

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

**WEDNESDAY, September 30, 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 September 30, 2026 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 221 S 2nd Street**
 - b. 15 N 6th Avenue**
 - c. 11-15 E Main Street**
- 6. Grant Applications**
 - a. 11-15 E Main Street**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: October 7, 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 19, 2026

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

Members Absent: Pretz

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 5 members present. There was a quorum.

3. Approval of Agenda

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

4. Presentation of minutes of the August 5, 2026 meeting

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

5. Certificate of Appropriateness (COA) applications

a. 303 E Main Street

Mr. Kessler abstained from voting.

Mr. Dennis Kintop, contractor, presented the COA for a vinyl woodgrain fence in the rear of 303 E Main Street.

A motion was made by Dr. Smunt and seconded by Mr. Cullum with a unanimous voice vote to approve the COA as presented for 303 E Main Street.

b. 208 Indiana Street

Ms. Malay abstained from voting.

Mr. Craig Bowbowiec, Property Owner, presented the COA for replacing stairs, railing on stairs, decking, posts, and railing on second story porch.

Dr. Smunt asked for confirmation on the railings on the deck and stairs. Mr. Bowbowiec stated the white railing will be on the deck and the stairs will have a metal railing.

Mr. Kessler asked if the stairway would be independent of the building. Mr. Bowbowiec stated the stairs will be independent.

A motion was made by Mr. Bandel and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented for 208 Indiana Street.

6. Grant Applications

None.

7. Landmark Applications

None.

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

None.

9. Other Commission Business

Ms. Malay introduced a potential new Historic Commissioner to the Commission.

10. Public Comment

None.

11. Additional Business and Observations from Commissioners or Staff

Ms. Field updated on Pottawatomie Neighborhood meeting of the location and when letters would be mailed out to property owners.

12. Meeting Announcements: Historic Preservation Commission, September 2, 2026

13. Adjournment

With no further business to discuss the meeting adjourned at 7:20 P.M.

 CITY OF ST. CHARLES ILLINOIS • 1834	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 221 S 2 nd St	
	Significance:		Non- Contributing	
	Petitioner:		Patrick McCann- contractor	
	Project Type:		Demolition, Patio and fence	
	PUBLIC HEARING			MEETING 9/16/2026
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, photos of existing, photos of fences				
Project Description:				
• Requesting to demolish 75sqft part of the building in the rear of the building (near the parking lots). • Requesting to add a concrete patio in place of the demoed building space. • Requesting to put a 6' tall cedar fence for garage enclosure located in parking lot. • Requesting to install a 4' tall black aluminum fence to the left of the north facing entry • Requesting to install a 6' cedar privacy fence on the northeast corner of the new patio				
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: 221 S. 2ND ST. ST. CHARLES, IL 60174

Use of Property: ☒ Commercial, business name: 2ND ST. TAVERN

☐ 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 _____

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

☐ Demolition

Description:

Demo Existing 1-STORY Building. Install 6' Tall
 cedar Privacy Fence @ N.E CORNER and 4' Tall Black
Aluminum Fence

Applicant Information:

Name (print): _____

Address: _____

Phone: _____

Email: _____

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information

Name (print): _____

Address: _____

Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: _____

Date: 8/26/2026



McCann Window and Door

To: St Charles Historical Preservation/Community Development Department

Re: 2nd St. Tavern Exterior Improvements

From: Patrick McCann, Inc. DBA, McCann Window and Door

Date: August 26, 2026

The general purpose of this application to get approval for the use of cedar and aluminum fence so we can then apply for a building permit.

We propose to perform the following overall scope of work at the above address:

- Demo existing 1-story building and associated concrete
- Put in new footing and pour new concrete at a level grade to the existing North facing entry
- Install a 6' tall cedar privacy fence on the NE corner of the new patio
- Install a 4' tall black aluminum fence to the left of the North facing entry, allowing for a opening approximately 4' wide that aligns with current ADA parking space.
- Install 6' tall cedar garbage enclosure

Attached:

- Existing Plate of Survey showing location of proposed patio and garbage enclosure
- Photos of existing building showing location of work
- Photos of proposed cedar fence
- Product data on steel column proposed for use at garbage enclosure
- Photos of aluminum rail

Thank you,

Patrick E. McCann CDT, LEED GA

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el

Dated at Geneva, Illinois, February 2, 1987

Illinois Registered Land Surveyor No. 1740

DONAHUE and THORNHILL, INC.

GENEVA ILLINOIS



Handwritten note in red ink: "Katie - 10/10/10"

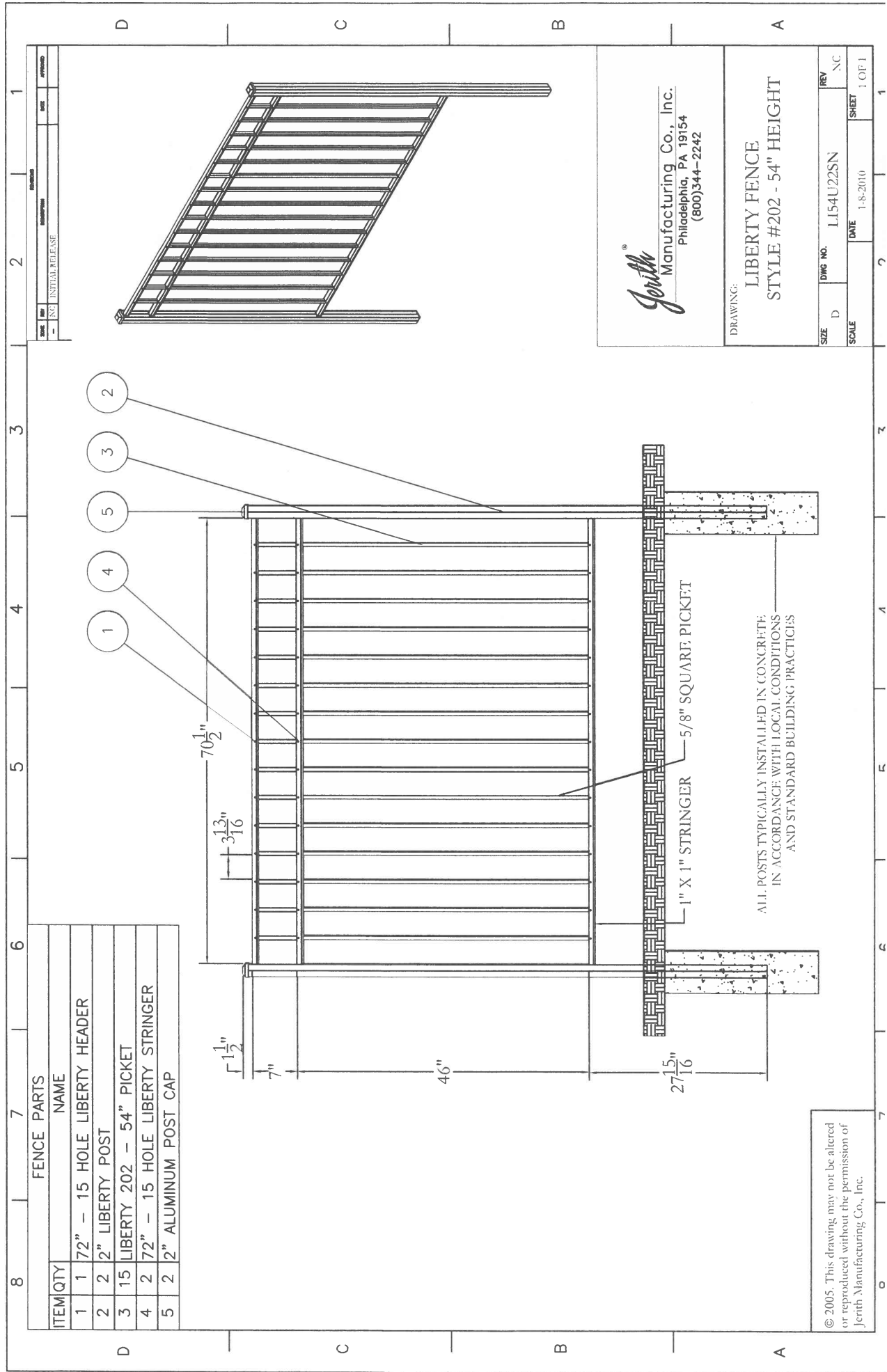




Demo
Bldg
1st story

Location of
Aluminum Fence





REV	DESCRIPTION	DATE	BY
1	INITIAL RELEASE		

ITEM	QTY	NAME
1	1	72" - 15 HOLE LIBERTY HEADER
2	2	2" LIBERTY POST
3	15	LIBERTY 202 - 54" PICKET
4	2	72" - 15 HOLE LIBERTY STRINGER
5	2	2" ALUMINUM POST CAP

Jerith
 Manufacturing Co., Inc.
 Philadelphia, PA 19154
 (800)344-2242

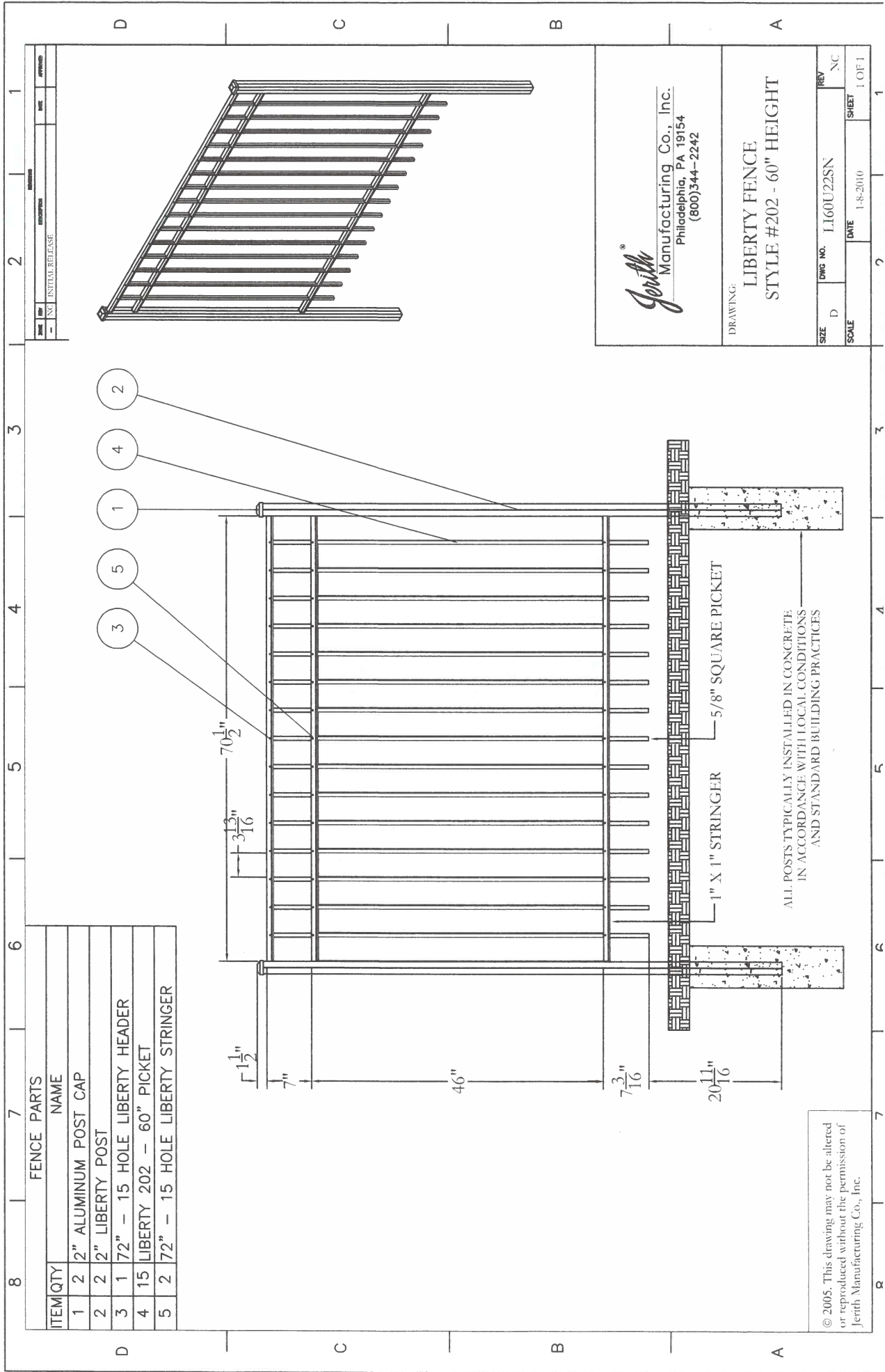
DRAWING:

LIBERTY FENCE
STYLE #202 - 54" HEIGHT

SIZE	D	DWG NO.	LI54U22SN	REV	NC
SCALE		DATE	1-8-2010	SHEET	1 OF 1

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FOR MATERIAL USE PURPOSES ONLY. HEIGHT AND CONNECTIONS MAY VARY





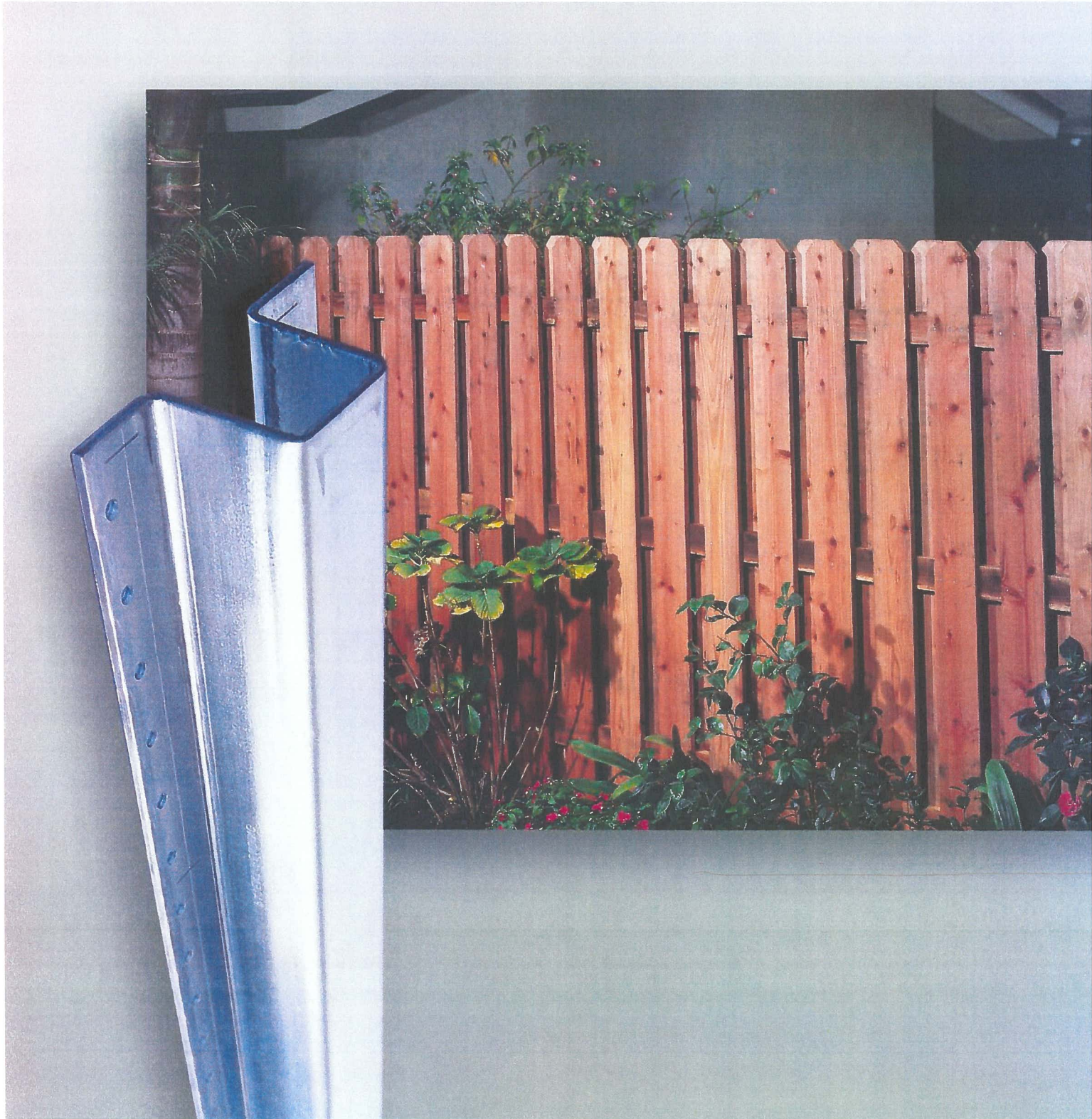
Space between boards on 1st row



Space filled by 2nd row of boards



PostMaster[®] Steel Posts



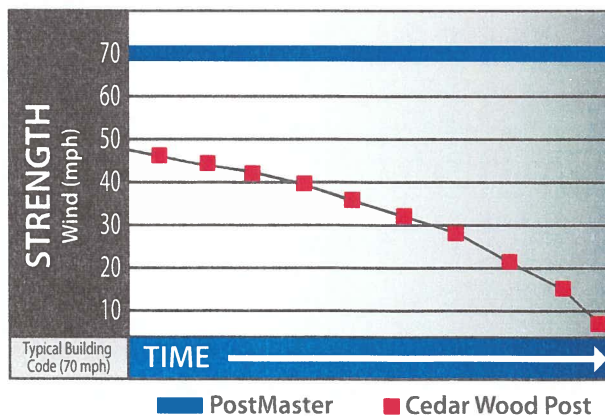
PostMaster® Delivers...

Master Halco's patented PostMaster steel post for wood fencing is engineered to provide you with the strength of steel without sacrificing the natural beauty of wood. Constructed of structural steel with a heavy galvanized coating, PostMaster can withstand high winds and heavy rain and will never rot or warp. Master Halco guarantees it - every PostMaster steel post is backed by a 15-year limited warranty.* PostMaster provides longevity and performance in a wood fence system which results in uncompromised value.



Why use a steel post when I could use wood?

Wood posts rot over time and can warp or twist due to rain, wind or extreme temperatures. The integrity and appearance of a wood fence is lost after the wood posts begin to rot from exposure or termite infestation. This deterioration weakens the post, sometimes to the point where it can no longer hold the fence up. PostMaster gives an ordinary wood fence the strength of steel.



A Tradition of Fencing Solutions

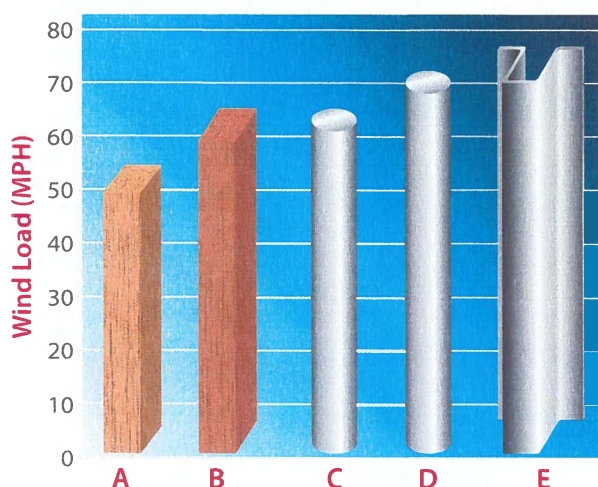
MasterHalco.com | 888-MH-Fence

*See actual warranty for details

The Strength of Steel and the Beauty of Wood

Will steel posts withstand high winds?

Yes, if properly engineered. Steel posts are available in a wide range of weights (gauges) and strengths. PostMaster® posts are designed to withstand a 70-mph wind load (6' Privacy fence with posts spaced every 8') determined in accordance with the requirements of the 1994 Uniform Building Code for exposure "B". This is the requirement for building departments in many cities. Be sure to check your local requirements and space your posts accordingly.



- A** - Cedar (4 x 4) / **49 MPH**
- B** - Redwood (4 x 4) / **59 MPH**
- C** - Tube (2-3/8 x .065) / **61 MPH**
- D** - Pipe (2-3/8, Sch 40) / **68 MPH**
- E** - **PostMaster** / **70 MPH**

Will PostMaster rust?

PostMaster's open design keeps moisture from collecting and the heavy galvanized (zinc) coating helps prevent premature rusting. PostMaster is manufactured using a steel base material conforming to the requirements of ASTM A 653, coating designation G90 galvanized (zinc) coating.

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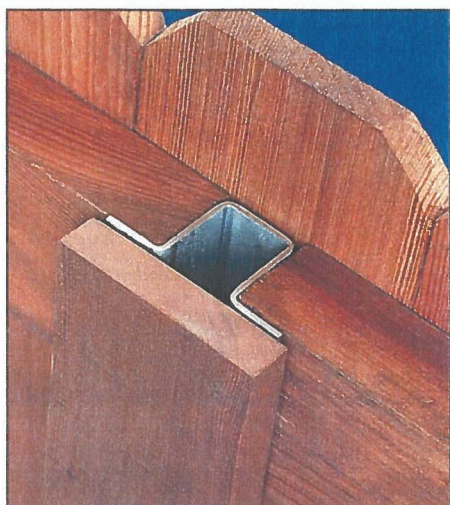
Is PostMaster more expensive than wood posts?

Only slightly. Good quality materials, like good workmanship, always cost a little more. While the initial cost of PostMaster may be slightly more than a wood post, and often less expensive than heavy pipe posts with brackets, the cost of future maintenance outweighs the benefits of a lower initial price.



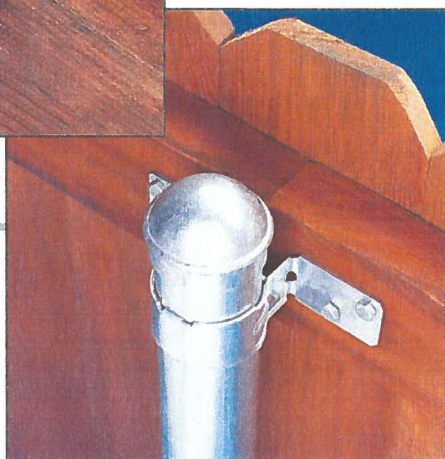
Will a steel post cause any adverse affects to the environment?

No. PostMaster is made from recycled steel. Chemically treated wood fence posts raise concerns about safety and suitability for residential use, and some warranties for chemically treated posts have exclusions for ground contact.



Do I have to sacrifice the look of wood?

No. PostMaster's in-line design can be easily covered or concealed with matching wood, retaining the esthetics of a wood fence. It can be finished with both sides identical - a true good neighbor fence.

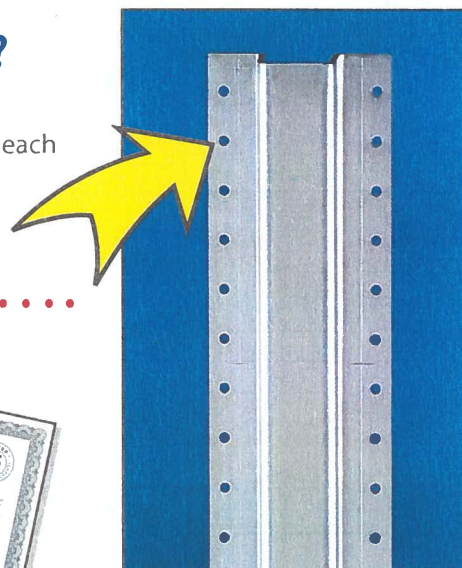


Wood fences built with steel pipe posts and brackets are unsightly because they protrude from the line of fence.



Is PostMaster hard to install?

No. Unlike most other steel posts which require brackets and/or fittings, PostMaster has pre-punched holes on each flange for attaching rails, eliminating the need for expensive brackets for most designs.



Are all product warranties the same?

A warranty is only as good as the company that stands behind it. You should understand the reputation of the company behind the warranty.

PostMaster's 15-year limited warranty is as strong as the company that stands behind it.



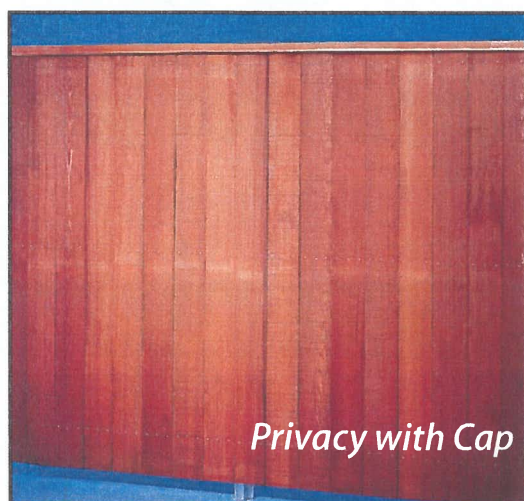
A Tradition of Fencing Solutions

MasterHalco.com | 888-MH-Fence

PostMaster® Works With Most Styles

Will PostMaster limit my design options?

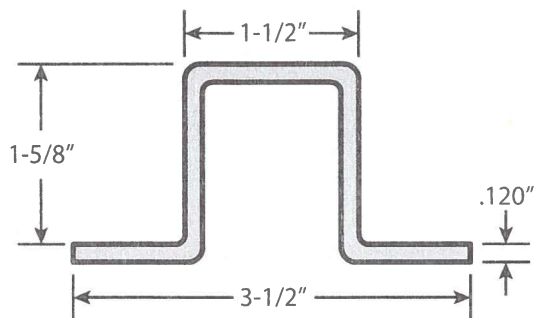
No. You are only limited by your imagination. PostMaster can be incorporated with most wood fence styles, adding natural beauty and warmth that only a wood fence can provide. Your professional fence contractor can help you with a design that is right for you and can assure proper installation practices for your local conditions.



Technical Information



The Original!



Dimensions:	3-1/2" x 1-3/4"	88.90mm x 44.45mm
Dimensions (hole):	Dia. .200" @ 1" O.C.	Dia. 5.08mm @ 25.40mm O.C.
Thickness:	.120"	3.05mm
Weight:	2.64 lbs/ft	3.93 kg/m
Material:	Galvanized (Zinc) Coated Steel	
Coating Designation:	G90	

US Patents 6,173,945 and 6,530,561

For all your fencing needs, you can trust **MASTER HALCO.**

As North America's leading manufacturer and wholesale distributor of perimeter security and fencing, we are the provider of choice for thousands of professional fence and security contractors and quality building material retailers. Since 1961, we have been the industries' premier fencing provider.

We offer a complete line of high quality fence systems in both traditional and unique styles. Our full line of products include vinyl, wood, ornamental, and chain-link fences and automated gates for residential, commercial, industrial, and high security applications.

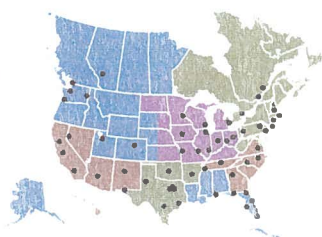


A Tradition of Fencing Solutions

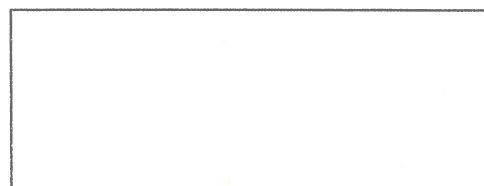
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Branch service centers are located throughout North America.

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Available from:



	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 15 N 6 th Avenue		
	Significance:	Contributing		
	Petitioner:	Natalia Sirko		
	Project Type:	Sign		
	PUBLIC HEARING		MEETING 9/30/2026	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 survey, look of sign				
Project Description:				
Requesting a wood sign for the front entrance.				
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: 15 N. 6th ave, st. charles, 60175

Use of Property: ☒ Commercial, business name: The foxy exchange

☐ 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:

Wooden Sign hanging from porch and/or
Wooden sign hanging from post in yard
which is already installed from previous
business at this location.

Porch also already has installed hanging
Clips from previous business as well.

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: Natalie Date: 8-24-26





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: Stick

Date of Construction: 1860-1890

Source: A Field Guide to American Houses

Features:

Cross gable roofs on two story structure with steeply sloping roofs and shingle texture in front facing gable ends. Mansard shingled hood over first floor window at front facade.



Address:

15 North 6th Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 45

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 15

NEGATIVE NO. 30



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. 29

Address:

15 North 6th Avenue

Remarks:

North Elevation.

Block No. 45

Building No. 3

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

 CITY OF ST. CHARLES ILLINOIS • 1834	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 11-15 E Main Street	
	Significance:		Contributing	
	Petitioner:		Douglas Kimber - owner	
	Project Type:		Doors	
	PUBLIC HEARING			MEETING 9/30/2026
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, look of new doors, photos of existing, architectural survey, scope of work				
Project Description:				
Requesting to replace existing deteriorating doors with 5 fiberglass doors.				
Staff Comments:				
This is paired with a Façade Improvement Grant.				
Recommendation / Suggested Action:				
Provide feedback and approval of the COA				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

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

To be filled out by City Staff

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

APPLICATION INFORMATION

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

Use of Property: ☒ Commercial, business name: FOX BUILD, SMITTYS

☐ 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:

REPLACE DETERIORATING OLD WOODEN DOORS WITH
Fiberglass doors
THAT CLOSE AND
SEAL PROPERLY.

Applicant Information:

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

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

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

APPLICANT/AUTHORIZED AGENT SIGNATURE

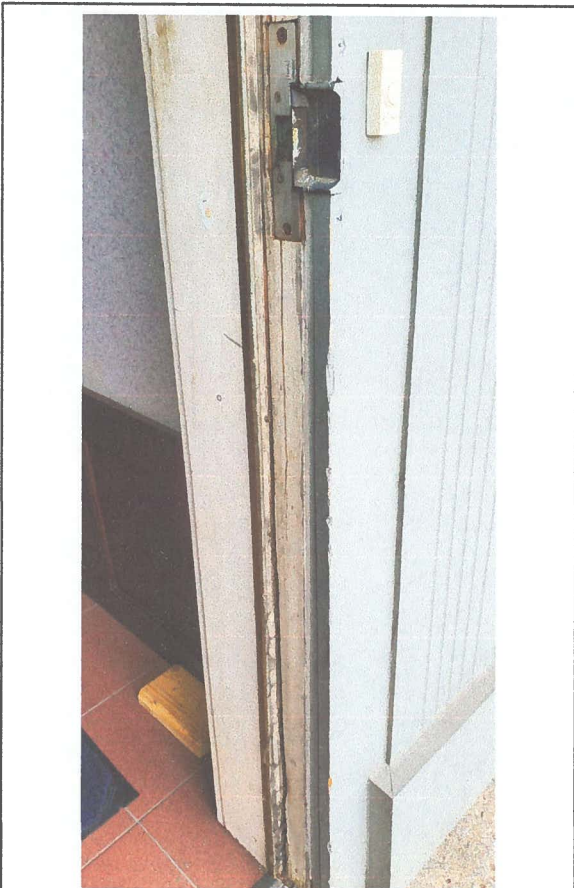
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

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

11 – 15 Main St. Existing Doors



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



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



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



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



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



15 E. Main Back Door (Smitty's)



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

Scope of Work

2	The following doors are to be installed (5): SMITTY'S FRONT DOOR (1): 1-3/4" X 3/0 X 6/8 LH-INSWING #S6021-LE SMOOTH-STAR 1-LITE OVER 1-PANEL FIBERGLASS ENTRY DOOR, PREHUNG ON 8-5/8" PRIMED DURARAME, ANTIQUE BRASS HINGES, ****DEADBOLT (DB1) BORE ONLY****, 2-3/4" BACKSET, NO BRICKMOULD, ADA-BRONZE SILL, EXTERIOR ONLY DOOR & FRAME PREFINISHED WITH GRANITE PAINT; 3/4" X 3-1/2" FJ-PRIMED PINE S4S; 3/4" X 5-1/2" FJ-PRIMED PINE S4S; 3/4 X 3 1/2 POPLAR CASING (SPECIFY 2-10', 1-8'); 1 1/16 X 3 1/2 X 3 1/2 POPLAR ROSETTE WITH CIRCLE; # F92-PLY-609 PLYMOUTH EXTERIOR DUMMY HANDLE, ANTIQUE BRASS; # B60-609 SINGLE CYLINDER DEADBOLT, AGED BRONZE; KEY ALIKE CHARGE; # 71-609 ANTIQUE BRASS PUSH PLATE
3	BUILDER'S FRONT ENTRY DOORS (2): 1-3/4" X 3/0 X 85" UNIT HEIGHT LH-OUTSWING #S6021-LE SMOOTH-STAR 1-LITE OVER 1-PANEL FIBERGLASS ENTRY DOOR, PREHUNG ON 5-1/4" PRIMED DURARAME, ANTIQUE BRASS HINGES, NO BRICKMOULD, OUTSWING-BRONZE SILL, EXTERIOR ONLY DOOR & FRAME PREFINISHED WITH GRANITE PAINT; 1-3/4" X 3/0 X 85" UNIT HEIGHT RH-OUTSWING #S6021-LE SMOOTH-STAR 1-LITE OVER 1-PANEL FIBERGLASS ENTRY DOOR, PREHUNG ON 7-1/4" PRIMED DURARAME, ANTIQUE BRASS HINGES, ****DEADBOLT (DB1) BORE ONLY****, 2-3/4" BACKSET, NO BRICKMOULD, OUTSWING-ADA BRONZE SILL, EXTERIOR ONLY DOOR & FRAME PREFINISHED WITH GRANITE PAINT; 3/4" X 5-1/2" FJ-PRIMED PINE S4S; 3/4" X 3-1/2" FJ-PRIMED PINE S4S; # F92-PLY-609 PLYMOUTH EXTERIOR DUMMY HANDLE, ANTIQUE BRASS; # B60-609 SINGLE CYLINDER DEADBOLT, AGED BRONZE; KEY ALIKE CHARGE; # 2701XBSP BLACK MECHANICAL CLOSER; # 6100X36 PANIC BAR; # 446XBSP CLASSROOM EXTERIOR LEVER TRIM
4	SMITTY'S SIDE DOOR (1): 1-3/4" X 3/0 X 6/8 LH-OUTSWING #S206-LE 1-LITE OVER 2-PANELS FIBERGLASS DOOR, PREHUNG ON 4-9/16" PRIMED DURAFRAME, ANTIQUE HINGES, **NO BORES**, NO BRICKMOULD, ADJUSTABAE BRONZE SILL, EXTERIOR DOOR & FRAME ONLY PREFINISHED WITH GRANITE PAINT; 2.57 82.24 16 PFP1X4 3; 3/4 X 9 1/4 POPLAR S4S; # 2701XBSP BLACK MECHANICAL CLOSER; # 6100X36 PANIC BAR; # 446XBSP CLASSROOM EXTERIOR LEVER TRIM
5	LARGE BUILDER STAIRWELL DOOR (1): 1-3/4" X 2/6 X 89-3/4" UNIT HEIGHT, RH-OUTSWING # G01110-EX 1-LITE OVER 1-PANEL SQUARE TOP MAHOGANY (PAINT GRADE) EXTERIOR DOOR WITH ARCH TOP CLEAR INSULATED GLASS, WITH B2J-STICKING & #264-PANEL RAISE, PREHUNG ON 6" MAHOGANY EXTERIOR FRAME, ANTIQUE BRASS HINGES, NO BORE, NO BRICKMOULD, WITH OUTSWING BRONZE SILL; # 6100X36 PANIC BAR; # 446XBSP CLASSROOM EXTERIOR LEVER TRIM

11 and 15 E Main St front doors

Smooth-Star®

Style No. S206 | Half Lite 2 Panel | Glass Name: Clear 1 Lite No Grid

Overview

Features &
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Reviews &
Questions

Where to Buy

Design Your
Door

Order Finish
Samples



PAINT OPTIONS



AVAILABLE SIZES



LITERATURE

[Full-Line Catalog](#)
[Door System Brochure](#)
[Warranty](#)
[Tru-Defense Warranty](#)
[Technical Manuals](#)
[Building Codes](#)
[Door Specifications and Data](#)
[3 Part Spec](#)
[Building Codes](#)

Smitty's side door



FIND
INSPIRATION

EXPLORE
PRODUCTS

PROJECT
CENTER

TECHNICAL
INFORMATION

WHERE
TO BUY

Search for doors, products...



Smooth-Star®

Style No. S6021 | Half Lite 1 Panel | Glass Name: Clear 1 Lite No Grid

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AVAILABLE SIZES



LITERATURE

Full-Line Catalog

Door System Brochure



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: Commercial Vernacular

Date of Construction: 1890-1910

Source: Field Observation

Features:

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



Address:

13-15 1/2 East Main Street

Representation in Existing Surveys:

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

Block No. 46

Building No. 3

SURVEY DATE:
MAY 1994

ROLL NO. 7

NEGATIVE NO. 31



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 6

NEGATIVE NO. 1

Address:

13-15 1/2 East Main Street

Remarks:

East Elevation.

Block No. 46

Building No. 3

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 11-15 E Main Street		
	Significance:	Contributing		
	Petitioner:	Douglas Kimber - owner		
	Project Type:	Doors		
	PUBLIC HEARING		MEETING 9/30/2026	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Quote, application				
Project Description:				
• 50 % reimbursement for: Replacement and installation of storefront doors. • The work will include replacing 5 doors with new fiberglass doors. • The commercial grant is \$40,000 this period with a maximum of \$10,000 at 30ft of horizontal façade, over 30ft is pro rata. • The total project costs \$35,800 • The total horizontal frontage of the property is over 60ft. The building is on a corner of two streets. A 50% grant would give 11-15 E Main St \$17,900.				
Staff Comments:				
This is paired with a COA.				
Recommendation / Suggested Action:				
• Provide feedback and recommendations				

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

☒ Commercial

☐ Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

11-15 E. MAIN ST.

Property Identification Number:

2017 K066164

Applicant Name:

BUILDSPACE HOLDINGS / DOUGLAS A. KIMBER



Project Description:

NEW EXTERIOR DOORS TO REPLACE DETERIORATING OLD
WOODEN DOORS. THE NEW DOORS WILL BE Fiberglass

Total Cost Estimate:

\$ 35,800

Submittal Checklist:

☒ \$50 Application Fee

☒ **Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project. ATTACHED

☒ **Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.

☒ **W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

CMR Painting, Inc.
403 S 5th Ave, St. Charles IL, 60174
630.967.4419



PROPOSAL

September 1, 2026

PROPOSAL FOR:
Doug Kimber
630-606-1858
dakimber2@gmail.com

PROJECT:
11 E Main Street, St. Charles, IL Exterior Door Replacement

PROPOSAL #644

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
EXTERIOR DOOR REPLACEMENT	1	\$35,800.00	\$35,800.00
Remove all existing doors indicated (5)			
Haul debris and doors off site and dispose			
The following doors are to be installed (5):			
SMITTY'S FRONT DOOR (1): 1-3/4" X 3/0 X 6/8 LH-INSWING #S6021-LE SMOOTH-STAR 1-LITE OVER 1-PANEL FIBERGLASS ENTRY DOOR, PREHUNG ON 8-5/8" PRIMED DURARAME, ANTIQUE BRASS HINGES, ****DEADBOLT (DB1) BORE ONLY****, 2-3/4" BACKSET, NO BRICKMOULD, ADA-BRONZE SILL, EXTERIOR ONLY DOOR & FRAME PREFINISHED WITH GRANITE PAINT; 3/4" X 3-1/2" FJ-PRIMED PINE S4S; 3/4" X 5-1/2" FJ-PRIMED PINE S4S; 3/4 X 3 1/2 POPLAR CASING (SPECIFY 2-10', 1-8'); 1 1/16 X 3 1/2 X 3 1/2 POPLAR ROSETTE WITH CIRCLE; # F92-PLY-609 PLYMOUTH EXTERIOR DUMMY HANDLE, ANTIQUE BRASS; # B60-609 SINGLE CYLINDER DEADBOLT, AGED BRONZE; KEY ALIKE CHARGE; # 71-609 ANTIQUE BRASS PUSH PLATE			
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Install all hardware indicated above			
Caulk all newly installed trim			
Apply two finish coats of color match to all newly installed trim			
Use caution tape in work areas as necessary			
Clean up daily, thorough cleanup upon completion			
Lead time on doors is 7-8 weeks			
TOTAL			\$35,800.00

Any work performed above and beyond the scope as described above shall be billed on a separate change order

EXCLUSIONS:

AGREED AND ACCEPTED:

Date: