

 <p><b>ST. CHARLES</b> SINCE 1834</p>	<b>HISTORIC PRESERVATION COMMISSION</b>			
	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 11 E Main St.		
	<b>Proposal:</b>	Windows		
<b>Petitioner:</b>	Douglas Kimber			
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 11/6/19</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
<b>X</b>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
COA Application				
Window Details				
Architectural Survey				
<b>EXECUTIVE SUMMARY:</b>				
<p>Proposed is to replace 7 windows (2 on first floor and 5 on second) in the rear of the building. The windows will be aluminum clad on the outside and wood on the inside.</p> <p>This project was discussed at the last meeting during a preliminary review and the Commission gave their general approval of the new windows. The Commission also conducted a site visit to the property on 10/2/19.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations 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

ST. CHARLES  
SINCE 1788

To be filled out by City Staff

Permit #: \_\_\_\_\_ Date Submitted: 9/26/19 COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 11 E. Main Street  
 Use of Property:  Commercial, business name: Building Space Holdings, LLC  
 Residential  Other: \_\_\_\_\_

**Project Type:**

- |   |   |   |
|---|---|---|
| <input 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 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 type="checkbox"/> Other _____        |   |
| <input type="checkbox"/> Awnings/Signs              |   |   |

**Description:**

Replacing old leaking windows with NEW Marvin Ultimate Wood/Clad windows.

**Applicant Information:**

Name (print): Advanced Windows & Siding  
 Address: 309 Oswalt Ave, Batavia, IL  
 Phone: 630-231-5390  
 Email: info@aws1inc.com

Applicant is (check all that apply):

Property Owner  
 Business Tenant  
 Project contractor  
 Architect/Designer

Reiter: Fox Build.

**Property Owner Information (if not the Applicant)**

Name (print): Build Space Holdings, LLC  
 Address: 11 E. Main Street  
 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: 9/26/2019



309 Oswalt Ave  
Batavia, IL 60510  
Phone (630) 231-5390  
Fax (630) 454-3763

## PROPOSAL

**Build Space Holdings, LLC c/o Doug Kimber**

October 8, 2019

11 E. Main Street

St. Charles, Illinois 60174

(630) 606-1858 Email: [kimber2@mc.net](mailto:kimber2@mc.net)

We hereby submit specifications & estimates for:

Installation of **Marvin Ultimate Extruded Clad** (2) Double Hung Picture w/ Simulated Checkrail (5) Double Hung Generation 2.0 Wood Clad Windows. The existing windows are removed-Full Frame Replacement, the new windows installed, insulation is installed around the windows and the exterior wood casings are capped with custom formed pre-finished aluminum. The interior wood casing will not be changed. **Color: (2) Painted White Pine Interior (5) Stained-TBD / Ebony Clad Exterior**

**Features:**

Fusion Welded Frame & Sash

3/4" Insulated Glass / **Ultra U** / Low E – Argon /

Pine Interior Painted-White & Stained-TBD / Clad Exterior-Ebony / **U-factor .30**

**Charcoal Fiberglass** Screen Mesh

**20yr Seal Failure Warranty, 10yr Hardware, Moving Parts**

**Total Window Installed Price: \$ 26,594.00**

**Less 10% Discount: - 2,659.00**

**Total Window Price: \$ 23,935.00\***

**Note:** All debris will be hauled from the premises.

We propose hereby to furnish material & labor-complete in accordance with above specifications, for the sum of **~~\$ 23,935.00~~**

Payment to be made as follows: **Payment on Completion** (There is a 5% charge for Credit Card/Finance payments.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, & will become an extra charge over & above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Owner to carry fire, tornado & other necessary insurance. Advanced Windows & Siding reserves the right of mechanics lien under Illinois law. Advanced carries necessary liability & workers compensation insurance.

**Note: Any Lead Safe Analysis or Renovation will be charged at an additional Price.**

*John Carey*

Authorized Signature \_\_\_\_\_

This proposal may be withdrawn from us if not accepted within 30 days.

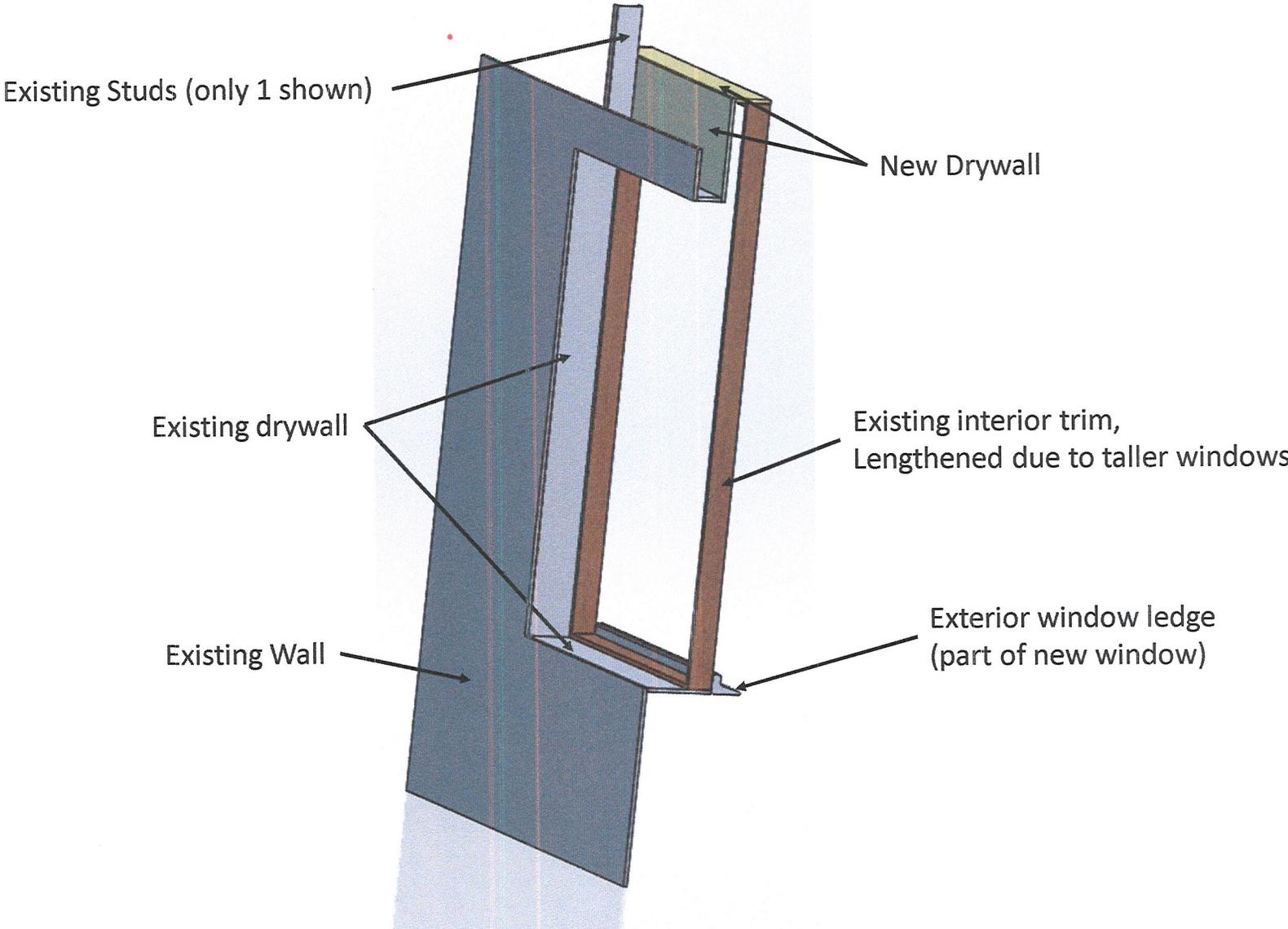
ACCEPTANCE OF PROPOSAL – The above prices, specifications & conditions are satisfactory & are hereby accepted.

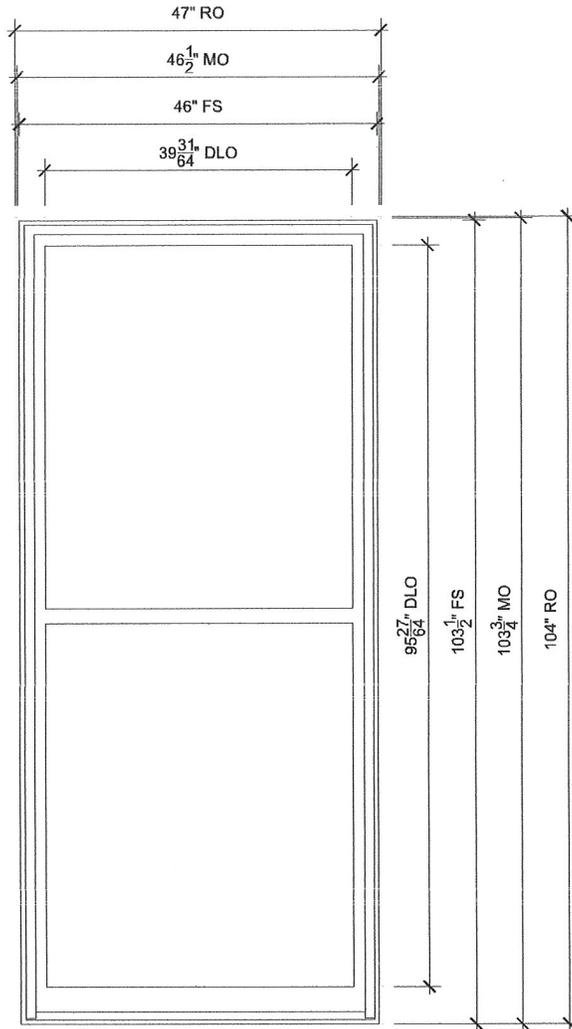
You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Visit Our Website at [www.advancedwindowsandsiding.com](http://www.advancedwindowsandsiding.com)





**02**

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



Head



Jamb



Sill



Simulated Rail

## SPECIFICATIONS

Product Line: Ultimate

Unit Description: Double Hung Picture G2



PROJ/JOB: ADVANCE WINDOW 10/07/19 / HISTORICAL-ST. CHARLES

DIST/DEALER: MIDWEST SIDING SUPPLY

DRAWN: TONY FALVO

QUOTE#: KZHN8N7

PK VER: 0002.28.00

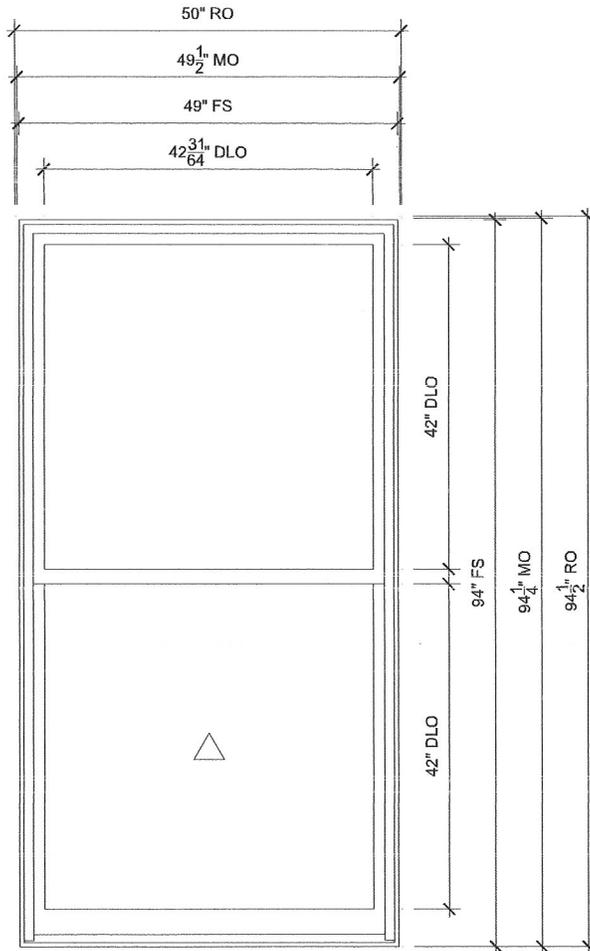
CREATED: 10/23/2019

REVISION:

SHEET

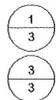
2

OF 4

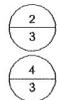


**01**

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



Head



Jamb



Sill



Checkrail

## SPECIFICATIONS

Product Line: Ultimate  
Unit Description: Single Hung G2



PROJ/JOB: ADVANCE WINDOW 10/07/19 / HISTORICAL-ST. CHARLES  
DIST/DEALER: MIDWEST SIDING SUPPLY  
DRAWN: TONY FALVO  
QUOTE#: KZHN8N7

PK VER: 0002.28.00

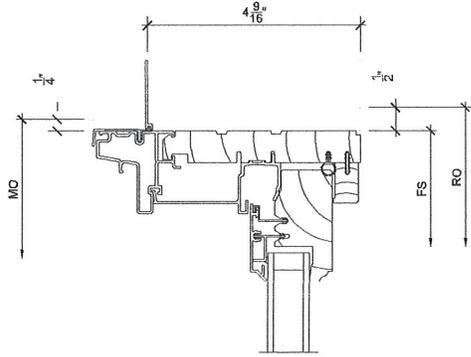
CREATED: 10/23/2019

REVISION:

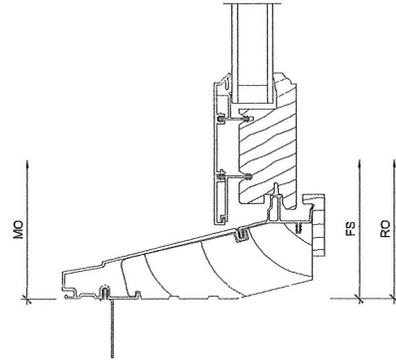
SHEET

1

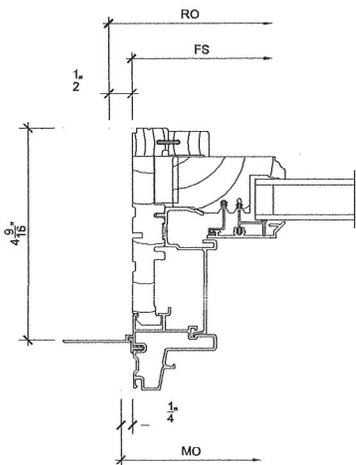
OF 4



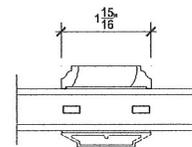
1 Head  
4 SCALE: 3" = 1'-0"



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



2 Jamb  
4 SCALE: 3" = 1'-0"



4 Simulated Rail  
4 SCALE: 3" = 1'-0"

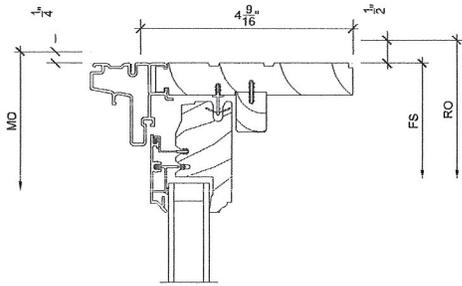


PROJ/JOB: ADVANCE WINDOW 10/07/19 / HISTORICAL-ST. CHARLES  
 DIST/DEALER: MIDWEST SIDING SUPPLY  
 DRAWN: TONY FALVO  
 QUOTE#: KZHN8N7

PK VER: 0002.28.00

CREATED: 10/23/2019 REVISION:

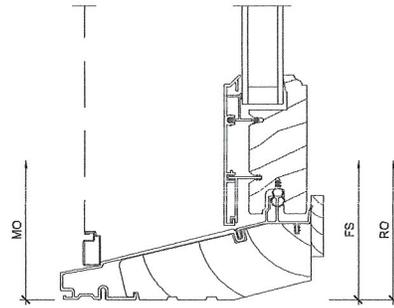
SHEET  
4  
OF 4



1  
3

**Head**

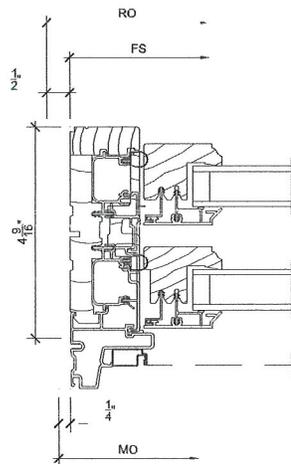
SCALE: 3" = 1'-0"



3  
3

**Sill**

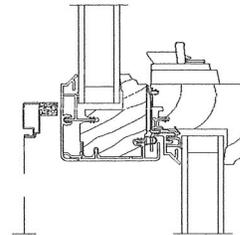
SCALE: 3" = 1'-0"



2  
3

**Jamb**

SCALE: 3" = 1'-0"



4  
3

**Checkrail**

SCALE: 3" = 1'-0"



PROJ/JOB: ADVANCE WINDOW 10/07/19 / HISTORICAL-ST. CHARLES  
 DIST/DEALER: MIDWEST SIDING SUPPLY  
 DRAWN: TONY FALVO  
 QUOTE#: KZHN8N7

PK VER: 0002.28.00

CREATED: 10/23/2019

REVISION:

SHEET  
3  
OF 4



EXISTING 2ND FLOOR WINDOW



EXISTING 1ST FLOOR WINDOW



MOCK-UP SHOWING WHAT NEW WINDOWS LOOK LIKE



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

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

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

**ARCHITECTURAL SIGNIFICANCE**

Significant

Contributing

Non-Contributing

**BUILDING CONDITION**

Excellent: Well-maintained

Good: Minor maintenance needed

Fair: Major repairs needed

Poor: Deteriorated

**ARCHITECTURAL DESCRIPTION**

**Style:** Commercial Vernacular

**Date of Construction:** 1890-1910

**Source:** Field Observation

**Features:**

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



**Address:**

13-15 1/2 East Main Street

**Representation in Existing Surveys:**

Federal

State

County

Local

**Block No. 46**

**Building No. 3**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 7**

**NEGATIVE NO. 31**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

13-15 1/2 East Main Street

**Remarks:**

East Elevation.

**Block No. 46**

**Building No. 3**

**ROLL NO. 6**

**NEGATIVE NO. 1**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**