

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

**WEDNESDAY, MAY 7, 2025 – 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Presentation of minutes of the April 2, 2025 meeting**
- 5. Election of Officers**
- 6. Certificate of Appropriateness (COA) applications**
 - a. 328 S. 7th St.**
 - b. 216 Riverside Ave.**
 - c. 101 E. Main St.**
 - d. 8 Indiana St.**
- 7. Grant Applications**
 - a. 605 W. Main St.**
 - b. 216 Riverside Ave.**
 - c. 8 Indiana St.**
- 8. Landmark Applications**
- 9. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 10. Other Commission Business**
- 11. Public Comment**
- 12. Additional Business and Observations from Commissioners or Staff**
- 13. Meeting Announcements: May 21, 2025**
- 14. 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 (TDD), 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, APRIL 2, 2025

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

Members Absent: None

Also Present: Russell Colby, Director of Community Development

1. Call to Order

Ms. Malay called the meeting to order at 7:00 P.M.

2. Roll Call

Mr. Colby called Roll with 5 members present. There was a quorum.

3. Approval of Agenda

Mr. Kessler requested to add an item under Other Commission Business regarding an email from Geneva HPC, as item 9a.

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

4. Presentation of minutes of the March 19, 2025 meeting

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

5. Certificate of Appropriateness (COA) applications

a. 31 S. 1st st

Mr. Colby presented the COA for removal of existing signs and installation of two new channel letter wall signs for the second floor office tenants in the First Street parking garage building.

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

b. 328 S. 7th St.

Hannah Godby and Cole Rechia, owners, presented a COA to install a white vinyl fence in the rear yard. The white was intended to match the house trim color.

Mr. Pretz noted the white coloring can be very bright and stand out, and is often shiny. He suggested that something more muted in color or finish is preferred.

Dr. Smunt noted he lives nearby. He suggested that the white trim is more of an accent and not a field color on the house, so something matched to the deck for example might be more appropriate, with a darker wood color and texture similar to a woodgrain. He noted the design of the proposed fence is good otherwise, and synthetic material is appropriate if the texture is addressed.

Ms. Rice complimented the open top fence design, but noted the fence is very solid like a wall. Ms. Godby noted they have a dog and they want to also block the dog's view out.

Mr. Kessler supported the design but a matte or woodgrain texture, in brown or grey, would be appropriate.

The applicant will return with other options based on the Commission discussion.

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

c. 311 Park Ave.

Mr. Colby presented a COA to replace an existing rear, basement level double door with a fiberglass door. Dr. Smunt noted the design will allow the second door to be opened. Mr. Kessler noted the fiberglass material will be an improvement over the existing wood clad door.

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

d. 112 N. Riverside Ave.

Tony Cavallo, Assistant Fire Chief, apologized for not appearing before the Commission sooner regarding the request to install a new emergency siren. He introduced Mark Chmura of the Emergency Management Agency.

Mr. Chmura said a new siren is being installed to replace an existing old downtown siren located in the cupola of the Old City Hall building. A number of locations were considered but it was determined this the proposed location was most optimal.

Mr. Kessler asked about alternate locations such as the existing cupola or rooftop of the fire station. Mr. Chmura said any location like this would require engineering study to determine if the siren could be supported and might require structural improvements to carry the weight and account for the siren movement. The study costs alone would be significant. The pole placement is the simplest installation.

The Commission discussed that the chosen pole location is out of way among other similar utility

poles, so the location is appropriate, and it may not be the long-term permanent location depending on what happens with the adjacent police station property. The Commission appreciated that different options were evaluated.

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve the COA as presented.

e. 213 S. 3rd St.

Applicant Maria Munoz was present. The Commissioners noted that the approved plans were not followed.

Ms. Munoz said the columns were found to be deteriorated and required replacement. An appropriate wood column was used.

Mr. Kessler noted a number of concerns. The columns probably were not original, but they were old growth wood, and the new columns do not appear to be vented, which could lead to moisture in the column. Regarding the railings, the design appears more like a deck than a porch. He observed exposed hardware, and some planes are not aligned. He noted the historical handrail design was missing. Regarding the stairs, the approved width was not followed.

Ms. Munoz noted an issue with the concrete stoop not being wide enough for the stairs, without needing to extend or cut into the driveway. They followed the previously existing width.

Ms. Rice noted the hardware is stark on the front. She said the railings need an appropriate top and bottom rail. She supports the approved stair width and not narrow design as constructed.

Dr. Smunt asked about the metal stair railings. Ms. Munoz said these could potentially be reused.

Dr. Smunt said the balustrade in the plan was not what was used. He is OK with the column replacement. He noted the lattice framing was not complete. He asked about whether trim boards could be used to conceal the framing, but noted the decking overlap did not appear sufficient to install trim. He said there were a whole number of errors vs. the plans. He asked about painting or staining. Ms. Munoz said the plan was to paint and stain to match, which should conceal the hardware.

Mr. Pretz said going forward we need to be comfortable knowing exactly what you will do.

Ms. Malay confirmed the stair stringers were not in place at the time of the framing inspection. Ms. Munoz confirmed.

The Commission discussed that any changes will require updated drawings. The Commission discussed the following conditions going forward:

- Columns- Venting (recommendation only- not a requirement)

- Porch railings- Provide elevations with appropriate top and bottom rails
- Trim boards- Determine if any can be added to conceal the hardware and provide a more finished look– this may be determined later
- Stairs- To be full width per the approved plan, preference is to match the railings on the deck
- Lattice to be framed.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to table approval the request for any changes to the COA.

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

9a. Geneva HPC Email- Mr. Kessler discussed a contact from Geneva HPC on their interest in creating review checklists for restoration vs. renovation projects. The Commission discussed how the St. Charles HPC has been successful by reviewing all buildings and projects individually and having flexibility to negotiate, any not necessarily following rigid checklists.

10. Public Comment


11. Additional Business and Observations from Commissioners or Staff

The Commission discussed the commissioner openings and the new Mayoral appointments in May. There was an interest to verify if the architect or business positions were required by the state CLG program. There was a discussion about a pre-meeting with potential new commissioners and attendance at a meeting before appointment.

12. Meeting Announcements: April 16, 2025

13. Adjournment

With no further business to discuss the meeting adjourned at 8:08 P.M.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 328 S 7 th St		
	Significance:	Non-Contributing		
	Petitioner:	Hannah Godby		
	Project Type:	Fence		
	PUBLIC HEARING		MEETING 5/7/2025	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:		
Previous Application and photos				
Project Description:				
<ul style="list-style-type: none"> This item was tabled on 4/2/25. Previously, the applicant asked about surface appearance and texture. The proposed fence was a white vinyl. The Commission recommended stain and not paint that could be a solid color stain such as neutral or earth tone colors. Ms. Godby and Mr. Recchia want to bring forward the wood fence with an example at the end of this section of the packet. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on 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: 328 S 7th St Saint Charles, IL 60174

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

Project Type:

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

Description:

The revised plan is a wood fence painted white. See attached picture.

The plan is for the fence to go from where our porch ends on the south side of our house
around and to where our driveway ends on the north side of our house.


Applicant Information:

Name (print): Cole Recchia and Hannah Godby
Address: 328 S 7th St Saint Charles, IL 60174
Phone: 224-800-0288 OR 270-507-7077
Email: colerecchia@gmail.com OR hannahgodby@gmail.com

Applicant is (check all that apply):


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

Property Owner Information (if not the Applicant)

Name (print): Cole Recchia and Hannah Godby
Address: 328 S 7th St Saint Charles, IL 60174
Signature: 

APPLICANT/AUTHORIZED AGENT SIGNATURE

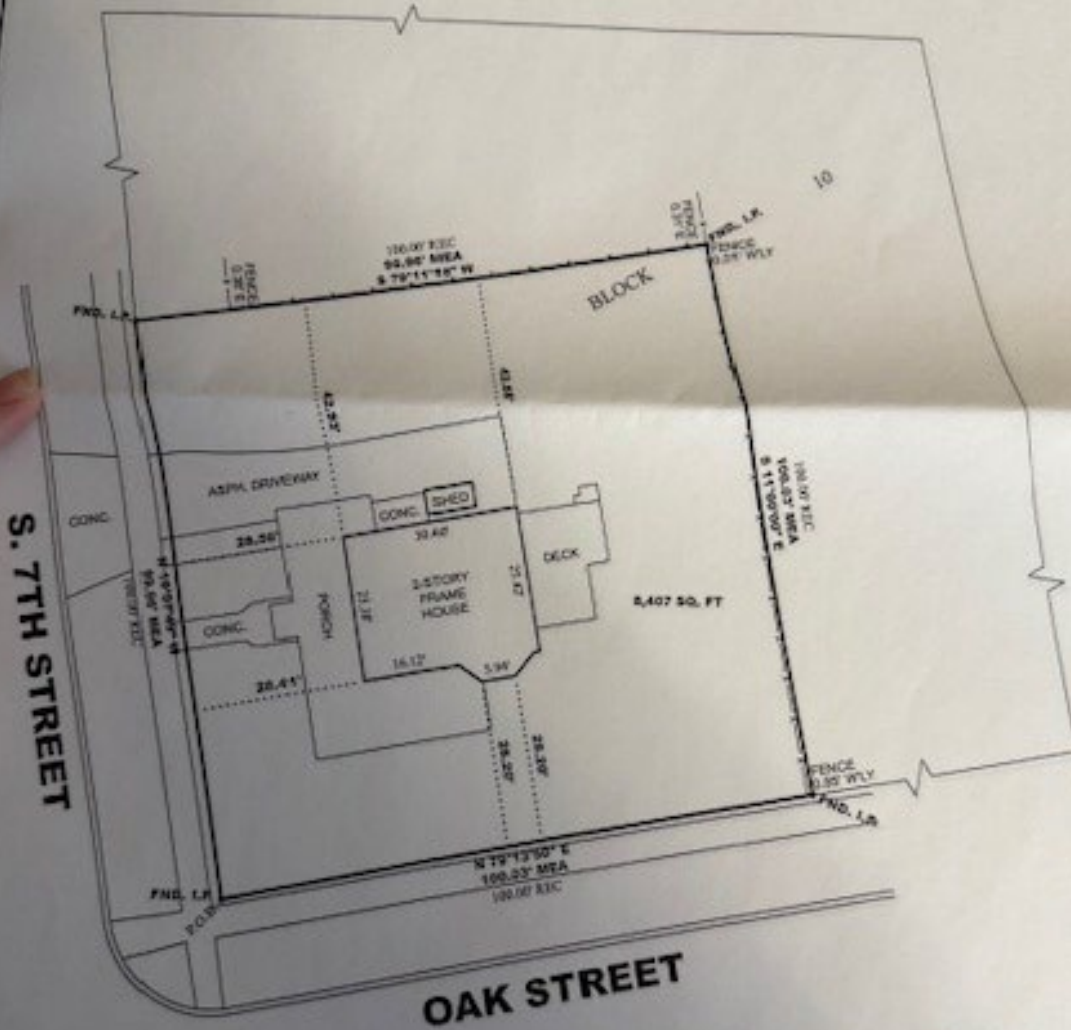
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature:  Date: 03/25/2025

POINT OF INTERSECTION OF THE EASTERLY LINE OF SEVENTH STREET SOUTH WITH THE NORTHERLY LINE OF THE OAK STREET. THENCE NORTHERLY ALONG SAID EASTERLY LINE 100 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF OAK STREET, 100 FEET TO A POINT 10 RODS WESTERLY FROM AND AT RIGHT ANGLES TO THE WESTERLY LINE OF SIXTH STREET SOUTH; THENCE SOUTHERLY AND PARALLEL WITH SAID WESTERLY LINE, 100 FEET TO THE NORTHERLY LINE OF OAK STREET, THENCE WESTERLY ALONG THE NORTHERLY LINE 100 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 328 S. 7TH STREET, ST. CHARLES, ILLINOIS

SCALE: 1"=20'



LEGEND

NO. I.R.	• FOUND IRON ROD	P.U.	PUBLIC UTILITY
NO. I.P.	• FOUND IRON PIPE	M.U.	MUNICIPAL UTILITY
---	FENCE	---	ASPHALT
---	BLDG. TR	---	CONCRETE
---	BLDG. LINE	---	BUILDING
---	EASEMENT		

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE RECORDING BY THE SAME AND AT THE SAME TIME AND AT THE SAME PLACE.

License expiration date 11-30-2026

FIELD WORK COMPLETED 12-9-2024

NO. 1124-70

PREPARED FOR TRETZ LAW FIRM

STATE OF ILLINOIS

COUNTY OF KANE

WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184 007094-0001 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 12-10 A.D. 2024

Thomas J. Beck
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-05908



Cedar Mountain Fence

P : 224-220-1042 E : Info@CedarMountainFence.Com

Customer Name LANNAN GUDBY Phone 210/507-7071 Proposal Date 3/22
Address 328 S. 7th St City ST CHARLES Zip Code 60174
Email _____ Permit # _____ Target Install Date _____

FENCE LAYOUT



FENCE DESCRIPTION

Height 5 VINYL
Style 5 VINYL PRIVACY
WHITE (WITH BLACK GIMMEL)
Board 1 1/2 IN T&G 30 SPINDLE
Frame 2x7 w/ FILLER
Post 5x5 w/ ANCHOR NECAP
Construction TITLED

COST BREAKDOWN

Extras \$ (2) GATES
Extras \$ DIET REMOVAL
Extras \$ LIFETIME ON VINYL
Extras \$ FENCE REMOVAL
Total Cost \$ 10,304

Customer Responsibilities:

- *Obtain Permit (if needed)
- *Seek HOA Approval if needed
- *Provide a Survey prior to install
- *Clear Fence Line of any debris, plants and/or obstacles

Please Review:

- * Customer understands that the fence will follow the existing grade or contours of the ground unless otherwise specified.
- * Cedar Mountain Fence assumes no responsibility for damage occurring to sprinkler lines, sump-pump lines, drain lines, gas lines to outdoor grills, private electric lines, invisible fences or any other wires or pipes not located by J.U.L.I.E. or Digger Comp.
- * Customer understands that cracking (shedding) of cedar (wood) is normal and is due to the natural expansion and contraction of cedar. This normal cracking has no impact on the structural integrity of the fence or deck.
- * 3 Year Material and Labor Warranty against all workmanship defects, including gate operations.

Down Payment 40% _____

Balance Due Upon Completion _____

Customer Signature _____

Date _____

Company Rep _____

Photos of the property












 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 216 Riverside Ave		
	Significance:	Contributing		
	Petitioner:	Curt Hurst		
	Project Type:	Exterior changes, windows and doors		
	PUBLIC HEARING		MEETING 5/7/2025	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:		
Plans, revised COA				
Project Description:				
<p>The 216 Riverside building has been proposed to be remodeled and there are revised requests:</p> <ul style="list-style-type: none"> The previous meeting was on February 19, 2025. The recommendation was to align the Riverside door/window unit with the windows but should figure out if the lintel align. The COA was approved. Mr. Hurst is coming back to request approval of a revision: The front door elevation on the southwest side of the building will be changed to add brick around the door/window unit and the mansard awning above the unit will remain. The back door on the east side will be changed to brick instead of the existing material. The window above that door is removed from the previous plans and brick will take its place. The folding door on the north side will be changed to a window to resolve the stair placement conflict. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on 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: 216 Riverside Ave

Use of Property: ☒ Commercial, business name: STC 216 LLC

☐ 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: Refer to notes on drawings

Note #1 - Revise previously approved front door elevation to more closely resemble existing

Note #2 - Revise previously approved rear door elevation to more closely resemble existing

Note #3 - Revise previously approved door to window to resolve stair placement conflict

Applicant Information:

Name (print): STC 216 LLC

Address: 216 Riverside Ave

Phone: (630) 330-7215

Email: curt@frontierdevelopmentgroup.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☐ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): SAA

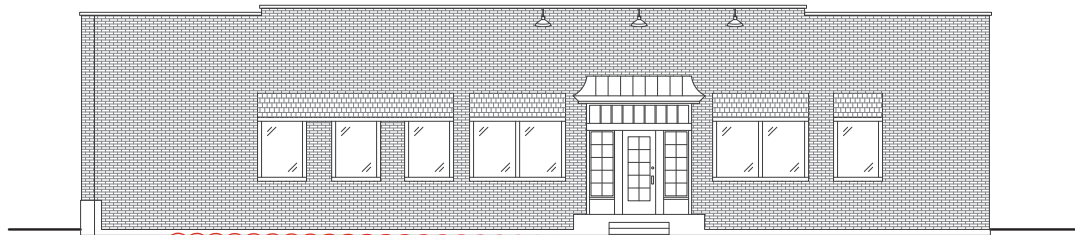
Address: _____

Signature: _____

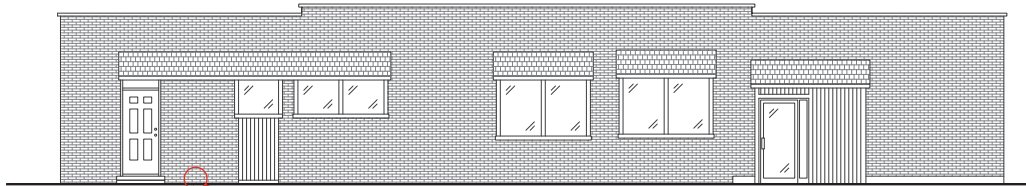
APPLICANT/AUTHORIZED AGENT SIGNATURE

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: 04/28/2025



1 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"



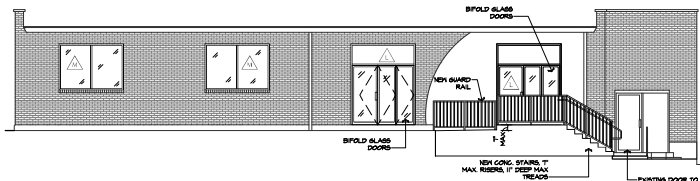
2 EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"

216 RIVERSIDE ELEVATIONS

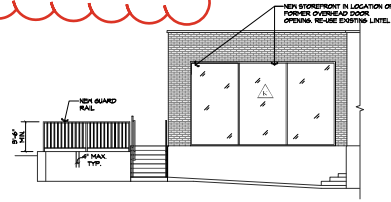
SCALE: 1/8"=1'-0" LOCATION: 216 S. RIVERSIDE AVE.
ST. CHARLES, IL 60174
PLAN # 1
PROJECT#: 24042

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

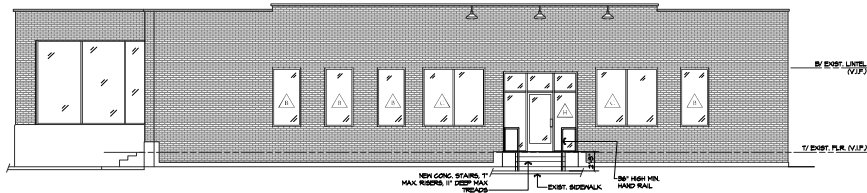
PREVIOUSLY APPROVED ELEVATIONS



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



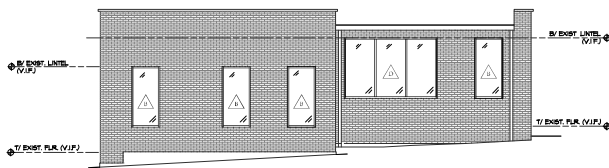
1A NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"



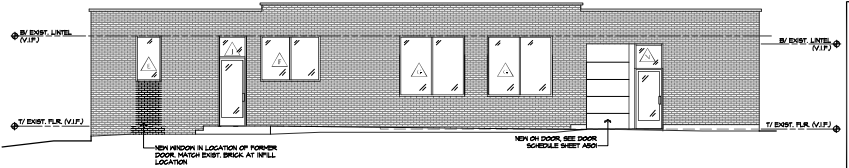
2 SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"

LINTEL NOTES

1. LINTELS SHALL BE PROVIDED FOR ALL MASONRY OPENINGS AS SHOWN ON THE DRAWINGS. IN ADDITION, LINTELS ARE REQUIRED FOR ANY MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS IN MASONRY WALLS WITH A HEIGHT GREATER THAN 12".
 2. LINTELS SHALL HAVE A MINIMUM BEARING OF 8" FOR SPANS UP TO 8'-0" AND 16" FOR SPANS GREATER THAN 8'-0" UNLESS NOTED. LINTELS IN NON-LOAD BEARING WALLS SHALL BE OF THE SIZES LISTED BELOW.
 3. MASONRY LINTEL INFORMATION LEFT BLANK MEANS A LINTEL IS REQUIRED.
- | STEEL LINTEL | STEEL LINTEL |
|-----------------|---------------|
| 4'-0" - 8'-0" | L 3 (2x8 LLV) |
| 8'-0" - 12'-0" | L 4 (2x8 LLV) |
| 12'-0" - 16'-0" | L 5 (2x8 LLV) |



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. REFER TO WINDOW SCHEDULE ON SHEET ADD 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.

PROJECT: 24042

DATE: 01/11/2024

BY: [Signature]

216 RIVERSIDE REMODEL

700 S. RIVERSIDE AVENUE, SUITE 100, RICHMOND, VA 23220

BÂTIR

BÂTIR ARCHITECTURE, LTD.

10111 MAIN STREET, SUITE 200, RICHMOND, VA 23231

TEL: 804.771.1111

WWW.BATIRARCH.COM

EXTERIOR ELEVATIONS

ISSUED:

01-11-24

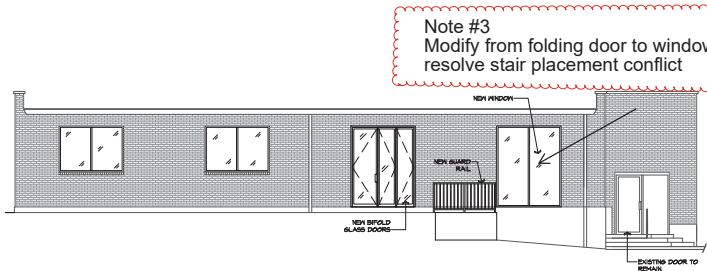
01-11-24 ISSUE FOR REVIEW

02-27-24 ISSUE FOR PERMIT

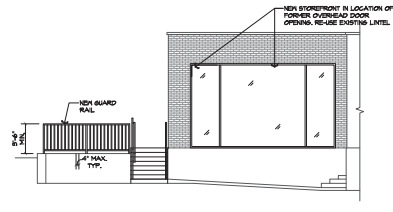
SCALE

1/8" = 1'-0"

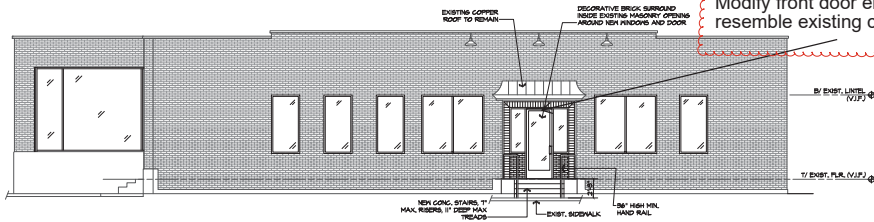
A301



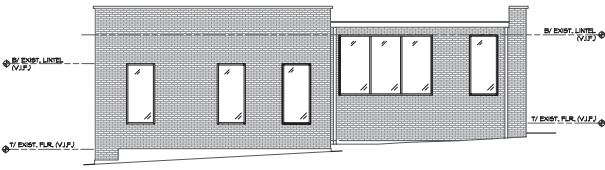
1 NORTH ELEVATION
SCALE: 3/16"=1'-0"



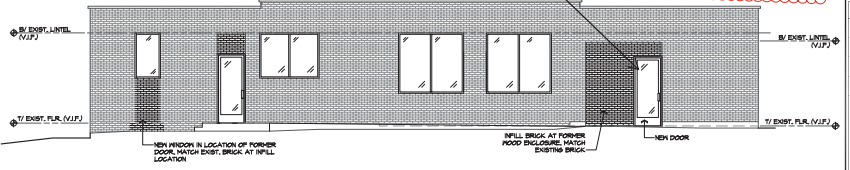
1A NORTHWEST ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

COA REVISION REQUESTED

GENERAL NOTES		PROJECT: 24042
1. REFER TO WINDOW SCHEDULE ON SHEET ADD FOR WINDOW SIZES. USE NEW NOTES CIRCLED. ALL WINDOWS WILL BE REPLACED IN EXISTING MASONRY OPENINGS. VERIFY EXISTING OPENINGS IN THE FIELD BEFORE ORDERING NEW WINDOWS. 2.		216 RIVERSIDE REMODEL 714 S. RIVERSIDE AVENUE, SAINT CHARLES, IL 62204
BÂTIR BÂTIR ARCHITECTURE, LTD. 1121 E. MAIN ST. SUITE 200, ST. CHARLES, IL 62204 TEL: 618.438.1100 WWW.BATIRARCH.COM		
EXTERIOR ELEVATIONS		
ISSUED:		
04-30-24 ISSUED FOR REVIEW		
04-04-24 ISSUE FOR REVIEW		
03-27-24 ISSUE FOR REVIEW		
04-03-23 REV. EXTERIOR ELEV.		
SCALE 1/4" = 1'-0"		
A301		



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

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 101 E Main		
	Significance:	Landmark		
	Petitioner:	Ron Onesti		
	Project Type:	Sign		
	PUBLIC HEARING			MEETING 5/7/2025
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Previous Application and photos				
Project Description:				
<ul style="list-style-type: none"> • This item was tabled on 7/17/24, 10/16/24 and 11/6/2024. The original request was for the marquee sign which was done without a permit. • The marquee was added in 1943. The electronic readerboards replaced the letter readerboards in 2010. • 7/17: The Commission expressed concern with the ratio of the panel to the existing marque as well as the finishing around the LED panel. • 10/16: Electronic leaderboard was replaced with LED sign panel. The Commission was worried about safety risk of the sign. • 11/6: Mr. Onesti stated he would gather info to properly refurbish the sign. The marquee is the whole part of the sign sticking out including the ARCADA lettering. Mr. Onesti would have a sign company review the sign panel. 				
Staff Comments:				
Ron Onesti plans to attend the meeting to update the Commission on the marquee project.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: 7 / 12 / 23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 105 E Main St St Charles, IL 60174

Use of Property: ☒ Commercial, business name: Arcada Theatre

☐ Residential ☐ Other: _____

Project Type:

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

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

Description:

Panel Replacement
88" x 39.5" x 6.5" Metal Framed LED paneled video wall
Lag-bolted to existing metal frame with french cleats
additional support

Applicant Information:

Name (print): Ron onesti
Address: 105 E Main St St Charles, IL 60174
Phone: (773) 908-5535
Email: ron@oshows.com

Applicant is (check all that apply):

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

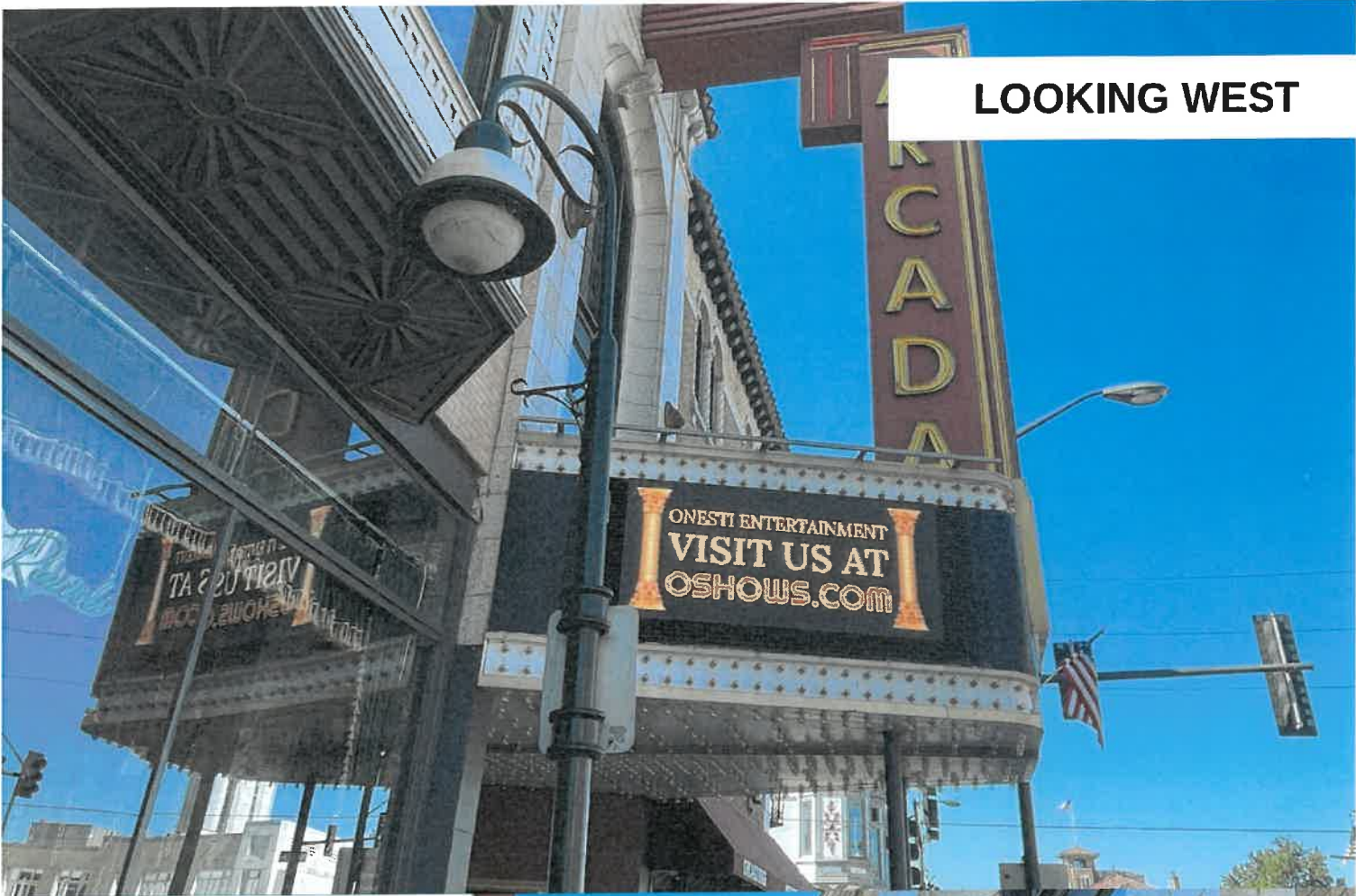
Property Owner Information (if not the Applicant)

Name (print): Curtis Hurst
Address: 5 E MAIN ST.
Signature: [Signature]

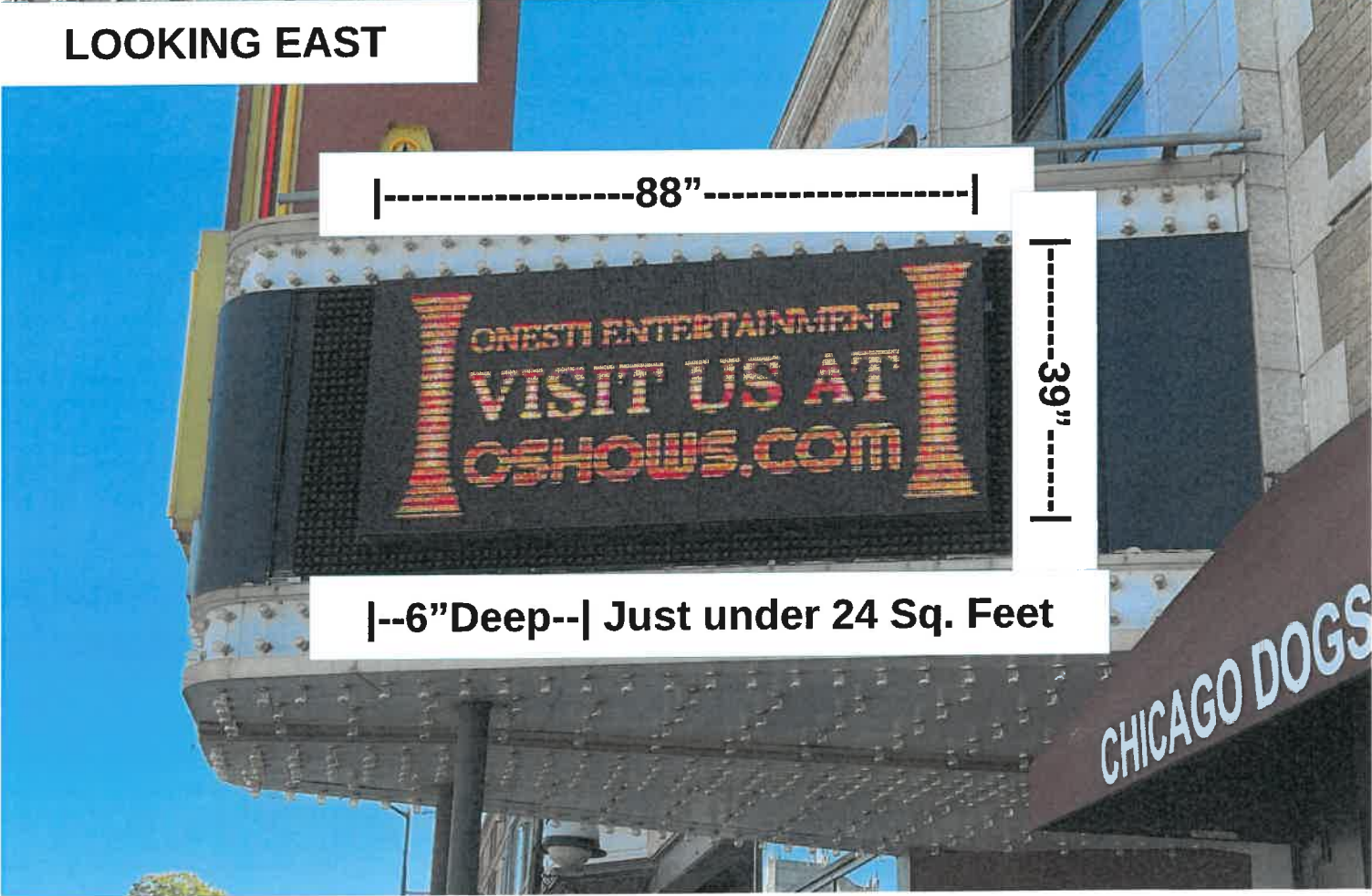
APPLICANT/AUTHORIZED AGENT SIGNATURE

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: [Signature] Date: 7/12/24



LOOKING WEST



LOOKING EAST

88"

39"

6" Deep | Just under 24 Sq. Feet

LOOKING WEST



LOOKING EAST



ARCADA

SAT 7/20
CLUB ARCADA
JIMMY NICK
& DON'T TELL MAMA

ESTABLISHED 1926

Rock 'N' Roll

CHICAGO DOGS

WOOD FIRED PIZZA

Riverside

SPEED
LIMIT
25



From: [Ron Onesti](#)
To: [Colby, Russell](#)
Cc: [Curt Hurst](#)
Subject: Meeting with Historic Preservation Commission
Date: Wednesday, November 6, 2024 2:17:06 PM

You don't often get email from ron@oshows.com. [Learn why this is important](#)

Dear Director Colby,

Thank you for taking the time to meet with me. Please relay the following sentiments to the Historic Preservation Committee:

First of all, please extend my most sincerest apologies to the Historic Preservation Committee for not following the permit process. As the sign went out, and the city was rightfully concerned, I tried to fix it the best I could, as soon as I could. I considered it a "repair" and not an element of construction so it did not occur to me that I needed a permit. But now I know.

I have hired a sign contractor to physically come out and confirm the safety of the present pieces that have been mounted on the surfaces of both sides of the marquee. I will get a confirmation letter shortly.

I am in agreement with the commission regarding the size of the sign being too small and that it needs to be flush in front. I am seeking other quotes and designs that I will submit to the Building Department and the Historic Commission for approval.

This will be a costly endeavor as this marquee and its parts are for the most part obsolete. Once I have final approved designs and costs, I will meet again with you to discuss city grant opportunities.

I do not believe this process should take any more than thirty days, notwithstanding the safety assessment.

Thank you again.

Sincerely,

RON ONESTI, President/CEO
The Onesti Entertainment Corporation
105 East Main Street, St. Charles IL 60174
630.962.7000

www.oshows.com

The Arcada Theatre
Club Arcada 1920s Speakeasy and Restaurant

**CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 17th, 2024 – 7:00 P.M.**

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

Members Absent Dickerson

Also Present: Rachel Hitzemann, Planner

1. Call to Order

Ms. Malay called the meeting to order at 7:00 P.M.

2. Roll Call

Ms. Hitzemann called roll with 6 members present. There was a quorum.

3. Approval of Agenda

Dr. Smunt added 9a. Commissioner Vacancy

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

4. Presentation of minutes of the June 19th, 2024 meeting

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the Minutes of June 19, 2024.

5.. Certificate of Appropriateness (COA) applications

a. 101 E Main St.

Ms. Hitzemann, City of St. Charles Planner, presented COA to approve replacement of electronic sign with new electronic sign.

Commission commented the new sign is smaller than the old sign and questioned what the filler panels will look like.

Ms. Hitzemann advised the submitter did not include pictures of the filler panels with their submission.

Upon discussion of not knowing what the completed sign would look like Commission suggested tabling discussion until more information on the finished sign was submitted.

A motion was made by Mr. Kessler and seconded by Ms. Rice to table discussion on the new sign for 101 E. Main Street until complete packet with information on filler panels was submitted for review by the Historic Commission.

Smunt, and Pretz voted to approve. Kessler voted no.

b. 1 E Main St.

Mr. Curt Hurst presented a revised COA for the garbage corral at 1 E Main Street. The corral was constructed with horizontal paneling that was intended to match the look/material of the building parapet screen.

The Commission expressed a preference for following the approved design which was matched to the Arcada enclosure. Mr. Hurst indicated that the long-term plan is to eliminate these enclosures altogether, with use of a compactor in another location.

Mr. Hurst said based on Commission comments, the design can include a cap for the panels. A detail was provided. He also proposed wrapping the structure with a historical city perspective in the future, although the design and timeline were not determined. Otherwise, the structure could be painted, but if painted, the wrap would not be possible.

The Commission discussed the changes and questioned when the cap and wrapping of the corral would take place. Mr. Hurst responded the cap could be done in 2 weeks, he didn't know when the wrap would be completed. The Commission asked about trim pieces at the outside corners, which are open/unfinished. Mr. Hurst had concerns with adding these elements and impacting the future wrap.

After further discussion Commission suggested that Mr. Hurst come back with a proposal showing the wrap perspective. Mr. Hurst indicated that he was not able to provide a specific timeline for this element and needs to complete this work to complete the permit project. He said alternately he was willing to proceed with the original design. The Commission felt they did not have enough information yet on what was proposed with the wrap concept, so they would prefer following the original design at this point.

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to table the COA for the revised garbage corral design at 1 E Main Street until Mr. Hurst could present timeline and drawings showing the wrap.

Mr. Hurst can proceed with completing the corral based on the COA approval of the original design, or return later if he chooses.

c. 101 E Main St.

COA for the new LED sign panel installed at the Arcada Theater- On July 17, the Commission discussed and tabled a COA for modifications to the Arcada Theater marquee sign. The previous electronic reader board sign, which was no longer functional, was replaced with a new LED sign panel, attached to the face of marquee. The work was completed without a permit or the approval of the Historic Commission.

Mr. Colby stated that Mr. Onesti was to be here to speak to the COA request, but was unable to attend and will instead attend at the next meeting on Nov. 6. So he

recommended the Commission table the COA request.

Mr. Kessler summarized research regarding historic theater marquee signs and retrofitting. He contacted Spectrum Neon Company in Madison Heights, Michigan which indicated that the installation of the sign was not structurally correct, could introduce weather elements into the structure, and long term could pose a safety risk. He noted other examples where the retrofit was completely correct, including the Des Plaines theater which Mr. Onesti operates.

There was discussion about grant assistance. Mr. Colby indicated the City provided a grant in 2010 when the marquee was converted to LED, this agreement is now expired. Façade Grants are available for the sign retrofit in the next fiscal year starting in May.

Mr. Colby advised that the information from the sign company will be shared with the Building Division, but noted that the City has not issued any approval for the sign, and that a complete permit request would need to include structural information.

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to table the COA request.

6. Grant Applications

None.

7. Landmark Applications

None

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

a. 117 S 5th St. Site Visit

Historic Commission discussed demolition of the house currently located at 117 S. 5th Street. The house sits on 2 lots allowing 2 homes to be built. After doing a site visit to the house, the Commission agreed the current house has no architectural or historic significance and could be demolished to make way for two new houses, which would be better scaled to the neighborhood than a single larger house. New houses would need to follow an architectural style that is compatible with the neighborhood. The Commission suggesting the lots face Fifth Street rather than Illinois Street, with driveway entrance from Illinois.

b. 521 W. Main St (Haines House)

Mr. Marshall, architect, along with property owners, Julie and Artie Starc presented a concept for changes they would like to make to 521 W. Main Street.

Commission discussed the proposed addition of a vestibule between the original home and the new gathering room, two bathrooms, covered porch, balcony, and a basement for storage, offering suggestions, but overall was favorable to the plan submitted.

was a door from the kitchen to the deck and under the deck would be used for storage.

The Commission discussed the material to be used on the railings of the deck.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve COA as submitted for 17 N 2nd Ave.

c. 101 E. Main St.

Mr. Colby distributed to the Commission and read a letter submitted by Ron Onesti, Arcada Theater, concerning the replacement of the outdoor marquee sign. The letter stated Mr. Onesti viewed the current sign as a temporary repair and is in agreement that the sign is too small for the space and not appropriately installed. He will be looking at costs to properly refurbish the marquee. He will meet with the Historic Commission once he has gathered information. Mr. Colby shared information with Mr. Onesti about a potential façade grant in the next fiscal year, up to \$30,000 for National Register properties.

Mr. Pretz asked for clarification that the original sign would have been a 1920's sign and in 1943 the marquee was added. Mr. Colby answered, the whole structure that constitutes the marquee, with the element that goes up higher that has the Arcada lettering was added in 1943. There was previously a square shaped marquee.

Mr. Kessler requested the letter he had provided at the previous meeting be shared with Mr. Onesti.

Mr. Colby clarified that Mr. Onesti is having a sign company review how the sign panel is mounted, but the goal would be to potentially seek a COA approval, in order to issue a permit, for a temporary condition with a timeframe.

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to table the discussion on the COA at 101 E. Main Street.


d. 605 W. Main St.

Mr. Eric Larson presented COA to remove 2 layers of siding and replace with Hardy Siding and add new railings to the front porch.

The Commission discussed the condition of the current wood siding under the aluminum siding. Dr. Smunt suggested doing the removal in two phases, remove the aluminum then look at the wood siding under as it may be able to be saved or duplicate what is there. Mr. Larson agreed and thought this might save some cost.

Mr. Kessler suggested replacing square porch rails with turned rails. Commission suggested looking at other homes in the neighborhood for other Queen Anne style.

Mr. Larson added the addition in the back would not have the original siding, so that may still need to be replaced.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 8 Indiana Street/ Beith House	
	Significance:		Landmark	
	Petitioner:		Preservation Partners of Fox Valley	
	Project Type:		Exterior changes, windows and doors	
	PUBLIC HEARING			MEETING 5/7/2025
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, Plans				
Project Description:				
<ul style="list-style-type: none"> The request is for stabilizing limestone masonry and repairing the foundation on all sides of the building. The east facing door threshold will be repaired with African Mahopgany (also used in the crown molding). The basement window on the east side will be replace and the basement windows on the east and south façade will be repaired with African Mahogany. 				
Staff Comments:				
This COA has come in from a façade grant request that is further detailed at the end of the packet.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendations for COA approval. 				

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: 8 Indiana St.

Use of Property: ☒ Commercial, business name: Preservation Partners of the Fox Valley
☐ Residential ☐ Other: _____

Project Type:

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

Description:

Stabilize exterior masonry
Basement window repair (3) and replacement (1)
Door threshold

Applicant Information:

Name (print): Kelsey Shipton
Address: P.O. Box 903, St. Charles, IL 60174
Phone: 630-377-6424
Email: shipton@PPFV.org

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): Preservation Partners of the Fox Valley
Address: P.O. Box 903, St. Charles, IL 60174
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: Date: 5/1/2025

DOCUMENTATION CHECKLIST:

Please fill out the following checklist and attach it to the submitted documents

If the information provided is not complete, the Historic Preservation Commission will table the COA request at the meeting and will not vote on the proposal.

General Submittal:

- ☒ Electronically submitted with COA application in a pdf or jpeg format to cd@stcharlesil.gov
- ☒ Attached documents are no larger than 11" X 17" printed size and are clearly legible

Project Specific:

☒ **New Construction or Extensive Exterior Alterations**

- ☒ Complete scaled plan set of the entire structure
- ☒ Specifications for all existing and proposed materials, labelled on plans or listed in a summary (Including siding/trim, roofing, doors, windows, ornamentation etc.)
- ☒ Photographs of the existing building

☐ **Building Additions, Minor Exterior Alterations, Porches, etc.**

- ☐ Scaled drawings of each affected elevation showing how the project relates to the existing structure
- ☐ Specifications for all existing and proposed materials, labelled on plans or listed in a summary (Including siding/trim, roofing, doors, windows, ornamentation etc.)
- ☐ Photographs of the existing building

☐ **Sign or Awning Permits**

- ☐ Scaled elevation drawing showing the size of the sign face and letter; or an image with the sign properly scaled and digitally superimposed on a picture of the building
- ☐ Specifications for all sign and awning materials; information on sign mounting (if applicable)
- ☐ Information on any proposed illumination, including fixture details

☒ **Window, Door or Siding Replacement**

- ☒ Photos and documentation of existing materials (condition, age, reason for replacement)
- ☒ Specifications/product information and images/details of the proposed materials (type/ design/dimension)
- ☐ Full details on installation methods and finishing/trim work

*Note: -A site visit may be requested if documentation is inconclusive on the condition of existing materials.
-A site visit can be scheduled before the meeting date; please contact Planning staff in advance if you wish to do so.*

☐ **Demolition or Building Relocation**

- ☐ Photos of building
- ☐ Statement describing reasons for demolition or relocation
- ☐ Information on proposed use of site
- ☐ Documentation on the proposed relocation site

*Note: - A site visit may be requested if documentation is inconclusive on the condition of the existing building.
- A site visit can be scheduled before the meeting date; please contact Planning staff in advance if you wish to do so.
- Commission may request to verify if historical documentation exists on the building.*

☐ **Fences and Walls**

- ☐ Scaled drawings and a plat of the survey showing the proposed location of the fence/wall
- ☐ Information on height, style, material, thickness or spacing
- ☐ Image or drawing of a typical fence section
- ☐ Photographs of the property showing where the fence is to be located

May 1, 2025

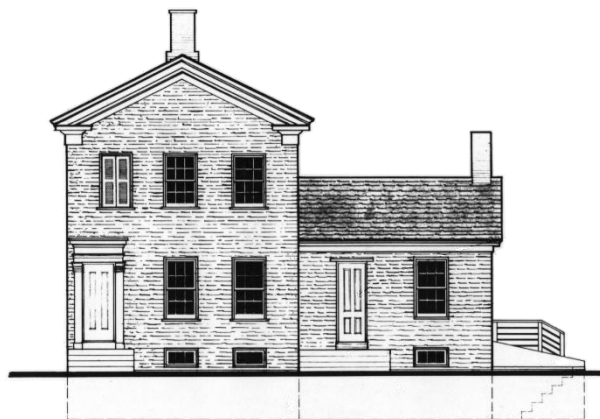


Historic Preservation Commission
City of St. Charles, Illinois
2 E. Main Street
St. Charles, IL 60174

Dear Historic Preservation Commission,

Thank you for the \$15,228 Façade Improvement Grant awarded to us in 2023 for soffit, fascia, and crown molding replacement, roof repairs, and gutter installation for the historic landmarked 1850 William Beith House at 8 Indiana Street in downtown St. Charles. In addition, a fundraising campaign in 2024 funded the reconstruction and replacement of all the house's wooden storm windows. Please see Appendix A for a few before and after photos. We are very happy to report that it is a lot cozier inside the Beith House!

As we noted in our previous grant application, Preservation Partners of the Fox Valley (PPFV) owns the Beith House and uses it as our office space, a meeting place for small groups interested in historic



*1850 William Beith House, East Façade.
Drawing by Mike Dixon, 1984.*

preservation, and as a living-learning resource on historic preservation. In 2021, we began a multi-year rehabilitation project for the Beith House, beginning with a condition assessment funded by private donations and a Preservation Heritage Grant from Landmarks Illinois. The majority of the needed rehabilitation was found to be interior upgrades to electrical, security, and HVAC systems, as well as wear and tear repairs. Of course, the first phase of this rehabilitation project was to make necessary repairs to the exterior and create a secure building envelope.

P.O. Box 903 • St. Charles, Illinois 60174 • (630) 377-6424 • ppfv.org

The mission of Preservation Partners of the Fox Valley is to offer heritage education and to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.

The final expected exterior needs are stabilizing the exterior masonry, repairing or replacing the basement windows, and repairing or replacing the wood threshold of one of the doors. We are again applying for a St. Charles Façade Improvement Grant to assist us in this work.

PROJECT SCOPE

Masonry

Stabilizing the limestone exterior has proved to be much less work than anticipated, reminding us of Mr. Beith's obvious masonry skill. We are contracting with Marion Restoration, a U.S. Heritage Certified Contractor and arguably one of the best masonry restoration companies in Chicagoland.

Their detailed report and estimate (Appendix B) include work for masonry stabilization, foundation stabilization, and repair below the fascia boards. The work will comply with the Secretary of the Interior's **Preservation Brief #2**, "Repointing Mortar Joints in Historic Masonry Buildings," as revised. The total estimated cost is \$8,100.



East façade, two-story section.

Basement Windows

The Beith House's four basement fixed-sash three-pane windows need work. Years of the house without gutters have taken a toll on these windows. However, they are in fair condition and all but one can be repaired. African Mahogany, the same material approved by the HPC in 2023 for the crown molding of the Beith House, will be used for the repairs and for the window that needs to be replaced. The work will be done by Michael Miller of Miller's Millworks in Aurora, the same craftsman



East façade, two-story section, close-up of basement windows.

who built our storm windows and the crown molding. Please see the work estimate in Appendix B. PLEASE NOTE, in the Cost Breakdown, Michael made a mistake labeling the windows. All in the estimate are for the EAST windows. The lone south window was not included in this estimate and will only need painting for \$130. The total estimated cost for the windows is \$2,427.



East façade, one-story section.



East façade, one-story section, basement window close-up.



South façade.



South façade basement window close-up.

Door

Included in Miller's estimate is a new door threshold for the door on the one-story addition on the east façade that leads to the kitchen. As the close-up photo below of the threshold shows, the threshold is in poor condition. If it can be repaired, Miller will make the repairs, but he expects it to need to be replaced and will use African Mahogany. The masonry below the door will be repaired by Marion Restoration as part of the masonry repairs detailed in Appendix B.



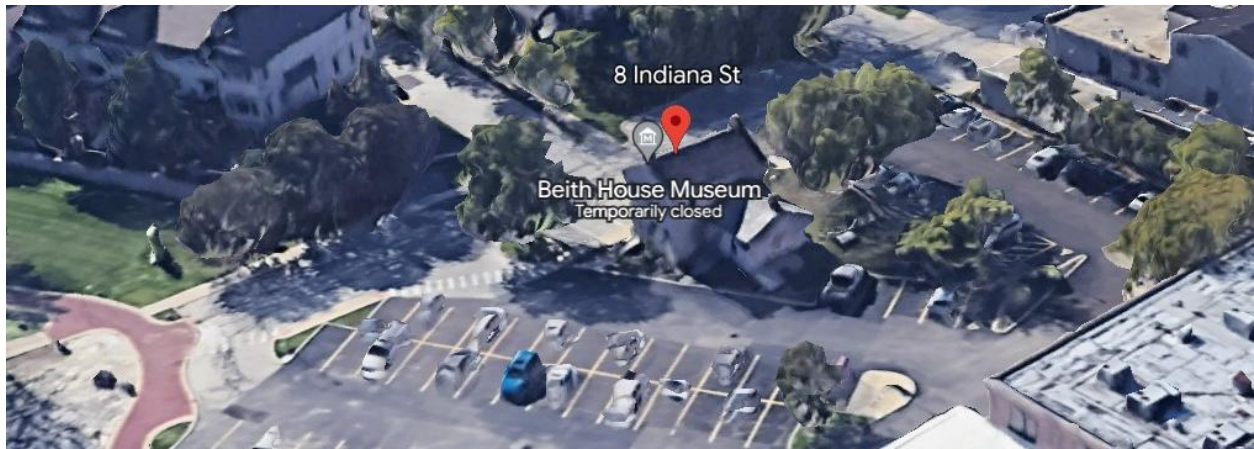
East façade door for the one-story addition.



Close-up of east façade door for the one-story addition.

The one-story addition dates to sometime between 1850 and 1860. The door is not believed to be original but likely was salvaged from a home of a similar age to the Beith House's original construction.

The masonry repairs, basement window repairs and replacement, and the threshold repair or replacement will not alter the appearance of the house as it was originally constructed from 1850 to 1860, as is required in City of St. Charles Ordinance 17.32.080.G3d.



West street view

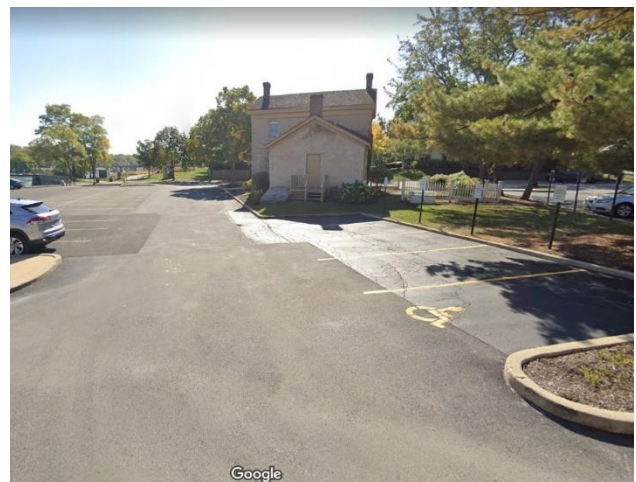


South street view

NOTE: Trees located at the fence behind the house (west elevation) were removed in 2024, further increasing the visibility of all four facades of the Beith House.



East street view



North street view

Costs

Masonry

- Masonry stabilization: \$4,800
- Foundation stabilization: \$2,200
- Facia board repair: \$1,100

Basement Windows

- Replacement window (east sash and jamb with HVAC vent panel: \$1,117)
- Window repairs (3): \$1,310

Door

- Threshold replacement: \$246

TOTAL: \$10,773

Funding

We are requesting 50% of the total project cost, amounting to \$5,386.50, from the St. Charles Façade Improvement Grant. Matching funds will come from designated donations of \$4,050 we received in 2024, as well as our general operating funds.

History

William Beith was born in Scotland in 1818 and learned stone masonry from his father. Beith came to St. Charles in 1843 and, with his father, built his first limestone home between 1843 and 1845 on 713 Prairie St. in St. Charles. That home still stands but has been significantly altered. In the spring of 1844, he took his first building contract to erect the Congregational Church of St Charles, a river stone structure which has since been covered by stucco. Beith then built the house at 8 Indiana Street in 1850.

Over the next 15 years, Beith was considered one of the most prominent contractors and builders in Kane County, erecting a papermill, factories, many buildings in Batavia, several churches, as well as the Jennings Seminary, a five-story stone building, and Dunning Block in Aurora. His operations extended to Chicago, where, with a partner, he was primarily interested in contracting.

In addition to building, Beith was largely involved in starting the manufacture of drain tile in Aurora, supplying tile for hundreds of miles for low and marshy land in Kane County, making it one of the foremost counties for rich farmland.

PPFV rescued the Beith House from demolition in 1981 (see photo below) and restored it to operate as a Preservation Study House. It included exhibits showing mid-19th century decorative arts, and the

techniques used to restore the interior features and exterior structures. In 1987, following an extensive proposal by landscape historian, Daryl Watson, PPFV completed a full design plan to emulate how the property surrounding the house may have been landscaped in the 1850s.

Today, the Beith House serves as offices for Preservation Partners of the Fox Valley, a nonprofit organization that operates four historic sites in Kane County: the Durant-Peterson House Museum, Sholes School Museum, the Fabyan Villa Museum, and the Fabyan Japanese Garden. Preservation Partners also educates the Tri-Cities about the value of our local historic structures. Besides PPFV's office space, the Beith House currently serves as a meeting place for small groups interested in historic preservation and interior restoration of historic homes.

The United States Department of the Interior listed the William Beith House on the National Register of Historic Places on December 7, 1983, and the house has been a designated local landmark since 1994.



1850 William Beith House, c. 1979

APPENDIX A: Exterior repairs completed in 2024



East Façade 2023.



East Façade 2025.



Second floor, southeast corner, 2022.



Second floor, southeast corner, 2025.



North elevation, 2nd floor roof and gutters 2025.



West elevation, gutters 2025.



Second floor storm window, east facade 2022.



Second floor storm window, east facade 2025.



Marion, Inc.
3504 N. Kostner St., Chicago, IL 60641
P: (+1) 773 286 4100
F: (+1) 773 286 1852
www.marionrestoration.com

2024 Stabilization of Exterior Masonry
Beith House Museum
8 Indiana Street,
St. Charles, IL 60174

BEITH HOUSE MUSEUM

8 Indiana Street,
St. Charles, IL 60174

2024 STABILIZATION OF EXTERIOR MASONRY



8 November 2024



Marion, Inc.
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2024 Stabilization of Exterior Masonry
Beith House Museum
8 Indiana Street,
St. Charles, IL 60174

Kelsey Shipton

Executive Director

Preservation Partners of the Fox Valley

P.O. Box 903 St. Charles, IL 60174

Contact: 630.377.6424

Website: www.ppfv.org

RE: 2024 STABILIZATION OF EXTERIOR MASONRY

We appreciate the opportunity to assist in the stabilization of the historic Beith House Museum. The stabilization measures outlined in this report address immediate needs to protect the structure while preserving its historic integrity. Our team has organized the proposed scope of work into three prioritized items for clarity and focus on the most critical repairs:

Item No. 1: Masonry Stabilization

Item No. 2: Foundation Stabilization

Item No. 3: Repair bellow Facia Board

Given the 1850 construction date of Beith House, original masonry was likely constructed with lime-based mortar, typical of historic masonry structures. To ensure compatibility, mortar repair will adhere to ASTM standards, including ASTM E2260-03 for repointing and ASTM C1713 for historic masonry restoration. Our team will carefully match the composition, color, and aggregate of the existing mortar to ensure seamless integration with the original masonry, following established guidelines for historic structures.

All stabilization work will comply with the U.S. Department of the Interior's National Park Service standards. Masonry work will follow **Preservation Brief #2**, "Repointing Mortar Joints in Historic Masonry Buildings," revised 1998, to ensure accuracy in the repointing process. For more information on these standards, please visit www.nps.gov.

Assessment Overview

Inspection of the Beith House Museum exterior revealed masonry deterioration and foundation instability across multiple elevations. Key issues include open voids at windowsills, cracks in mortar joints, and foundation instability, each of which requires immediate stabilization to prevent further structural damage.

Recommended Future Investigation: A full assessment of the masonry condition is recommended to evaluate any underlying concerns that may impact long-term stability and preservation.



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Front Elevation (East)

1. **Windowsills** - Open voids observed, risking weatherproofing and structural integrity
2. **Facia Board** - Open voids present, posing potential water infiltration risks.
3. **Foundation** - Unstable areas identified, requiring immediate reinforcement and stabilization.
4. **Mortar Above Front Door** - Cracks noted, needing injection to restore cohesion.



Figure 1. Front view showing East elevation with structural areas identified for repair.



Figure 2. Close-up showing open voids in the windowsill on the East elevation.



Figure 3. Visible foundation instability in the East elevation's base structure.



Figure 1. Cracking mortar above the front door on the East elevation.



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South Elevation

1. **Windowsills** - Open voids identified, allowing potential moisture ingress.
2. **Basement Window Area** - Foundation instability observed beneath the basement window, requiring stabilization.



Figure 5. Overview of the South elevation highlighting areas requiring repair.



Figure 6. Foundation issues under the South elevation's basement window.



Figure 7. Close-up showing open voids in the windowsill at the South elevation.



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East Elevation of Addition

1. **Mortar on Left Side of Front Door** - Cracking mortar detected, requiring injection to fill voids.
2. **Foundation** - Unstable conditions noted, requiring stabilization.

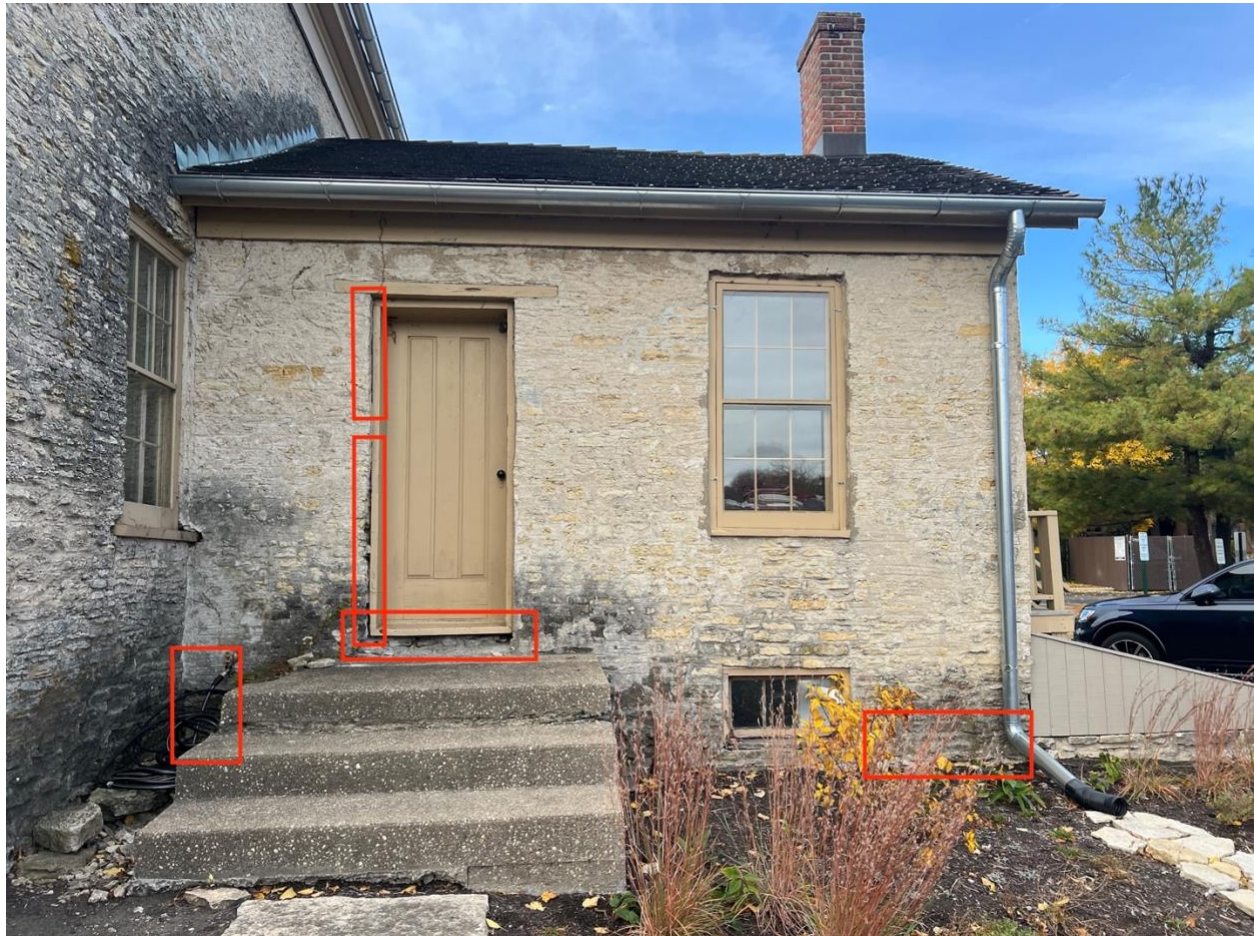


Figure 8. Overview of the addition's East elevation showing structural concerns.



Figure 9-11. Cracking mortar detected, voids under door sill and open joints at the foundation



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North Elevation

1. **Windowsills** - Open voids identified, risking long-term masonry erosion and moisture issues.



Figure 12. North elevation showing areas with open voids.



Figure 13. Cracking mortar detected, requiring injection to fill voids – 1 floor



Figure 14. Cracking mortar detected, requiring injection to fill voids – 2 floor



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West Elevation of Addition

1. **Foundation** - Instability detected, posing structural integrity risks.
2. **Windowsills** - Open voids identified, needing sealing to prevent further erosion.
3. **Mortar Above Window** - Cracks requiring resetting of stone.

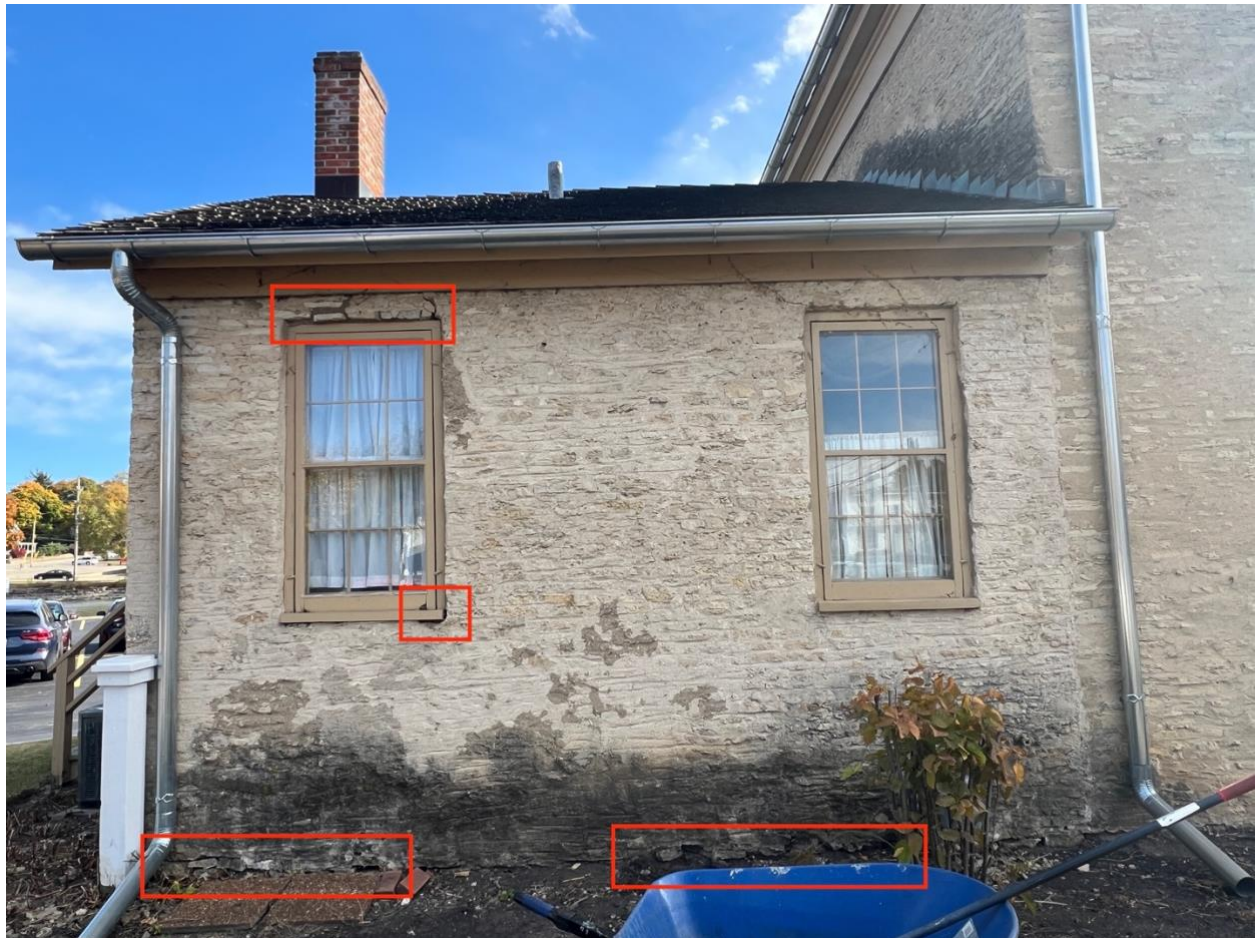


Figure 15. West elevation of the addition highlighting foundation and mortar issues.



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West Elevation of Main House

1. **Windowsills** - Open voids noted, which may lead to water infiltration and deterioration.
2. **Foundation** - Observed instability, indicating the need for immediate reinforcement.
3. **Mortar Cracking** - Visible cracks needing injection to prevent further degradation.



Figure 16. Main house's West elevation with visible issues in windowsills and foundation.



Figure 17. Close-up highlights cracked mortar joints.



Figure 18. Open voids in the windowsill masonry.



Figure 19. Visible signs of instability in the foundation.



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Proposed Scope of Work

Item No.1: Masonry Stabilization

Includes filling open voids at windowsills and injecting mortar into cracked areas to prevent further deterioration of the masonry.

1. **Windowsills:** Clean and seal open voids across all elevations to restore continuity, prevent water ingress, and protect against further erosion.
2. **Mortar Injection:** Inject mortar into all identified cracking areas to stabilize the structure, including areas above the front door on the East elevation, above windows on the West addition, and along the West main house wall.
3. **Site Doors:** Seal open voids at the East addition's site doors to prevent further erosion and moisture infiltration.

Cost of Item No.1: \$4,800.00

Item No.2: Foundation Stabilization

Addresses identified unstable foundation areas across elevations, with mortar infill in critical sections to enhance immediate structural stability.

1. **Structural Reinforcement:** Stabilize all identified unstable foundation areas across elevations by filling gaps with mortar to provide immediate support. This includes foundation sections beneath the basement window on the South elevation, as well as areas along the East, West, and Front (East) elevations.
2. **Recommended Investigation:** Conduct a thorough site investigation in the near future to assess the foundation's overall condition and identify any underlying issues that may require comprehensive repair.
3. **Drainage Improvements:** Implement drainage measures as necessary to divert water away from the foundation, minimizing erosion and settlement risks.

Cost of Item No.1: \$2,200.00

Item No.3: Facia Board Repair

Involves sealing open voids in the facia board on the front (East) elevation to prevent moisture ingress and deterioration.

1. **Seal Open Voids:** Repair the identified voids in the facia board on the front (East) elevation. Clean and fill voids to prevent moisture intrusion and deterioration.

Cost of Item No.1: \$1,100.00



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Total Estimated Price: \$8,100.00

INCLUSIONS:

1. Site Protection and Preparation: All work executed on site requires protection
 - a. Site protection involves protecting any surfaces, persons, vegetation, and/or items that may be harmed by the restoration process
 - b. Protect all exterior surfaces and landscaping prior to execution
2. Trucking, mileage, and travel time

EXCLUSIONS:

1. Additional items not expressly included above in writing
2. Additional trips and mileage due to work items broken up into phases over multiple projects or seasons

QUALITY ASSURANCE

1. All restoration work will be performed by skilled conservators experienced in the specific materials and techniques required for the project. Marion, Inc. brings over 40 years of experience in restoration projects, employing personnel trained in the procedures and best practices needed for effective and lasting restoration.
2. Utilize only skilled journeymen masons who are familiar and experienced with the materials and methods specified and are familiar with the design requirements for this masonry restoration project.

PROJECT/SITE CONDITIONS

1. Protect persons, motor vehicles, building site, and surrounding buildings from injury resulting from masonry restoration work
2. Perform all masonry repointing only when air temperatures are between 40 degrees Fahrenheit (10 deg. C) and 95 degrees Fahrenheit (32deg. C) and will remain so for at least 48 hours after completion of work

SCHEDULING

We will work with you to determine the best schedule for the proposed work.

Marion, Inc. agrees to furnish all labor, supervision, and materials; to carry Workman's Compensation, Public Liability and Property Damage Insurance; and to use every reasonable precaution to protect the public and any adjacent property during the performance of the following work. In addition, Marion will:

- Remove all debris, excess material, and equipment from the site at job completion
- Notify the Owner in advance of any extra work that may be required; Marion will submit a written change order for the cost of the extra work; Owner is to approve or decline any change order within 48 hours



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TERMS

Marion, Inc. requires a 30% deposit and signed proposal prior to our scheduling or proceeding with any project.

I hope that this proposed scope of work meets with your approval. Please call me directly with any clarifications or questions regarding the proposed work and subsequent scheduling at (773) 286-4100.

Sincerely,

Mario
Machnicki
President

I accept the above proposed scope-of -work and terms:

Client: _____

Date: _____

Title: _____

THESE PRICES MAY BE SUBJECT TO CHANGE AFTER THIRTY (30) DAYS.

Milena Kirby (Controller)





MILLER'S MILLWORK, INC

MICHAEL GEORGE MILLER
225 EAST GALENA BLVD.
AURORA , IL 60505-3415

shop & fax (630) 906-6360
cell (708) 502-1072
email millersmillworkinc@yahoo.com
website millersmillwork.net

PROPOSAL

Thursday, March 20, 2025

To: Preservation Partners of the Fox Valley
P.O. Box 903
St. Charles, IL 60174
attention: Kelsey Shipton

phone: 630-377-6424
email: info@ppfv.org
Kelsey mobile: 734-634-6577
Kelsey email: shipton@ppfv.org

For: William Beith House
8 Indiana Street
St. Charles, IL 60174

Job: Basement windows, East Elevation door

This proposal is for the manufacturing, painting and installation of components listed.
The following specifications apply:

Window sash

Wood species: African Mahogany
Glass: Clear double strength (1/8" thick)
Glass mounted in traditional glazing putty, typical glazing application
Standard sash profiles with daylight openings and mullions to match existing windows
Sash to be provided primed, with final paint color applied
Glass cleaning done after painting, upon final install.
Paint brand and color provided by *Kelsey*
Sash to be permanently installed
Existing South jambs to be scrapped and primed and painted
Disposal of all debris
East Elevation addition requires jamb replacement along with sash, allowing for HVAC vent

East Elevation addition door threshold replacement

Wood species: African Mahogany
Paint brand and color provided by *Kelsey*
Disposal of all debris
**Special note: Price contingent upon exploratory demo to determine extent of existing rot and replacement necessary for Jamb and framing*

Cost Breakdown

South elevation Left sash	\$460.00
South elevation Left existing jamb painting	\$130.00
South elevation Right sash	\$460.00
South elevation Right existing jamb painting	\$130.00
East elevation Sash with HVAC vent panel	\$490.00
East elevation new jamb	\$627.00
East elevation addition door threshold*	\$246.00

Project total	\$2,543.00
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deposit requested	\$1,271.50
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Payment

A down payment of 50% of project total due to begin manufacturing .
Balance of project total, plus any extras due upon completion .

Price includes : All materials, Shop Labor, Painting and/or Finishing, Delivery and Installation unless noted.
Any extras, will be added to final invoice.

Terms: The Above prices, specifications, and conditions are satisfactory and are hereby accepted.
You are authorized to do the work, as specified. The customer by verbal or written agreement agrees to
payments by terms and conditions stated. Any and all legal fees will be customer responsibility if full
payment is not received within 30 days of invoice and legal recourse is required.

Respectfully:

Michael George Miller

Authorized Signature

Michael George Miller

Date: / /2025

Signature _____

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee Instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sectionsWASHINGTON 10/83
For NPS use only
received
date entered
area reserved for NPS

1. Name

historic Beith, William, House

and/or common N/A

2. Location

street & number 6 Indiana Street N/A not for publication
city, town St. Charles N/A vicinity of Congressional District 14
state Illinois code 012 county Kane code 089

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum in work
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Restorations of Kane County, Inc.

street & number P.O.Box 338

city, town LaFox, ☒ vicinity of state Illinois 60147

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, Kane County Government Center

street & number South Batavia Avenue

city, town Geneva, state Illinois

6. Representation in Existing Surveys

Inventory of Historic Structures
title in Kane County, Interim Report has this property been determined eligible? ☐ yes ☒ nodate October 1972 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Illinois Department of Conservation

city, town Springfield state Illinois

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered minor	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed	date <u>N/A</u>	

Describe the present and original (if known) physical appearance

ORIGINAL EXTERIOR APPEARANCE

This two story (30'x 37') with recessed one story ell (17' x 20') : simple Greek Revival house built of Lamont riverstone rubble had three inside chimneys, one at either end of gabled roofs, flat sawn cedar shingles, six/six window sashes, grade level entrance on north elevation of ell at NE corner and also one at north elevation, NE corner of two story section. Two grade level entrances in close proximity suggests that the ell could have been added later, although saw cuts, building techniques give no positive clues.

Main entry is on east elevation at SE corner, simple surround of modified Greek Revival style, with original two panel door extant. A false shuttered window opening (stone filled) is above the door (perhaps for formal balance) at second floor level. To right are two 6/6 windows on both first and second floor level. South elevation has false window on first floor level, with 6/6 window above on second floor level, near east corner. Toward west on south wall is one 6/6 window on first floor level with another directly above it on second floor level. West elevation has two 6/6 windows at first floor level with two 6/6 directly above on second floor level. North wall in northeast exposure of elevation has one 6/6 window with one 6/6 directly above.

The ell had two 6/6 windows on east elevation, two on west elevation, door of four panels to north. Door stoops apparently were of wood.

Stoops to main entry door extant--of large slabs of cut Lamont riverstone laid over brick foundation. Above roof chimneys were corbeled brick.

PRESENT EXTERIOR APPEARANCE

Same as original with exception of main entry surround having been removed (early photograph is reference for restoration); chimneys have been replaced; southeast window of east elevation of ell has been made into a doorway many years ago; grade level entrance of two story portion has been stoned up. Stone slabs for steps at east ell doorway; north ell grade level entrance has been replaced. Window sashes have been restored (1982) with security/storm sashes installed.

Spot tuckpointing needed, scheduled for 1984.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet BEITH, WILLIAM, HOUSE

Item number 7

Page 1

ORIGINAL INTERIOR APPEARANCE

Main entry was directly into parlor with crosssetted painted pine woodwork. Staircase had varnished newel railing, spindles, with unfinished steps and risers. Plastered walls, cast iron door latches and butt hinges through house. Random 6 to 8 inch pine flooring throughout house, unpainted. Plain flat 4" trim in all of house except parlor. Full riverstone basement with stone walls dividing basement into three sections, with no access from main portion basement into ell basement. Small opening in north stone wall in northwest corner about 45" high x 24" wide which opens into north ell basement; brick narrow path winds into north ell (further excavatinn necessary to determine its course). (Folklore tells that there was an underground railway tunnel leading from this house to an unknown exterior point. Beith was a strong abolitioist and St. Charles had many freedmen residents and was along one of the underground railway routes, but no written proof has been discovered.) Basement access stairway is located under parlor staircase as well as a trap door access to the north basement in the buttery floor.

There was parlor, dining room downstairs, with kitchen, buttery, and one bedroom in the ell, with three bedrooms and hallway in the two story portion upstairs, with attic access in upstairs hall ceiling.

PRESENT INTERIOR APPEARANCE

Front parlor has been divided into hall with door to dining room and smaller parlor with double doorway into dining room. Plaster extant in upstairs and parlor, as well as dining room walls on south and west. Cast iron door latches and hinges extant. Wainscot added to kitchen walls at some period. All woodwork and some floors have been painted--some several times. Wallpaper and paint analysis is being done. Floor joists and flooring has been restored where needed, 1983. Inconspicuous climate control, electrical wiring, security system being installed 1983. Missing stair spindles being replaced.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

Home of impt. stonemason in Fox Valley

Specific dates 1850-1865 Builder/Architect Beith, William

Statement of Significance (in one paragraph)

This simple Greek Revival riverstone house built by William Beith for his own family in 1850 is one of the few surviving examples in the St. Charles area which has not been significantly altered. "Having learned stone masonry from his father when a boy in Scotland, his first contract in St. Charles (1843) was to erect the Congregational Church (now stuccoed), and he subsequently erected many of the prominent structures of that place, including the paper mill, etc., and built many buildings in Batavia, so many that it may be said that most of the prominent buildings in that place were constructed by him. His handiwork is largely seen in Aurora--the Jennings Seminary, the Dunning block, Methodist Church, factory buildings."

"His operations extended to Chicago, where, with a partner, he was largely interested in contracting and building. Until 1865 he was the most prominent contractor and builder in Kane County; then he retired partially and devoted his time to supervising and terra cotta field tiling many acres of land to make it farmable."

"Mr. Beith was largely involved in introducing and starting the manufacture of tile (field) in Aurora" supplying field tile for hundreds of miles of tile for farm land....as a result many, many acres of low-land became productive farmland in Kane County.

"William Beith, a strong abolitionist..."
Quotations from Kane County History of 1888

9. Major Bibliographical References

Kane County History of 1888

Family Records, Mrs. Robert (Lucinda) Carron, Carron Road, R.R.
Elgin, Illinois 60120

10. Geographical Data

Acreage of nominated property Less than 1/2 acre

Quadrangle name GENEVA

Quadrangle scale 1:24 000

UTM References

A

1	6	3	9	1	1	2	0	4	6	4	0	5	2	0
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Zone Easting Northing

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Verbal boundary description and justification

The nominated property is roughly 11,050 square feet.
See attachment for legal description.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Eve Johnson, Beith House Restoration Committee

organization Restorations of Kane County, Inc. date July 17, 1983

street & number 41W483 Beith Road, Route 2 telephone 312-584-4034

city or town Elburn, Illinois 60119 state Illinois 60119

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Director

date 10/24/83

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet Beith, William, House Item number 10

Page 2

Verbal Boundary Description and justification

Beginning at a point 130 feet west of the western edge of the Fox River and 54 feet north of the center of Indian Street, proceed west 70 feet along the east property line of Fox Island Square Parking Lot. Then proceed northwest 124 feet to southern edge of Fox Island Square property, turning east 42 feet to the western edge of Fox Island Square Parking Lot, then proceed southeast 128 feet to the point of origin.

Property B. with William Hansen

State Ill - Kane

Working Number 4-21-80 1193

TECHNICAL

Photos 7

Maps 1

CONTROL

HISTORIAN

This Greek Revival house built by a prominent local
stonemason for his own family appears to be eligible, but
it is about to be moved. We can judge its integrity with
more certainty once the move has been completed, when photographs
can be provided. Section #7 should also be rewritten in more
succinct form.

ARCHITECTURAL HISTORIAN

Rehner

O'Connell

6/3/80

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back 6.13.80

Entered _____

Federal Register Entry _____

Re-submit _____

Attached National Register Inventory-Nomination form is being returned to your office for verification of the information indicated below. PLEASE RETURN THIS FORM WHEN THE N. INVT IS RESUBMITTED.

7 Description: Please rewrite in succinct form, omitting all but most
directly relevant information on details of restoration.

Full information on the moving of the house should be provided, however:
reasons, effect on the building's integrity, new location and orientation,

8 Statement of Significance: xxxxxxxxxxxxxxxxxxxx (over)

9 Bibliography:

10 Geographical Data -- Acreage:

UTM Reference(s):

Verbal Boundary Description: Please provide precise
verbal boundary description for house in new location.

House to remain on original site (7/1983)

12 Certification:

Photographic Coverage: Please provide photographs of building in its
new location.


Map Coverage:
4-183
the house does to be
not moved.

Other: Please resubmit nomination after move has been completed,
when integrity of the resource in its permanent setting can be evaluated.

Questions concerning this nomination may be directed to Kristin O'Connell

on the National Register staff, telephone (202) 343-6401

Thank you for your attention to the above items.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 605 W Main St		
	Significance:	Contributing		
	Petitioner:	Eric Larson		
	Project Type:	Revisit Grant work for siding and porch		
	PUBLIC HEARING		MEETING 5/7/2025	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:		
COA, Grant app, Picture				
Project Description:				
<ul style="list-style-type: none"> A Façade Improvement Grant was approved on November 6, 2024 for the use of Hardie siding and trim and proposed and subject to: clapboard reveal of 3 to 4 inches, 4 inch corner boards, skirt and frieze boards as determined by siding removal, porch to have turned spindles, and the members of the Historic Commission having the opportunity to investigate and preliminary demolition to determine design and condition of original siding and features. This grant is being brought forward again to confirm the final project scope. 				
Staff Comments:				
Mr. Larson will comment on the findings of the condition of the original siding, the railing design with omitting rails on the porches, and the shingle siding detail on the north facing gable.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendations 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property:

605 W. Main St

Use of Property:

☒ Commercial, business name:

fox Valley Tax

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☒ Siding - Type: _____

☐ Masonry Repair

☒ Other Painting

☐ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

Remove 2 layers Siding (Current 8" Aluminum)
Replace with ~~TP Small Side~~ Hardy Siding

Applicant Information:

Name (print):

Eric M. Larson

Address:

619 W. Main St.

Phone:

630-669-5101

Email:

plan4u2retire@gmail.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☐ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print):

same

Address:

Signature:

Eric M. Larson

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: _____

THIS PAGE IS TO BE FILLED OUT AT THE HISTORIC COMMISSION MEETING

HISTORIC COMMISSION APPROVAL:

The Historic Preservation Commission hereby issues a Certificate of Appropriateness (COA) authorizing the issuance of a building permit for the proposed work in accordance with the attached plans and any approval conditions, if attached hereto.


Chairman Signature

11-6-24
Date

Approved:

- ☐ As presented
☒ Subject to conditions below
☐ Complete project scope only
(all elements must be included)

CONDITIONS OF APPROVAL

Project Specific Conditions:

1. Reveal 3-4" clapboard, 4" corners, skirt & frieze as determined by overall siding
2. Turned spindles for porch
3. Commission to investigate after preliminary demolition

General Conditions:

1. The person signing this form is responsible for communicating the Terms and Conditions listed herein to all contractors for the project.
2. Design, materials and construction methods shall be as shown on the COA, either in the conditions or on the attached plans.
3. The COA approval is limited to the scope of work documented in the plans.
4. No visible or concealed structural elements or historic features may be modified or removed unless identified in the COA approval.
5. Any historic materials that are inadvertently lost or damaged during construction without COA approval must be replaced to the preconstruction condition at the expense of the owner.

What to do if you encounter unforeseen issues during construction, or if a change to the project is being considered:

1. Stop work until a revised COA approval is received. Do not discard any materials- All materials must be stored on site until a new COA review is conducted.
2. Contact the City of St. Charles Community Development Division immediately- 630-377-4443. City staff can contact the Historic Preservation Commission Chairman to seek direction. If the issue is of an urgent nature, a special commission meeting can be scheduled at the discretion of the Chairman. The Historic Commission can meet with a minimum of 48 hour notice.
3. Removal of structural elements or historic features without a COA approval is only permitted where the City has determined there is an imminent safety risk. This determination must be made by the City's Building and Code Enforcement Division- 630-377-4406.
4. In the event that any structural elements or historic features must be, or have been removed or dismantled for safety reasons:
 - a. Any deterioration of structural elements or historic features shall be documented by physical or photographic evidence.
 - b. All materials shall be stored on site until a COA review is conducted – do not discard any materials.

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 and Project Specific Conditions.

Signature: 

Date: 11-6-24

If you have any questions on the information listed above, contact the Community Development Division at 630-377-4443.

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):



Commercial

☐ Residential

Received Date

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

605 W. Main St

Property Identification Number:

Applicant Name:

Eric M. Larson

Project Description:

Reside after Remove existing 2 layers
front post Railing Materials

Total Cost Estimate:

\$ 47,000 + 6,000 rails

Submittal Checklist:

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



Platinum Renovations Inc.

5N321 Harvest Lane | Saint Charles, IL 60175
331-454-4900 | kevin@platinumrenovationsinc.com

RECIPIENT:

Eric Larson

605 West Main Street
St. Charles, Illinois 60174

Quote #228

Sent on Oct 20, 2024

Total \$47,600.00

Product/Service	Description	Qty.	Unit Price	Total
Siding quote:	<p>-Remove (2) layers existing siding and dispose of in an onsite job dumpster.</p> <p>-Check substrates for any rot or deterioration .</p> <p>-Install all new Tyvek home wrap as needed on the entire building and tape all seams.</p> <p>-Install all new pre finished James Hardie fiber cement trim boards around all windows, doors, corner boards and frieze boards.</p> <p>-Caulk and touch up paint as needed.</p> <p>-Install all new James Hardie fiber cement; color plus; 6" reveal lap siding to the manufacturer's specifications on the entire building.</p> <p>-Caulk and touch up paint as needed.</p> <p>-Install aluminum flashings as needed above all windows, doors and roof lines.</p> <p>-Aluminum soffit & fascia to remain.</p> <p>- Re install downspouts.</p> <p>Labor & Material: \$47,600.00</p> <p>- (2) Front porches: Remove existing railings and trim boards on columns and arches and dispose. Install all new James Hardie fiber cement trim boards on front porch posts with top and bottom caps. Arche new front porch frieze boards. -Install all new Timber tech aluminum railings with top rail. Labor & Material: \$6,200.00</p> <p>Permits not included.</p>	1	\$47,600.00	\$47,600.00

A deposit of 50% will be required to begin project.



Platinum Renovations Inc.

5N321 Harvest Lane | Saint Charles, IL 60175
331-454-4900 | kevin@platinumrenovationsinc.com

Total

\$47,600.00

This quote is valid for the next 15 days, after which values may be subject to change due to increases in material costs.

Signature: _____ **Date:** _____









ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
MILLINGTON HISTORIC DISTRICT
ST. CHARLES, ILLINOIS
Date of Survey: 2003
Survey Updated: Dec. 2016

Primary Structure

ADDRESS 605 West Main Street



ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
☒ Contributing
☐ Non-Contributing
☐ Potential for Individual National Register Designation

BUILDING CONDITION

- ☐ Excellent
☒ Good
☐ Fair
☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: National
Architectural Features: _____
Date of Construction: 1873
Source: Township Assessor's Office
Overall Plan Configuration: Compound

Exterior Walls (Current): Aluminum
Exterior Walls (Original): Clapboard
Foundation: Concrete
Roof Type/Material: Cross gable/Asphalt shingle
Window Material/Type: Alum/Wd. Double hung

ARCHITECTURAL FEATURES: This is an unusual front elevation featuring two front porches that are supported by shallow arches springing from simple full height square column. Classically detailed fluted pilasters flank both of the front entrances.

ALTERATIONS: The addition to the rear is one story and has a roof that has a shallower pitch than the main house. The aluminum siding is typically horizontal, but is vertical at the addition. There is another addition that has a shed roof that is accessed by an exterior site built wooden stair. This addition has horizontal aluminum siding. There is currently a commercial tenant occupying the building.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

Survey Updated: Dec. 2016

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL:

STATE:

COUNTY:

LOCAL:

was a door from the kitchen to the deck and under the deck would be used for storage.

The Commission discussed the material to be used on the railings of the deck.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve COA as submitted for 17 N 2nd Ave.

c. 101 E. Main St.

Mr. Colby distributed to the Commission and read a letter submitted by Ron Onesti, Arcada Theater, concerning the replacement of the outdoor marquee sign. The letter stated Mr. Onesti viewed the current sign as a temporary repair and is in agreement that the sign is too small for the space and not appropriately installed. He will be looking at costs to properly refurbish the marquee. He will meet with the Historic Commission once he has gathered information. Mr. Colby shared information with Mr. Onesti about a potential façade grant in the next fiscal year, up to \$30,000 for National Register properties.

Mr. Pretz asked for clarification that the original sign would have been a 1920's sign and in 1943 the marquee was added. Mr. Colby answered, the whole structure that constitutes the marquee, with the element that goes up higher that has the Arcada lettering was added in 1943. There was previously a square shaped marquee.

Mr. Kessler requested the letter he had provided at the previous meeting be shared with Mr. Onesti.

Mr. Colby clarified that Mr. Onesti is having a sign company review how the sign panel is mounted, but the goal would be to potentially seek a COA approval, in order to issue a permit, for a temporary condition with a timeframe.

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to table the discussion on the COA at 101 E. Main Street.

d. 605 W. Main St.

Mr. Eric Larson presented COA to remove 2 layers of siding and replace with Hardy Siding and add new railings to the front porch.

The Commission discussed the condition of the current wood siding under the aluminum siding. Dr. Smunt suggested doing the removal in two phases, remove the aluminum then look at the wood siding under as it may be able to be saved or duplicate what is there. Mr. Larson agreed and thought this might save some cost.

Mr. Kessler suggested replacing square porch rails with turned rails. Commission suggested looking at other homes in the neighborhood for other Queen Anne style.

Mr. Larson added the addition in the back would not have the original siding, so that may still need to be replaced.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote approve the COA for use of Hardie siding and trim as proposed, subject to: Clapboard reveal of 3 to 4 inch, 4 inch corner boards, skirt and frieze boards as determined by the siding removal, porch to have turned spindles, and Members of the Historic Commission having the opportunity to investigate after preliminary demolition to determine design and condition of original siding and features.

6. Grant Applications

a. 605 W. Main St.

Commission discussed restoring the original siding would qualify for a 50% grant, using the Hardie board will qualify for 25% grant.

Mr. Colby commented on the grant, it will have to go through the process of City Council approval, if the Commission wanted to approve the grant funding for either project scope we can just take it through the approval. With the understanding that if the project scope changes from what has been approved with the COA they will have to approve a revised COA.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to recommend approval of the grant application with either scope of work, contingent upon the results of the COA research.

7. Landmark Applications

None.

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

a. 121 S. 4th St.

Commissioners conducted a site visit regarding potential demolition and the need to consider whether a portion of the house can be retained in the project. Ms. Malay commented that Mr. Pretz advised the house was built in 1959. Mr. Pretz added the one story is the original house. There's no provable homes from 1835. The 1825 date is incorrect.

Commissioners noted the owner still has to meet zoning standards, which may be difficult given the size of the lot.


9. Other Commission Business

a. Judge Barry House Update

Mr. Colby advised the COA denial will not be on the Planning & Development Committee in November, it is tentatively scheduled for the Dec. 9 meeting

b. 21 N 13th Ave as potential Landmark, 12 S 8th Ave as potential Landmark

Mr. Pretz stated 21 N 13th Ave, and 12 S 8th Ave are two examples of where the Owners are aware of the history of their property. I had asked them if they wanted to landmark

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 216 Riverside Ave		
	Significance:	Contributing		
	Petitioner:	Curt Hurst		
	Project Type:	Exterior changes, windows and doors		
	PUBLIC HEARING		MEETING 5/7/2025	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:		
Plans				
Project Description:				
<ul style="list-style-type: none"> • A Façade Improvement Grant has been requested by Curt Hurst for the property located at 216 Riverside Ave • 50 % reimbursement for: Improving and replacing storefront systems, doors, windows, and trim materials • 50 % reimbursement for: Removing architecturally inappropriate features on building • 50 % reimbursement for: Extensive restoration/repair of masonry material • The building has over 60 feet in width which makes the applicant eligible for up to \$20,000. • The total project costs \$84,000. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations 				

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

☒ Commercial ☐ Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address: 216 Riverside Ave

Property Identification Number: 09-34-130-006

Applicant Name: Stc 216 LLC

Received Date

Project Description:

Improvement, replacement of storefront systems, doors, windows, and trim materials

Removal of architecturally inappropriate features on building

Extensive restoration/repair of masonry material

All work is scope of city code violation notice

Total Cost Estimate: \$ 84,000 (\$12,000 architecture + \$40,000 windows/doors + \$32,000 masonry)

Submittal Checklist:

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

Applicant Contact Information:

Phone Number: 630-330-7215

Email Address: curt@frontierdevelopmentgroup.com

Statement of Understanding:

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

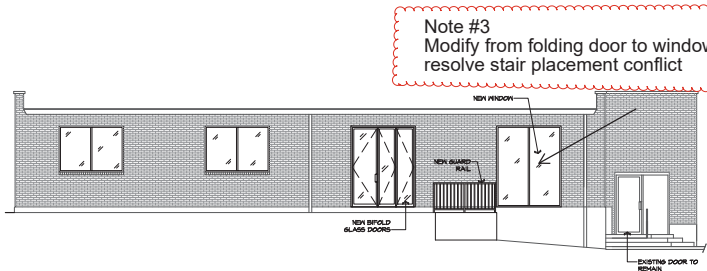
Signature: Curtis Hurst  Date: 04/16/2025
Applicant Frontier Property Management LLC

Owner Authorization (if applicable):

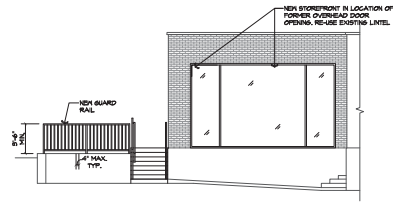
If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at 216 Riverside Ave., and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

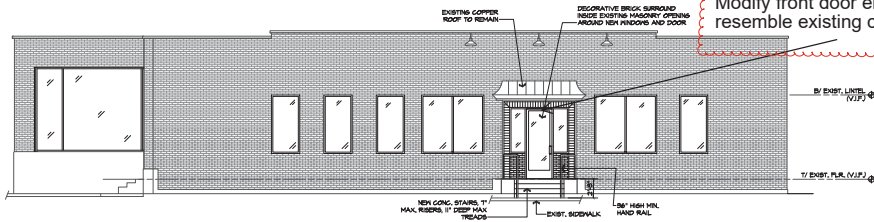
Signature: Curtis Hurst  Date: 04/16/2025
Owner STC 216 LLC



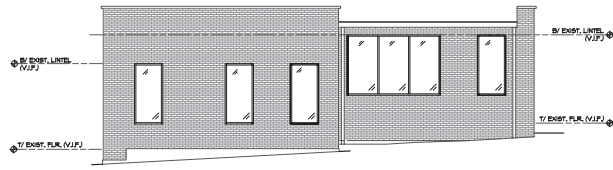
1 NORTH ELEVATION
SCALE: 3/16"=1'-0"



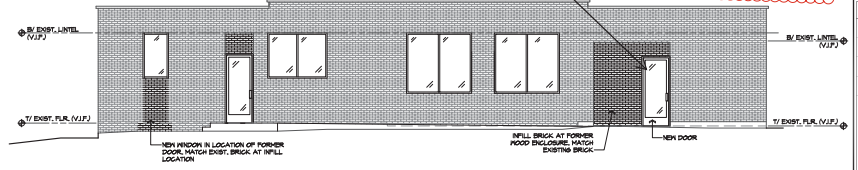
1A NORTHWEST ELEVATION
SCALE: 3/16"=1'-0"



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



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



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


COA REVISION REQUESTED

GENERAL NOTES		PROJECT: 24042
1. REFER TO WINDOW SCHEDULE ON SHEET ADD FOR WINDOW SIZES. USE NEW NOTES ON DRAWING. ALL WINDOWS WILL BE REPLACED IN EXISTING MASONRY OPENINGS. VERIFY EXISTING OPENINGS IN THE FIELD BEFORE ORDERING NEW WINDOWS. 2.		
216 RIVERSIDE REMODEL 216 S. RIVERSIDE AVENUE, SAINT CHARLES, IL 62204		
BÂTIR BÂTIR ARCHITECTURE, LTD. 1121 E. MAIN ST. SUITE 200, ST. CHARLES, IL 62204 TEL: 618.735.1100 WWW.BATIRARCH.COM		
EXTERIOR ELEVATIONS		
ISSUED: 08-30-24 ISSUED FOR REVIEW 09-04-24 ISSUE FOR REVIEW 02-27-24 ISSUE FOR REVIEW 04-03-23 REV. EXTERIOR ELEV.		
SCALE 1/4" = 1'-0"		
A301		







	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 8 Indiana Street/ Beith House		
	Significance:	Landmark		
	Petitioner:	Preservation Partners of Fox Valley		
	Project Type:	Exterior changes, windows and doors		
	PUBLIC HEARING		MEETING 5/7/2025	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:		
Grant app, Façade grant scope				
Project Description:				
<ul style="list-style-type: none"> • A Façade Improvement Grant has been requested by The Preservation Partners of Fox Valley for the property located at 8 Indiana Street. • 50 % reimbursement for: Extensive restoration/repair of masonry material. • 50% reimbursement for: Improvement, replacement or installation of windows and doors. • This building received a grant in 2023 for \$15,228 and is now requesting a grant for \$5,386.50 which is still within the \$30,000 limit for 5 years. • The total project costs \$10, 773. 				
Staff Comments:				
More information on this can be found in the COA portion of the packet.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations 				

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

☒ Commercial

☐ Residential

Received Date

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

8 Indiana Street

Property Identification Number:

09-34-129-005

Applicant Name:

Preservation Partners of the Fox Valley

Project Description:

Stabilize exterior masonry (all façades)

Basement window replacement (east façade)

Basement window repairs (3) (east & south façades)

Door threshold (east façade)

Total Cost Estimate:

\$ 10,773

Submittal Checklist:

☒ \$50 Application Fee

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

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

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

Applicant Contact Information:

Phone Number: 630-377-6424

Email Address: Shipton@PPFV.org

Statement of Understanding:

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

Signature:

Kelly Si
Applicant

Date:

5/1/2025

Owner Authorization (if applicable):

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

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

Signature:

Owner

Date: _____

FAÇADE IMPROVEMENT GRANT

In furtherance of the City of St. Charles's Façade Improvement Grant's purpose to recognize "the positive impact that individual building improvements can have on the overall appearance, the quality and vitality of downtown St. Charles," Preservation Partners of the Fox Valley (PPFV) is applying for a grant of \$5,386.50 for the work noted above.

A \$15,228 Façade Improvement Grant was awarded to us for the Beith House in 2023. The grant application materials note that the maximum grant amount during any five-year period is \$30,000 for properties on the National Register of Historic Places or locally designated landmarks. The Beith House is both a national and local landmark. This \$5,386.50 grant would bring the total grants awarded to the Beith House to \$20,614.50 since 2023 and therefore within the allowable limit.

Significance

The Beith House is one of the very few surviving examples in Kane County of river stone houses from the 1840s-1850s which have not been covered in stucco or significantly altered. The historic home is in its original location in downtown St. Charles, and its Greek Revival architecture is very visible to walkers and bikers traveling along the Fox River recreational paths, those driving on Indiana Street east of the new Whole Foods Market, and to drivers crossing over the Fox River on Illinois Street. Unfortunately, many of the river stone structures in the Fox River Valley have been lost to the bulldozer. The Beith House has endured with generous support from the community and remains the oldest structure in St. Charles with direct access to the Fox River.

Façades

The Beith House is unique in that all four façades, as the pictures below indicate, are visible from either the street or the parking lot. While St. Charles's Façade Improvement Grants are typically for front or side façades, we are requesting funding for all four façades since the entire exterior is visible from public spaces, as seen in the Google Earth and street view images below.

Costs

Masonry

- Masonry stabilization: \$4,800
- Foundation stabilization: \$2,200
- Facia board repair: \$1,100

Basement Windows

- Replacement window (east sash and jamb with HVAC vent panel: \$1,117)
- Window repairs (3): \$1,310

Door

- Threshold replacement: \$246

TOTAL: \$10,773

Funding

We are requesting 50% of the total project cost, amounting to \$5,386.50, from the St. Charles Façade Improvement Grant. Matching funds will come from designated donations of \$4,050 we received in 2024, as well as our general operating funds.

History

William Beith was born in Scotland in 1818 and learned stone masonry from his father. Beith came to St. Charles in 1843 and, with his father, built his first limestone home between 1843 and 1845 on 713 Prairie St. in St. Charles. That home still stands but has been significantly altered. In the spring of 1844, he took his first building contract to erect the Congregational Church of St Charles, a river stone structure which has since been covered by stucco. Beith then built the house at 8 Indiana Street in 1850.

Over the next 15 years, Beith was considered one of the most prominent contractors and builders in Kane County, erecting a papermill, factories, many buildings in Batavia, several churches, as well as the Jennings Seminary, a five-story stone building, and Dunning Block in Aurora. His operations extended to Chicago, where, with a partner, he was primarily interested in contracting.

In addition to building, Beith was largely involved in starting the manufacture of drain tile in Aurora, supplying tile for hundreds of miles for low and marshy land in Kane County, making it one of the foremost counties for rich farmland.

PPFV rescued the Beith House from demolition in 1981 (see photo below) and restored it to operate as a Preservation Study House. It included exhibits showing mid-19th century decorative arts, and the