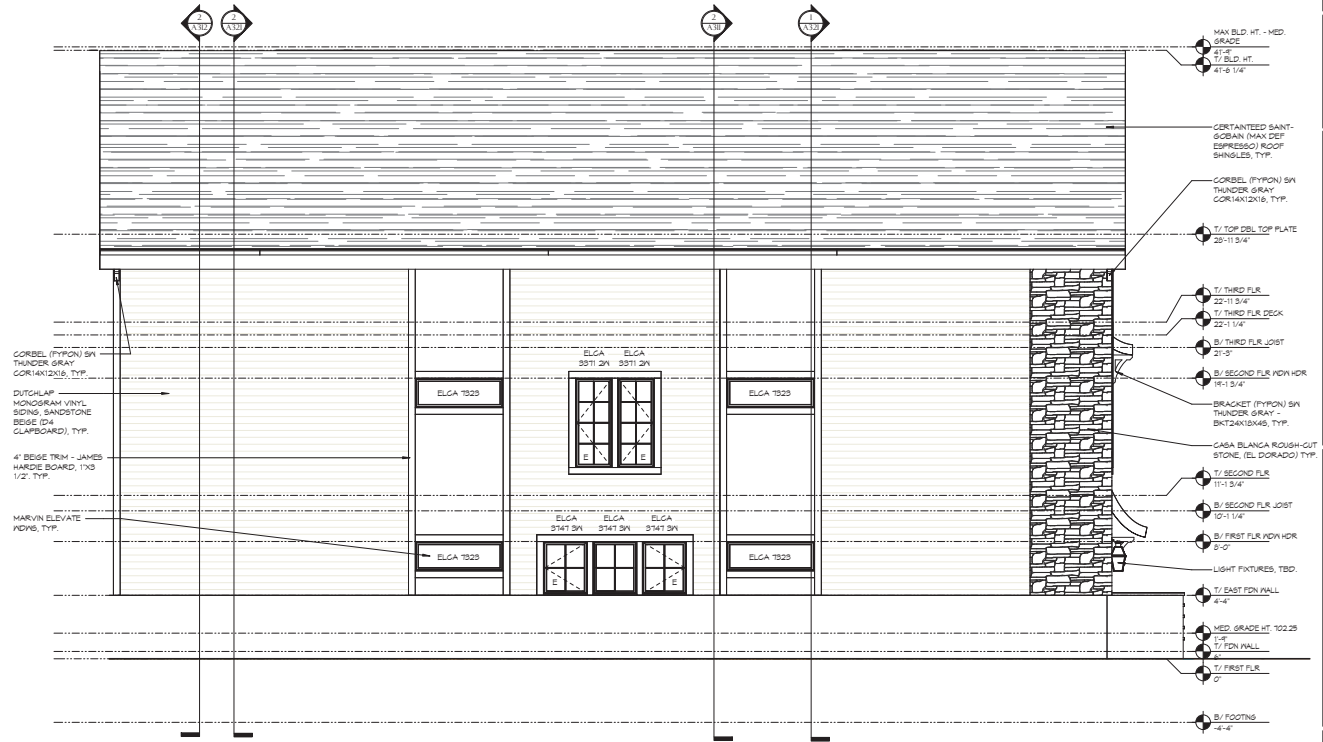


1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

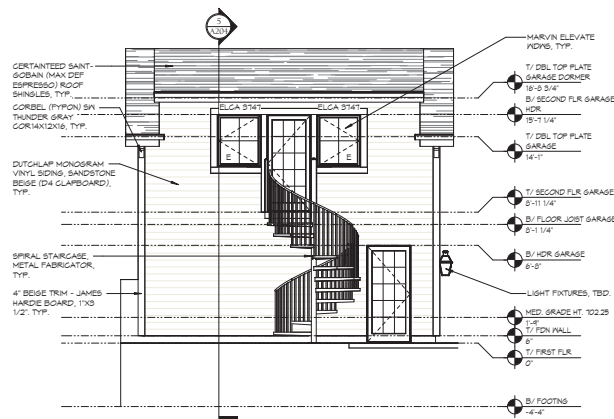


2 WEST GARAGE ELEVATION  
SCALE: 1/4" = 1'-0"





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



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

PROJECT:  
20009

2 UNIT DUPLEX  
NEW CONSTRUCTION  
200 WALNUT AVENUE, SAINT CHARLES, IL 60174

**BATH**  
BATH ARCHITECTURE, LTD.  
218 BRYAN AVE., SAINT CHARLES, IL 60174  
PHONE: 635-515-1099 FAX: 635-515-5919  
WWW.BATHARCH.COM

EAST EXTERIOR  
ELEVATION

ISSUED  
07-10-2020  
HISTORIC COMMISSION

SCALE  
1/4" = 1'-0"  
LINES NOTED OTHERWISE

A303

|                                                                                                                                                                                                                              | HISTORIC PRESERVATION COMMISSION<br>AGENDA ITEM EXECUTIVE SUMMARY |                                    |                              |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------|------------------------------|----------|
|                                                                                                                                                                                                                                                                                                               | <b>Agenda Item Title/Address:</b>                                 | 1 S 6 <sup>th</sup> Avenue         |                              |          |
|                                                                                                                                                                                                                                                                                                               | <b>Significance:</b>                                              | Landmark                           |                              |          |
|                                                                                                                                                                                                                                                                                                               | <b>Petitioner:</b>                                                | Kate Buckson – Director of Library |                              |          |
|                                                                                                                                                                                                                                                                                                               | <b>Project Type:</b>                                              | Doors                              |                              |          |
|                                                                                                                                                                                                                                                                                                               | <b>PUBLIC HEARING</b>                                             |                                    | <b>MEETING<br/>7/15/2026</b> | <b>X</b> |
| Agenda Item Category:                                                                                                                                                                                                                                                                                         |                                                                   |                                    |                              |          |
| X                                                                                                                                                                                                                                                                                                             | Preliminary Review                                                |                                    | Grant                        |          |
|                                                                                                                                                                                                                                                                                                               | Certificate of Appropriateness (COA)                              |                                    | Other Commission Business    |          |
|                                                                                                                                                                                                                                                                                                               | Landmark/District Designation                                     |                                    | Commission Business          |          |
| Attached Documents:                                                                                                                                                                                                                                                                                           |                                                                   | Additional Requested Documents:    |                              |          |
| Existing condition, Survey                                                                                                                                                                                                                                                                                    |                                                                   |                                    |                              |          |
| Project Description:                                                                                                                                                                                                                                                                                          |                                                                   |                                    |                              |          |
| <ul style="list-style-type: none"> <li>The library would like to replace the doors on the original section of the library. The replaced doors will be with matching design and modern hardware. The applicant did not provide the material that the door will be. Attached are photos of existing.</li> </ul> |                                                                   |                                    |                              |          |
| Staff Comments:                                                                                                                                                                                                                                                                                               |                                                                   |                                    |                              |          |
| Doors do not look original compared to the 1994 survey.                                                                                                                                                                                                                                                       |                                                                   |                                    |                              |          |
| Recommendation / Suggested Action:                                                                                                                                                                                                                                                                            |                                                                   |                                    |                              |          |
| <ul style="list-style-type: none"> <li>Provide feedback</li> </ul>                                                                                                                                                                                                                                            |                                                                   |                                    |                              |          |

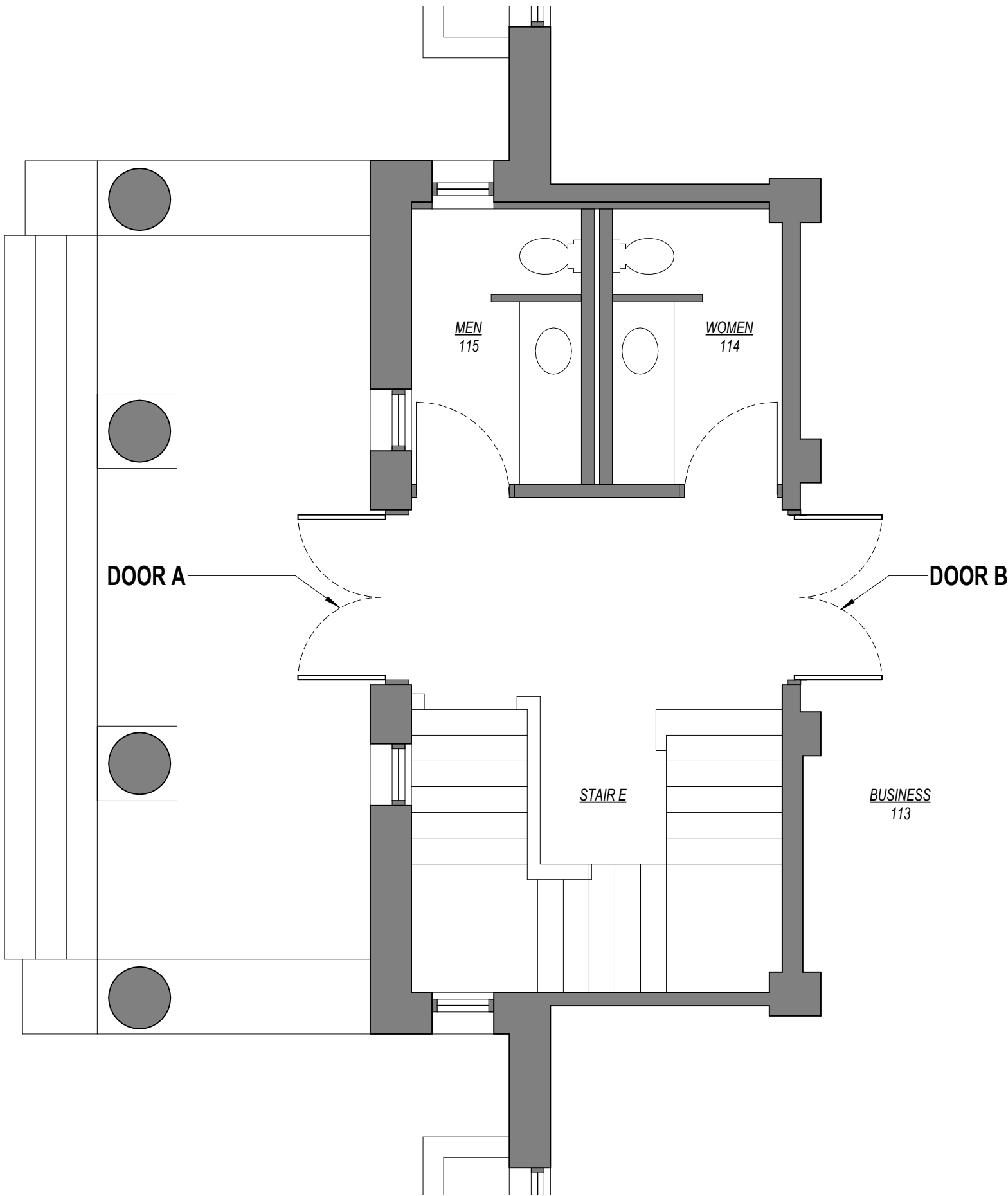
EXISTING EXTERIOR DOORS

CURRENT CHALLENGES

SECURITY  
DRAFTY CONDITION IN THE WINTER  
OPERATION  
HARDWARE  
UNUSED DUE TO ISSUES

PROPOSED WORK

REPLACE DOORS WITH MATCHING DESIGN  
MODERN HARDWARE  
CONNECT TO SECURITY











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 checked="" type="checkbox"/> Additions | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sensitive to original                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Insensitive to original                       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" 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:** Classical Revival

**Date of Construction:** 1907

**Source:** A Field Guide to American Architecture

### Features:

Originally an Andrew Carnegie library building. Simple and dignified, monumental in appearance with four columns supporting an entablature and full pediment at the west facing portico. Round top entrance door with keystone and two side windows suggesting Palladian motif. Major additions built in 1970's and in 1988.



### Address:

1 South 6th Avenue

### Representation in Existing Surveys:

☐ Federal

☒ State

☐ County

☐ Local

**Block No.** 51

**Building No.** 1

**SURVEY DATE:**

MAY 1994

ROLL NO. 16

NEGATIVE NO. 2



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 2



ROLL NO. 6

NEGATIVE NO. 19

**Address:**

1 South 6th Avenue

**Remarks:**

South Elevation.

**Block No. 51**

**Building No. 1**



ROLL NO. 17

NEGATIVE NO. 34

**Address:**

1 South 6th Avenue

**Remarks:**

East Elevation.

**Block No. 51**

**Building No. 1**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

1 South 6th Avenue

**Remarks:**

West Elevation.

**Block No. 51**

**Building No. 1**

**ROLL NO. 16**

**NEGATIVE NO. 1**



**Address:**

1 South 6th Avenue

**Remarks:**

North Elevation.

**Block No. 51**

**Building No. 1**

**ROLL NO. 15**

**NEGATIVE NO. 36**

|  <p>CITY OF<br/>ST. CHARLES<br/>ILLINOIS • 1834</p>                                                                                                                                                                                                                                                                                                            | HISTORIC PRESERVATION COMMISSION<br>AGENDA ITEM EXECUTIVE SUMMARY |                                        |                           |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------|---------------------------|---|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Agenda Item Title/Address:                                        | 102 E Main Street                      |                           |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Significance:                                                     | Non-contributing                       |                           |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Petitioner:                                                       |                                        |                           |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Project Type:                                                     | Trash Enclosure                        |                           |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PUBLIC HEARING                                                    |                                        | MEETING<br>7/15/2026      | X |
| <b>Agenda Item Category:</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                   |                                        |                           |   |
| X                                                                                                                                                                                                                                                                                                                                                                                                                                               | Preliminary Review                                                |                                        | Grant                     |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Certificate of Appropriateness (COA)                              |                                        | Other Commission Business |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Landmark/District Designation                                     |                                        | Commission Business       |   |
| <b>Attached Documents:</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                   | <b>Additional Requested Documents:</b> |                           |   |
| Existing condition and expansion dimensions, survey, fence specs                                                                                                                                                                                                                                                                                                                                                                                |                                                                   |                                        |                           |   |
| <b>Project Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                   |                                        |                           |   |
| <ul style="list-style-type: none"> <li>The owner of the Lewis is looking to expand the trash enclosure that is already on the west side of riverside. The expansion is a 1ft to the north and 8" to the west into the sidewalk. There will still be room for movement along the sidewalk (5'7" of room left after expansion).</li> <li>The attached plans show a style that they were thinking of but will have to verify the style.</li> </ul> |                                                                   |                                        |                           |   |
| <b>Staff Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                   |                                        |                           |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |                                        |                           |   |
| <b>Recommendation / Suggested Action:</b>                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                   |                                        |                           |   |
| <ul style="list-style-type: none"> <li>Provide feedback</li> </ul>                                                                                                                                                                                                                                                                                                                                                                              |                                                                   |                                        |                           |   |





**ALUMINUM | SCREWED**

VERTICAL PRIVACY

## HIGHLANDS

Forgo wood rot and upkeep with sculpted aluminum slatted boards designed to heighten privacy and last for years. The board-on-board profile is 100% private with a shadowbox profile that balances privacy with airflow.

Shown in Black

### INNOVATIONS

 **SolarGuard®**

### SIZES

**Width:**  
6'

**Height:**  
4', 6' and 8'

### STANDARD

#### Colors

#### Standard Smooth Solids

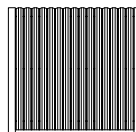


BLACK

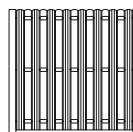
BRONZE

WHITE

### STYLE CONFIGURATIONS



Board-On-Board



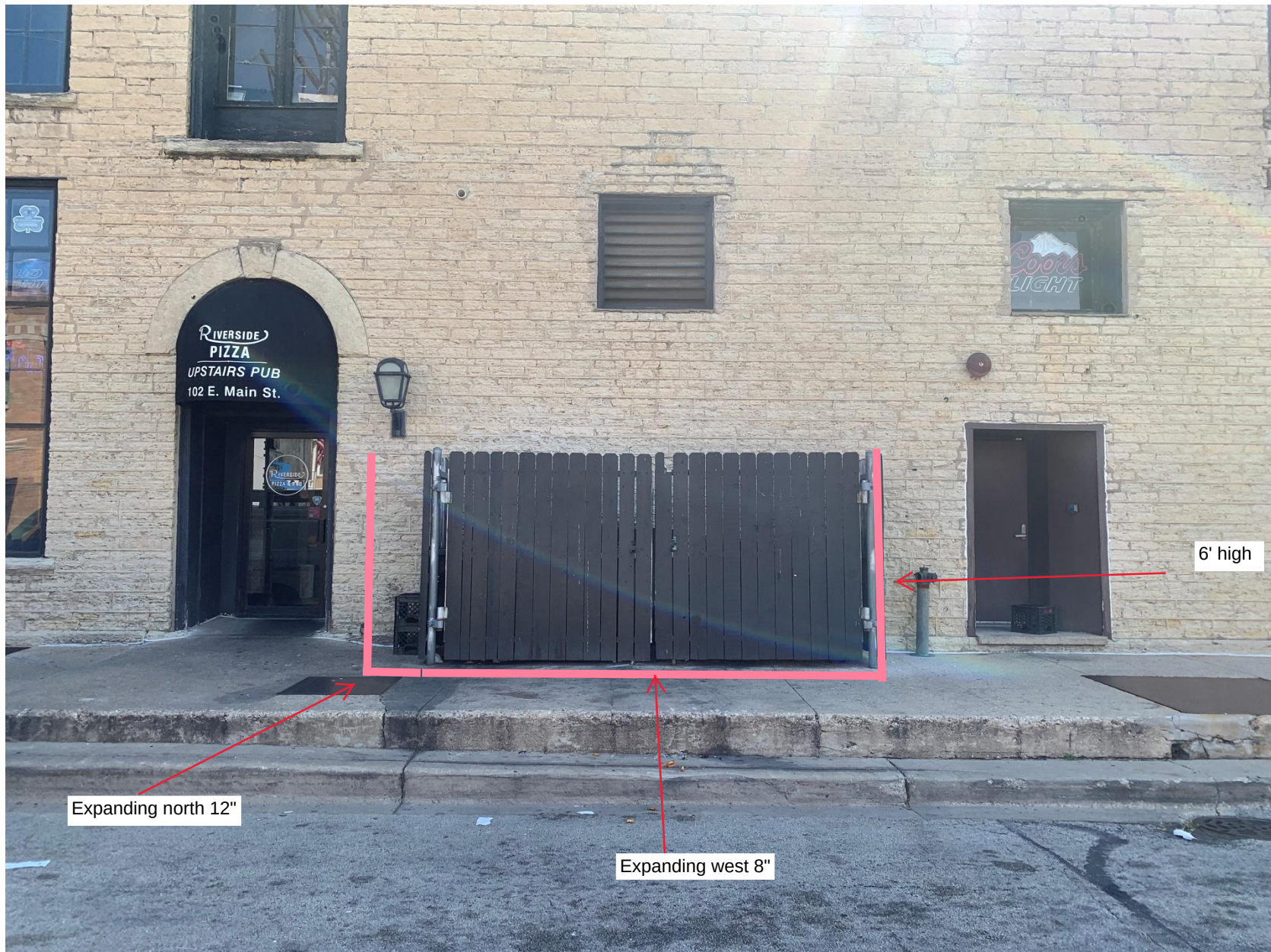
Shadowbox

#### Post Caps & Hardware Available

See Accessories and Hardware PDF for more information and product offerings.



For additional product colors and SKU information please reach out to your Sales Representative.





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 checked="" type="checkbox"/> Major Alteration | <input type="checkbox"/>            | <input checked="" 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:** 1842

**Source:** St. Charles Historical Museum

### Features:

Originally the Franklin Medical School established in 1842. Stucco finish at first floor, lannon stone finish at second floor.



### Address:

102 East Main Street

### Representation in Existing Surveys:

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

**Block No.** 41

**Building No.** 1

### SURVEY DATE:

MAY 1994

ROLL NO. 11

NEGATIVE NO. 12





ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

102 East Main Street

**Remarks:**

West Elevation, showing original stone wall with rounded top windows and cut stone headers.

**Block No. 41**

**Building No. 1**

**ROLL NO. 13**

**NEGATIVE NO. 24**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**