

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

**WEDNESDAY, August 19, 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 August 5, 2026 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 303 E Main Street**
 - b. 208 Indiana Street**
- 6. Grant Applications**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: September 2, 2026**
- 13. Adjournment**

ADA Compliance

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

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

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

4. Presentation of minutes of the July 15, 2026 meeting

A motion was made by Dr. Smunt and seconded by Mr. Cullum with a unanimous voice vote to approve the minutes as presented. Ms. Malay abstained.

5. Certificate of Appropriateness (COA) applications

None.

6. Grant Applications

None.

7. Landmark Applications

a. 211-215 Cedar Avenue

• Public Hearing

A motion was made by Mr. Pretz seconded by Dr. Smunt with a unanimous voice vote to open the Public Hearing.

Ms. Field presented the application for 211-215 Cedar Avenue for Landmark Designation. 211-215 Cedar Ave is simple Prairie style. Built circa 1915. Owned by Frederick Rasmussen and built by Rasmussen and Henry Kohlert. The criteria for designation are as follows:

#4 Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

Prairie style family form of today's duplex.

#6 Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Expanded use of Portland cement and increased use of stucco to create affordable material, smooth finish, and durable protection.

#7 Structure embodies design elements that make it structurally or architecturally innovative.

Double house used solely as rental income productive property.

#8 Property has a unique location or physical characteristics that make it a familiar visual feature.

Border property to the century corners commerce district and Baker Memorial Church.

#10 Property is suitable for preservation or restoration.

A motion was made by Mr. Kessler seconded by Mr. Bandel with a unanimous voice vote to close the Public Hearing.

- **Recommendation**

The Commission discussed changes to number 4 and 8. The Commission decided to change number 4 to "Early stucco duplex pays homage to the Prairie style" and number 8 to add "Located within a highly landmarked area" and "transition from commercial to residential".

The Commission discussed the name of the building and decided on F. Rasmussen Double House.

A motion to recommend approval of 211-215 Cedar Avenue for Landmark status was made by Mr. Bandel seconded by Mr. Cullum with a unanimous voice vote with the changes to number 4 and number 8 of the criteria for landmark designation.

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

None.

9. Other Commission Business

10. Public Comment

11. Additional Business and Observations from Commissioners or Staff

Ms. Field discussed changes proposed for Section 106 at the federal level and who it will affect. She told the Commission she will send out a document with more resources that goes into more details about the changes and resources for those that would like to take action and comment on these changes.

Ms. Field discussed plans for an upcoming education event with the Pottawatomie

neighborhood. She discussed with the Commission about the agenda, the location, and the date.

12. Meeting Announcements: Historic Preservation Commission, August 19, 2026

13. Adjournment

With no further business to discuss the meeting adjourned at 7:49pm.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 303 E Main Street		
	Significance:	Non- Contributing		
	Petitioner:	Dennis Kintop- contractor		
	Project Type:	Fence		
	PUBLIC HEARING		MEETING 8/19/2026	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, Fence specs, plat of survey				
Project Description:				
Requesting to add a 6ft tall woodgrain vinyl fence to the areas marked on the plat of survey (parking lot area and near trash)				
Staff Comments:				
Recommendation / Suggested Action:				
Provide feedback and recommendation of the COA				

APPLICATION FOR COA REVIEW

HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

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

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property: 303 East Main

Use of Property: ☒ Commercial, business name: N2 Workspaces

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☒ Other Fence

☐ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

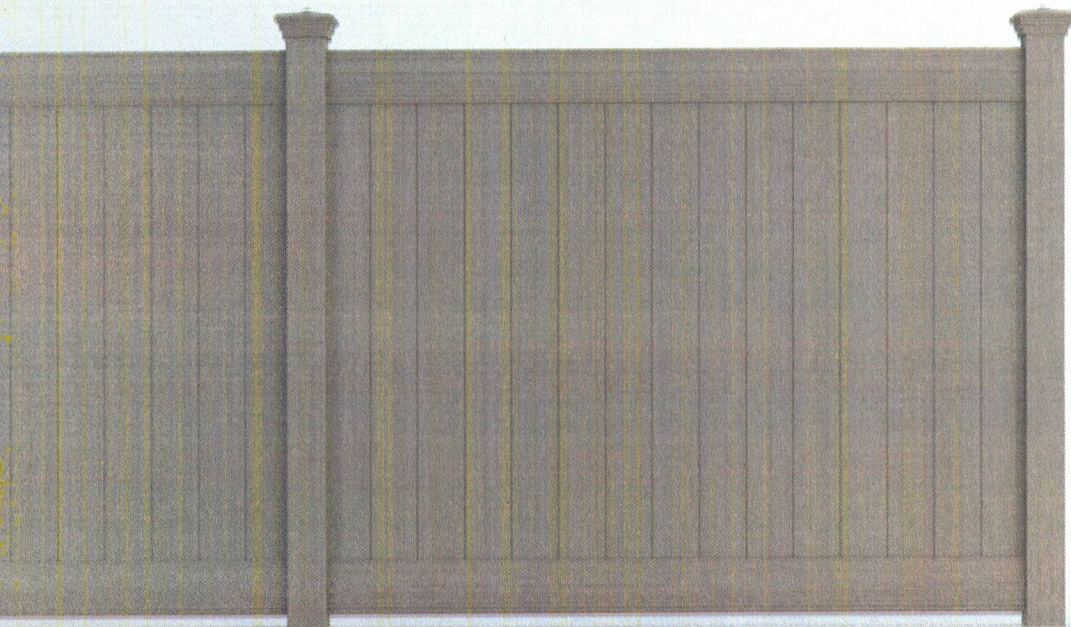
Description:

Replace the fence in existing locations, 6ft tall, woodgrain vinyl fence

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: Dennis Kintop Date: 8/3/2026



VINYL

SOLID VERTICAL PRIVACY

NEWBURY

This gap-free profile stands the test of time, brisk winds and salt marsh air. Keep it timeless with smooth white, sand, clay or gray finishes. Or step it up a notch with textured, virtually maintenance-free woodgrains.

Shown in Weathered Blend

INNOVATIONS

↔ StayStraight®

☀ SolarGuard®

🔒 GlideLock™

||| TimberGrain™

SIZES

Width:
6' and 8'

Height:
4', 5', 6', 7' and 8'

PREMIUM

\$\$\$\$

TimberGrain™ Textured Woodgrains | LX Vinyl Construction

Premium Textured Finishes



WEATHERED
BLEND

SIERRA
BLEND

BRAZILIAN
BLEND

ARCTIC
BLEND

SELECT

\$-\$\$

Smooth Woodgrains | Classic Vinyl Construction

Smooth Woodgrain Colors



WEATHERED
ASPEN

MESQUITE

COASTAL
CEDAR

CYPRESS*

DARK
WALNUT

STANDARD

\$\$\$

Timeless Solid Colors | Classic Vinyl Construction

Standard Smooth Solids



WHITE*

SAND*

CLAY*

GRAY*

Post Caps & Hardware Available

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

Not all colors available in all heights and widths, see specific product page for exact details.

SELECT | 6' X 8' NEWBURY

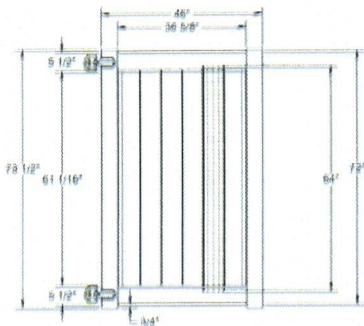
SOLID VERTICAL PRIVACY | VERTEX GRAND RAIL



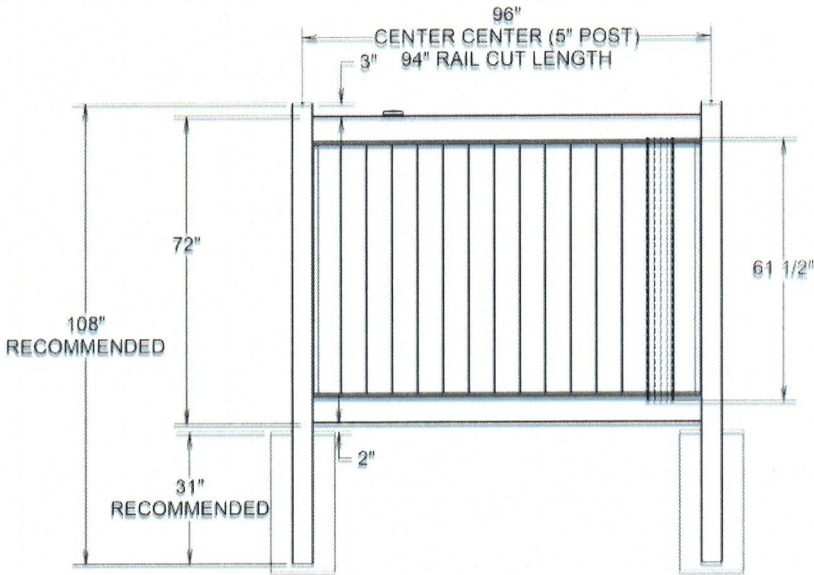
DESCRIPTION	COASTAL CEDAR		CYPRESS	
	QTY	SKU	QTY	SKU
6' x 8' Newbury Solid Vertical Privacy Panel (72") (ET)		73056902		73028034
5" x 5" x 108" Line Post (ET)		73056917		73028010
5" x 5" x 108" Corner Post (ET)		73056918		73028008
5" x 5" x 108" End Gate Post (ET)		73056919		73028009
5" x 5" Pyramid Post Cap		73056835		73013829
5" x 5" New England Post Cap		73045008		73045007
6' x 46" Newbury Solid Vertical Privacy Walk Gate		73056900		73025976
6' x 58" Newbury Solid Vertical Privacy Drive Gate		73056901		73025990
5" x 5" x 106" Gate Post Insert	400466			

QS QuickShip available in White only. Applies to: Fence Panels; Line, Corner, End and Gate Posts; and 4' and 5' Wide Gates.

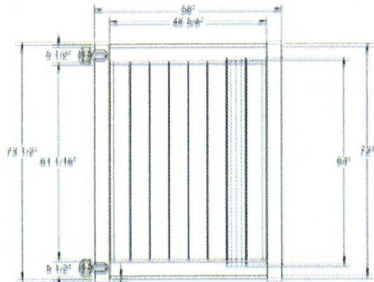
WALK GATE



FENCE PANEL



DRIVE GATE



MATERIAL PER SECTION

QTY	ITEM	DIMENSION
2	Rails	2" x 7" x 94"
15	GlideLock Boards	7/8" x 6" x 61 1/2"
2	U-Channels	7/8" x 1 3/8" x 58.37"

RAIL PROFILE



VERTEX GRAND
2" X 7"

PLAT OF SURVEY

OF PROPERTY DESCRIBED AS:
 LOTS 3, 4, 6, AND THE WEST HALF OF LOT 2, EXCEPT THE SOUTH 12 FEET THEREOF, IN BLOCK 6
 OF THE ORIGINAL TOWN OF ST. CHARLES, KANE COUNTY, ILLINOIS.

POOR ORIGINAL
 Recorder Not Responsible
 For Inaccuracies

E. MAIN STREET

SO. THIRD AVENUE

WALNUT AVENUE



SCALE: 1"=20'



STATE OF ILLINOIS
 COUNTY OF KANE

I, Philip K. Whitcomb, a
 Registered Illinois Land Surveyor,
 do hereby certify that the foregoing
 plat is a true and correct copy of the
 original survey, correctly shows the re-
 lationship of the building to the re-
 corded survey, and that all walls are plumb
 and that there are no encroachments
 or other violations of the laws of this
 State on the said land nor
 overlap of buildings or structures
 from said land.

By *Philip K. Whitcomb*
 PHILIP K. WHITCOMB
 REGISTERED LAND SURVEYOR
 NO. 35-1586
 DUNDEE, ILL.

Dated: 2/5/75



1285405
 REC'D DEC 17 PM 2 00
 KANE COUNTY, ILL.
The Anderson & Sons
 333
 Bul 155 Plat Page 42-43-44

DUNDEE ENGINEERING
 Dundee, Illinois
 Scale: 1"=20'
 Ordered: J. Boone
 Owner: E.S.O.B. - GALLUP
 Page: 1 of 3
 Drawn: A.C.
 Job: 73-4034



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT

ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
☒ Unaltered	☐	☐	☐
☐ Minor Alteration	☐	☐	☐
☐ Major Alteration	☐	☐	☐
☐ Additions	☐	☐	☐
Sensitive to original	☐	☐	☐
Insensitive to original	☐	☐	☐

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: Modern

Date of Construction: 1960-1970's

Source: Field Observation

Features:

Horizontal emphasis with light colored panels in dark brick building. Horizontal bands of windows. Masonry stair tower prominent at west end.



Address:

303 East Main Street

Representation in Existing Surveys:

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

Block No. 49

Building No. 5

SURVEY DATE:

MAY 1994

ROLL NO. 8

NEGATIVE NO. 4



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 16

NEGATIVE NO. 23

Address:

303 East Main Street

Remarks:

Southwest Elevation.

Block No. 49

Building No. 5

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 208 Indiana Street/ 221 S 2 nd Street		
	Significance:	Non- Contributing		
	Petitioner:	Craig Bobowiec - owner		
	Project Type:	Stairs and second story porch		
	PUBLIC HEARING		MEETING 8/19/2026	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, stair and porch specs, plat of survey, example photos				
Project Description:				
• Requesting to replace stairs, railing on stairs, decking, posts, and railing on second story porch. • Stairs and railing will be a white steel (see photo). • Decking will be perpendicular to building. Decking will be Lumber Rock product. Skirt board at bottom of porch will be composite material. Deck joists will be lumber. • Railing on porch will be 2x2 spindles spaced less than 4" apart. More details can be found on the last page of the attachment. • Roof will remain the same. • Posts that connect the railing and the roof will be wrapped with a composite material.				
Staff Comments:				
Recommendation / Suggested Action:				
• Provide feedback and recommendation of the COA				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

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

To be filled out by City Staff

Permit #: 2026 - 01313 Date Submitted: 8 / 10 / 26 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 208 Indiana ST. St. Charles

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

Project Type:

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

Description:

Rebuild old Deck (joists, Decking, Railings) and
replace stairs using steel

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: Craig Bolour Date: 8/3/26

208 Indiana Street, upper deck and stairs project.



Scope of Work

Current deck and joists are over 50 years old and are in need of replacement. Scope of work is to replace decking, railings and posts holding up upper roof overhang with all new materials as shown on sketch drawing and replace stairs in steel with *grated steel tread* (pictures for reference attached). Roof overhand will remain as is.

While stairs are off there is an area of damaged brick on the back side of stairs near the ground that I will have a mason repair as well with left over bricks I have from a prior project that should match.

New railing design



Stairs to look similar but in white



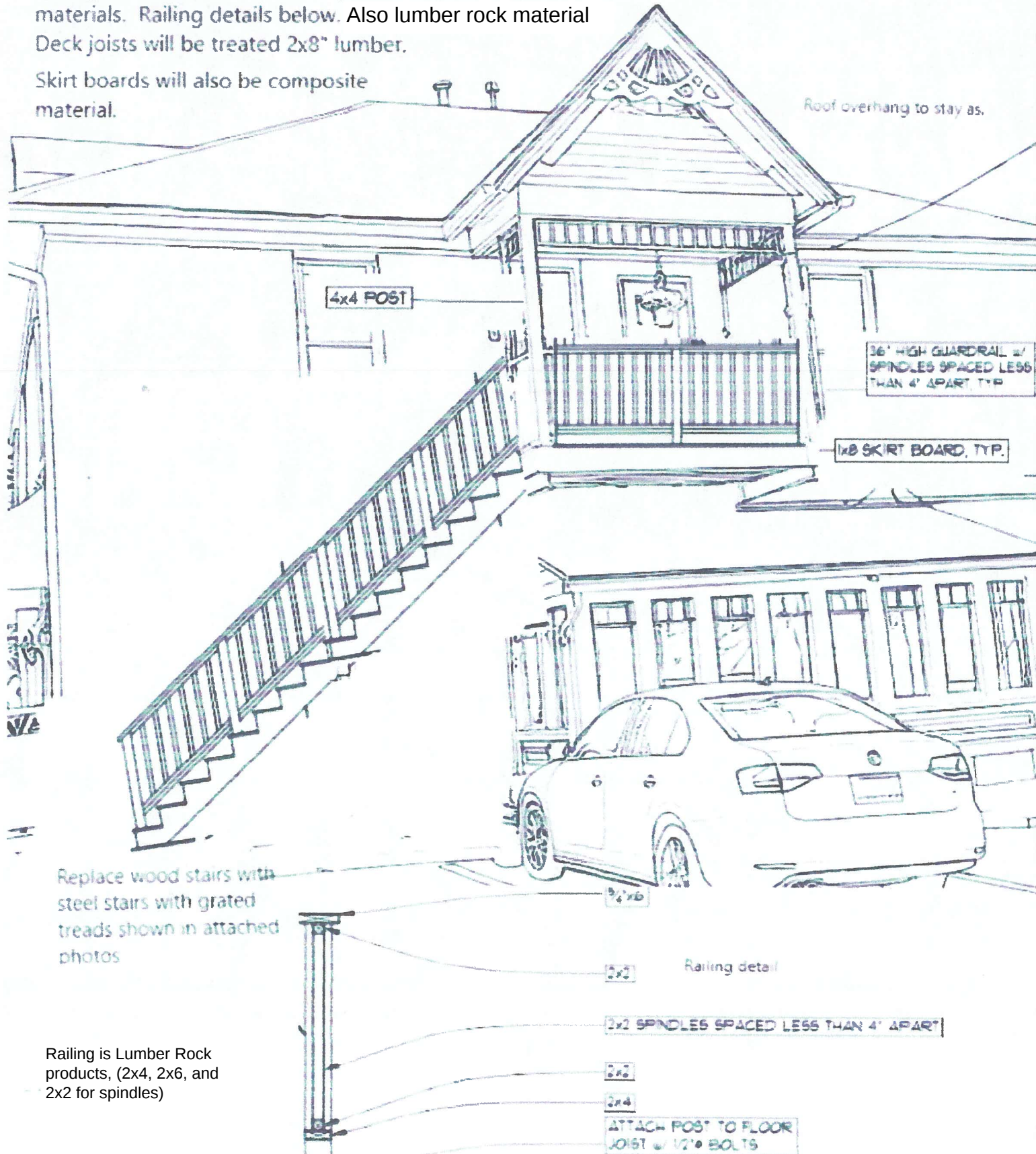
Railing will include similar handrail guard shown



Damage brick to be repaired



- Decking to be replaced using Lumber Rock Advanced PVC 3 1/4" tongue & groove decking.
- Posts will have composite sleeves over them for easy maintenance.
- Railings will be built out of composite materials. Railing details below. Also lumber rock material
- Deck joists will be treated 2x8" lumber.
- Skirt boards will also be composite material.





ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
☐ Unaltered	☐	☐	☐
☐ Minor Alteration	☐	☐	☐
☒ Major Alteration	☒	☐	☐
☒ Additions	☒	☐	☐
Sensitive to original	☐	☐	☐
Insensitive to original	☒	☐	☐

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: NA

Date of Construction: Not known

Source: NA

Features:

Hipped roof, two story structure, brick with stone window sills at second story. Gable dormer with double window at south elevation.



Address:

221 S 2nd Street

Representation in Existing Surveys:

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

Block No. 19

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 3

NEGATIVE NO. 5



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 3

NEGATIVE NO. 6

Address:

221 S 2nd Street

Remarks:

East Elevation

Block No. 19

Building No. 3

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.