

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 215 E. Main St.		
	Proposal:	Review trim for window replacements		
	Petitioner:	City of St. Charles		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 4/18/18	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
COA information from 11/15/17, photos showing replacement windows installed				
EXECUTIVE SUMMARY:				
<p>On 11/15/17, the Commission approved a COA for window replacements at the St. Charles History Museum. It was represented at the meeting that the trim varied between the windows; some had limited wood casing, some of which was deteriorated, but the intent was to retain the wood trim where it existed.</p> <p>Six non-original windows were replaced with Marvin wood, aluminum clad casement windows. The casing and trim around the windows was wrapped with aluminum. The use of aluminum wrap over wood casing was not part of the COA approval.</p> <p>The dark bronze aluminum that was used matches some of the other windows on the building, including the front display windows.</p> <p>The Public Works Dept. is looking for feedback from the Commission on how to complete the project.</p> <p>Potential options include:</p> <ul style="list-style-type: none"> • Leaving the aluminum wrapping as is. (The other wood windows could be painted the same dark bronze trim color for consistency) • Removal of some or all of the aluminum wrapping. (One option would be to remove the aluminum wrapping from the east window, which is on the same elevation as the leaded glass wood windows. The other windows on the rear elevation are less visually prominent.) 				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT/CITY OF ST. CHARLES

(630) 377-4443

APPLICATION INFORMATION

Permit #: 18 -- 27097 Date Submitted: 11/13/17 COA # 17 -- 49

Address of Property: 215 E. Main St.

Applicant: City of St. Charles

Use of Property: Commercial, business name: _____

Residential Other: History Museum

Type of Work (Check All That Apply):

- Exterior Alteration/Repair
 - Windows
 - Doors
 - Siding - Type: _____
 - Masonry Repair
 - Other _____
- Awnings/Signs

- New Construction
 - Primary Structure
 - Additions
 - Deck/Porch
 - Garage/Outbuilding
 - Other _____

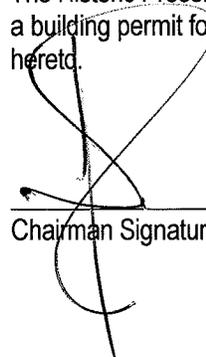
- Demolition
 - Primary Structure
 - Garage/Outbuilding
 - Other _____
- Relocation of Building

Description:

Replace 6 windows per attached information.

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

11.15.2017
Date

Approved:

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

CONDITIONS OF COA APPROVAL

1. Include screens on operable windows
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

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 Terms and Conditions.

Print Name: DEREK SWANSON

Signature: 

Date: 2-6-18

Company: D. SWANSON SALES

Applicant/Agent is (check all that apply):

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

Historic Preservation Certificate of Appropriateness (COA) Terms and Conditions

If you have any questions on the information listed below, contact the City of St. Charles Planning Division at 630-377-4443.

General Conditions:

1. The person signing the COA 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 Certificate of Appropriateness, 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 Planning 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.



Memo

Date: November 13, 2017
To: Russell Colby, Planning Division Manager
From: AJ Reineking, Public Works Manager
Re: History Museum Window Replacement

It has been brought to the attention of the Public Works Department that several of the windows at the St. Charles History Museum are severely deteriorated and are no longer efficient and, in some instances, are causing leaks within the building.

There are eight total windows on the original building of the history museum, not including the half-moon window on the second floor or the window over the rear door. According to the museum's Executive Director, Alison Costanzo, six of those windows were replaced by the previous owner in the 1970s. Those six windows are the subject of this project.

The remaining two rectangular windows, located on the east side of the building in the upper level, are a leaded glass that may be original to the building. Those windows, while they may not be efficient, are not deteriorating or allowing for water penetration at this time and they will **not** be included in the replacement project this year.

The six windows included in this year's project will be replaced with a Marvin Ultimate Clad window (or equivalent) which is a modern, efficient window with a matching exterior appearance of the existing windows (i.e. wood trim and painted to match the existing). Information on the Marvin Ultimate Clad windows is attached.









MARVIN ULTIMATE CASEMENT

The Marvin Ultimate Casement Window is an innovative, high performing casement window, offering expert craftsmanship, a variety of customization options, and superior value. Designed to suit virtually any application, these state-of-the-art windows feature concealed multi-point locks, patented exclusive wash mode, and durable hardware that ensures easy opening and smooth operation even on larger-sized windows. The Marvin Ultimate Casement features a recessed sash for a traditional look, plus a full jamb, making it perfectly suited for new construction or full frame replacement.

Find a Dealer

View All Casement Windows

Features & Options

Features

Features | How It Works | Round Tops | Standard Specifications

Features & Options

Features | How It Works | Round Tops | **Standard Specifications**



Standard Specifications

- One-lite Low E2 with argon insulating glass
- Satin Taupe folding handle and sash lock
- Bare wood interior
- Extruded aluminum clad exterior (clad units)
- 4 9/16" jambs
- Many mull configurations are AAMA450 certified
- Performance rating up to PG50, depending on size

Features & Options

Features | How It Works | Round Tops | **Standard Specifications**



Features

- Largest operating wood/clad casement in the industry at 36" x 102" or 44" x 91 1/8"
- Fixed casement as large as 120" x 80" or 80" x 120"
- Removable interior covers and pre-drilled jamb holes for easy installation and clean, finished appearance
- For use in nearly any new construction, remodeling, or full frame replacement application
- Revolutionary wash mode allows access to both sides of glass from indoors
- Available in StormPlus™ for coastal region IZ3
- Retractable screen option



This product is CE certified.

Current photos showing windows installed







