

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 122 S. 5 <sup>th</sup> St.		
	<b>Significance:</b>	Contributing		
	<b>Petitioner:</b>	Matthew Sweeney		
	<b>Project Type:</b>	Windows and Soffit		
	<b>PUBLIC HEARING</b>		<b>MEETING 5/18/22</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>		<b>Additional Requested Documents:</b>		
Application, building plans, architectural survey				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>Proposed is to replace two wood windows with fixed vinyl windows</li> <li>Also proposed is to install alum. Soffit panel over wood soffit (Half of the house already has alum. Soffit)</li> </ul>				
<b>Staff Comments:</b>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation on approval of the COA</li> </ul>				

## Hitzemann, Rachel

---

**From:** matt sweeney  
**Sent:** Wednesday, May 11, 2022 3:56 PM  
**To:** Hitzemann, Rachel  
**Subject:** Re: 122 S 5th St. Permit

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Rachel,  
Thank you for reviewing the application so quickly. Please see attached pictures.  
The red arrows denote the 2 windows being replaced.

The new bathroom window must be water resistant as it is in a tub shower area. I propose that the existing wood storm window and trim remain and the old wood sashes are replaced by the vinyl insert style window ( the exterior will remain the same). The interior window material needs to be water resistant.

The new kitchen window is a larger size than the existing window and must be a total replacement. This window is in an inconspicuous location. The exterior frame details between a fixed vinyl and fixed clad window are essentially the same. There are no lites in the new window.

I would like to install aluminium soffit over the existing wood soffit. There is aluminium soffit on a 1/3 of house existing.

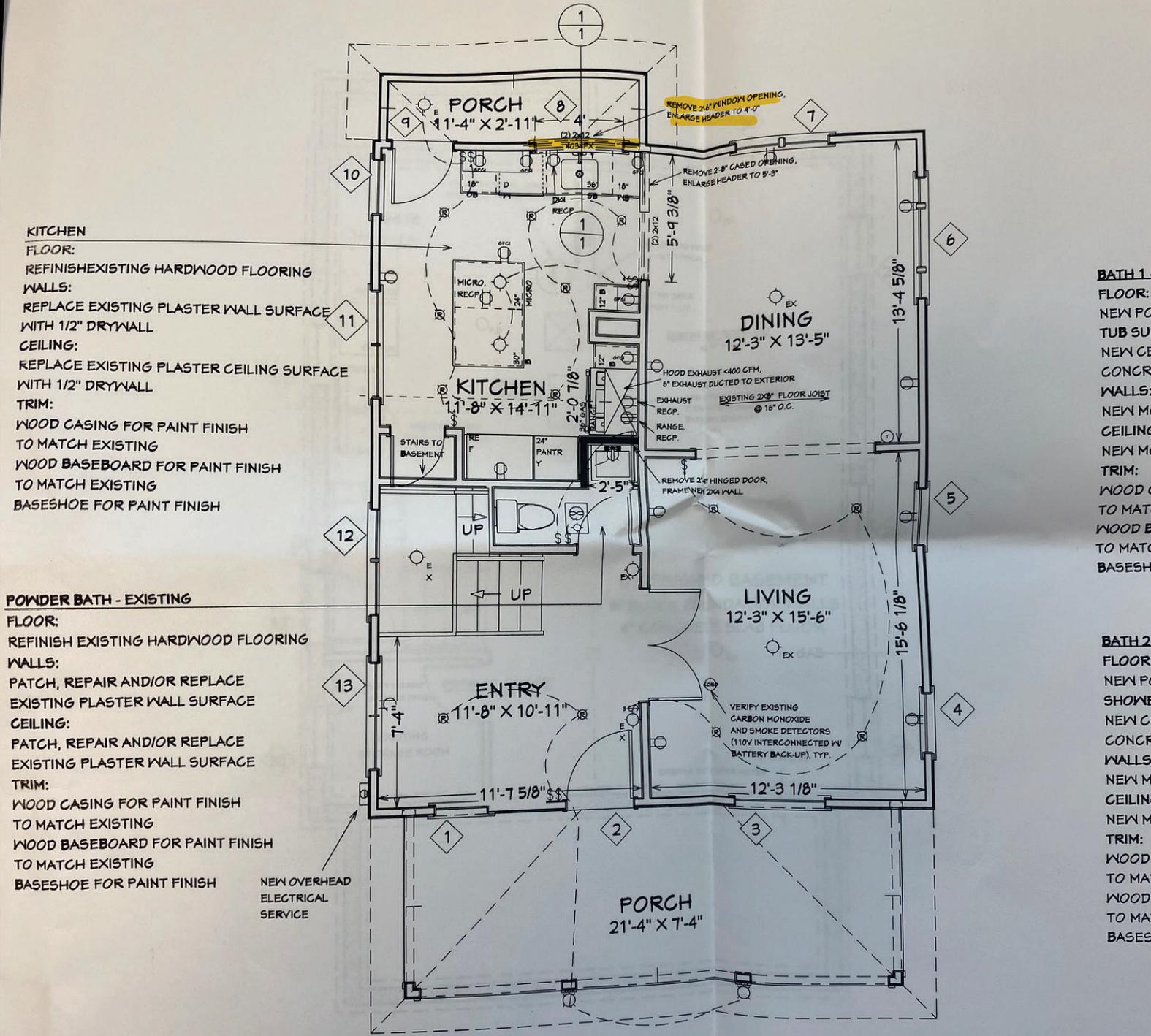
Please let me know if you need additional information. I appreciate the guidance in navigating the COA process.

Thank you again,

Matt Sweeney

 [\\_attachments.zip](#)





**KITCHEN**  
**FLOOR:**  
 REFINISH EXISTING HARDWOOD FLOORING  
**WALLS:**  
 REPLACE EXISTING PLASTER WALL SURFACE WITH 1/2" DRYWALL  
**CEILING:**  
 REPLACE EXISTING PLASTER CEILING SURFACE WITH 1/2" DRYWALL  
**TRIM:**  
 WOOD CASING FOR PAINT FINISH TO MATCH EXISTING  
 WOOD BASEBOARD FOR PAINT FINISH TO MATCH EXISTING  
 BASESHOE FOR PAINT FINISH

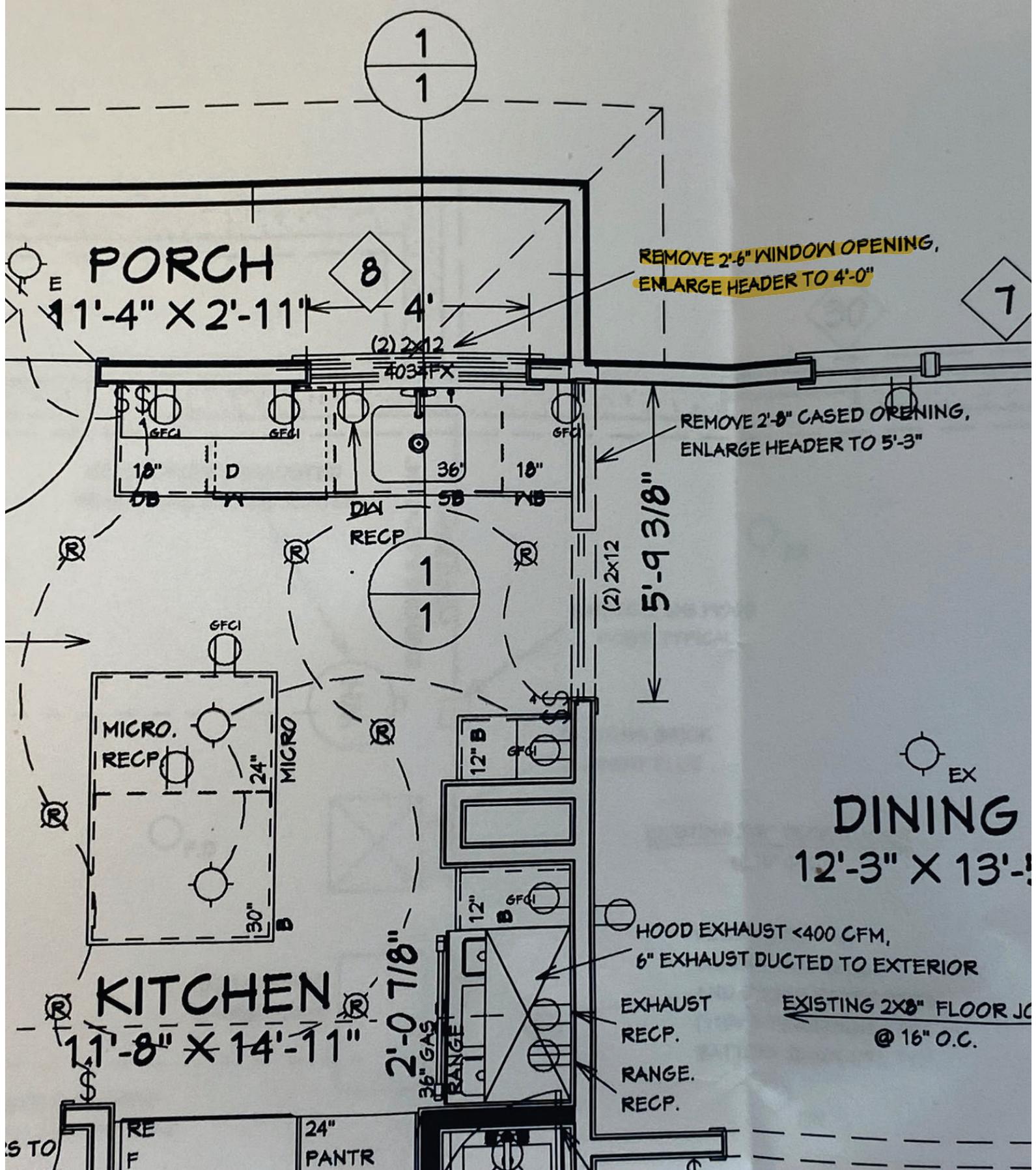
**POWDER BATH - EXISTING**  
**FLOOR:**  
 REFINISH EXISTING HARDWOOD FLOORING  
**WALLS:**  
 PATCH, REPAIR AND/OR REPLACE EXISTING PLASTER WALL SURFACE  
**CEILING:**  
 PATCH, REPAIR AND/OR REPLACE EXISTING PLASTER WALL SURFACE  
**TRIM:**  
 WOOD CASING FOR PAINT FINISH TO MATCH EXISTING  
 WOOD BASEBOARD FOR PAINT FINISH TO MATCH EXISTING  
 BASESHOE FOR PAINT FINISH

**BATH 1**  
**FLOOR:**  
 NEW PO...  
 TUB SU...  
 NEW CE...  
 CONCR...  
**WALLS:**  
 NEW M...  
**CEILING:**  
 NEW M...  
**TRIM:**  
 WOOD C...  
 TO MA...  
 WOOD B...  
 TO MA...  
 BASESH...

**BATH 2**  
**FLOOR:**  
 NEW PO...  
 SHOWER...  
 NEW C...  
 CONCR...  
**WALLS:**  
 NEW M...  
**CEILING:**  
 NEW M...  
**TRIM:**  
 WOOD...  
 TO MA...  
 WOOD...  
 TO MA...  
 BASES...

**FIRST FLOOR CONSTRUCTION PLAN**

SCALE: 1/4" = 1'-0"



1  
1

8

7

1  
1

EX

DINING  
12'-3" X 13'-11"

HOOD EXHAUST <400 CFM,  
6" EXHAUST DUCTED TO EXTERIOR

EXISTING 2X8" FLOOR JOIST  
@ 16" O.C.

EXHAUST  
RECP.

RANGE  
RECP.

36" GAS  
RANGE

24" PANTR

RE F

S TO

# FOR ALTERATIONS

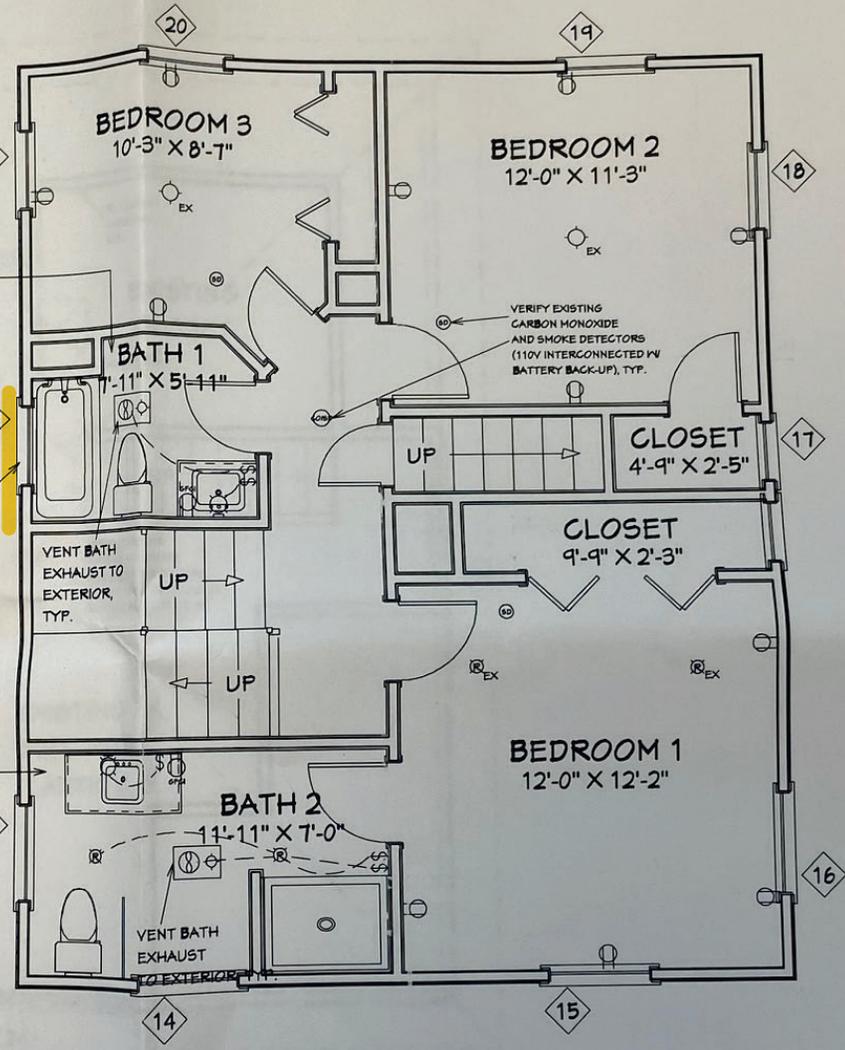
2 S 5TH STREET  
ST CHARLES, IL

3	FIXED-E
4	DH-EXIS
5	FIXED-E
6	DH-EXIS
7	FIXED-E
8	PICTUR
9	ENTRY I
10	FIXED-E
11	DH-EXI
12	DH-EXI
13	FIXED-
2nd FLOOR ---	
14	DH-EX
15	DH-EX
16	DH-EX
17	FIXED-
18	DH-EX
19	DH-EX
20	DH-EX
21	DH-EX
22	FIXED
23	DH-EX
ATTIC -----	
24	CASE
25	CASE
26	CASE
BASEMENT --	
27	FIXE
28	FIXE
29	AWN
30	AWN
31	FIXE
32	ENT
33	FIXE

**BATH 1 - EXISTING**  
**FLOOR:**  
 NEW POCELAIN TILE FLOORING  
**TUB SURROUND:**  
 NEW CERAMIC WALL TILE OVER  
 CONCRETE BACKER BOARD  
**WALLS:**  
 NEW MOLD RESISTANT DRYWALL  
**CEILING:**  
 NEW MOLD RESISTANT DRYWALL  
**TRIM:**  
 WOOD CASING FOR PAINT FINISH  
 TO MATCH EXISTING  
 WOOD BASEBOARD FOR PAINT FINISH  
 TO MATCH EXISTING  
 BASESHOE FOR PAINT FINISH

**BATH 2 - NEW**  
**FLOOR:**  
 NEW POCELAIN TILE FLOORING  
**SHOWER SURROUND:**  
 NEW CERAMIC WALL TILE OVER  
 CONCRETE BACKER BOARD  
**WALLS:**  
 NEW MOLD RESISTANT DRYWALL  
**CEILING:**  
 NEW MOLD RESISTANT DRYWALL  
**TRIM:**  
 WOOD CASING FOR PAINT FINISH  
 TO MATCH EXISTING  
 WOOD BASEBOARD FOR PAINT FINISH  
 TO MATCH EXISTING  
 BASESHOE FOR PAINT FINISH

NEW FIXED WINDOW, W/ TEMPERED GLASS



## SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

# 22 S 5TH STREET ST CHARLES, IL

## BATH 1 - EXISTING

### FLOOR:

NEW POCELAIN TILE FLOORING

### TUB SURROUND:

NEW CERAMIC WALL TILE OVER  
CONCRETE BACKER BOARD

### WALLS:

NEW MOLD RESISTANT DRYWALL

### CEILING:

NEW MOLD RESISTANT DRYWALL

### TRIM:

WOOD CASING FOR PAINT FINISH  
TO MATCH EXISTING

WOOD BASEBOARD FOR PAINT FINISH  
TO MATCH EXISTING

BASESHOE FOR PAINT FINISH

NEW FIXED  
WINDOW,  
W/ TEMPERED  
GLASS

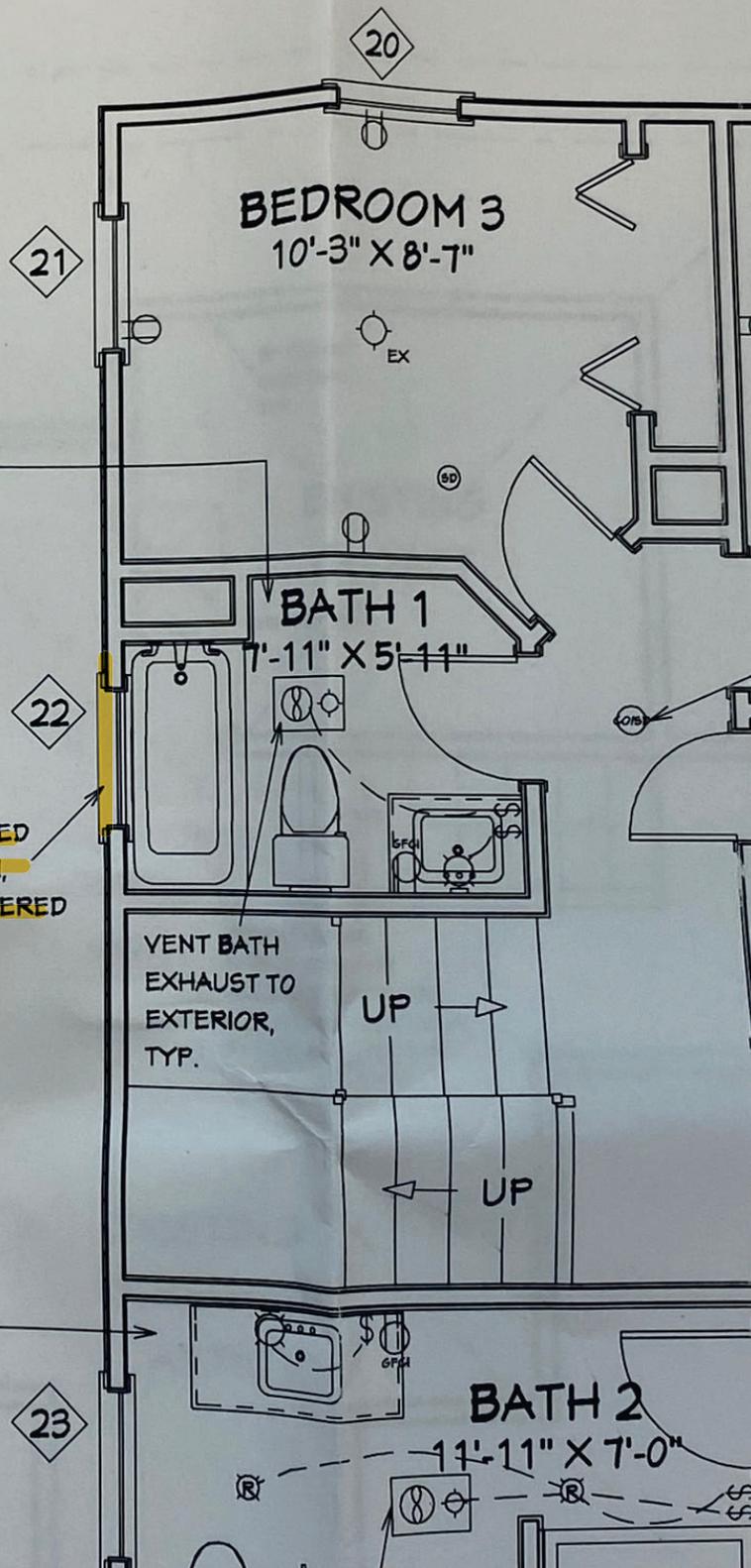
## BATH 2 - NEW

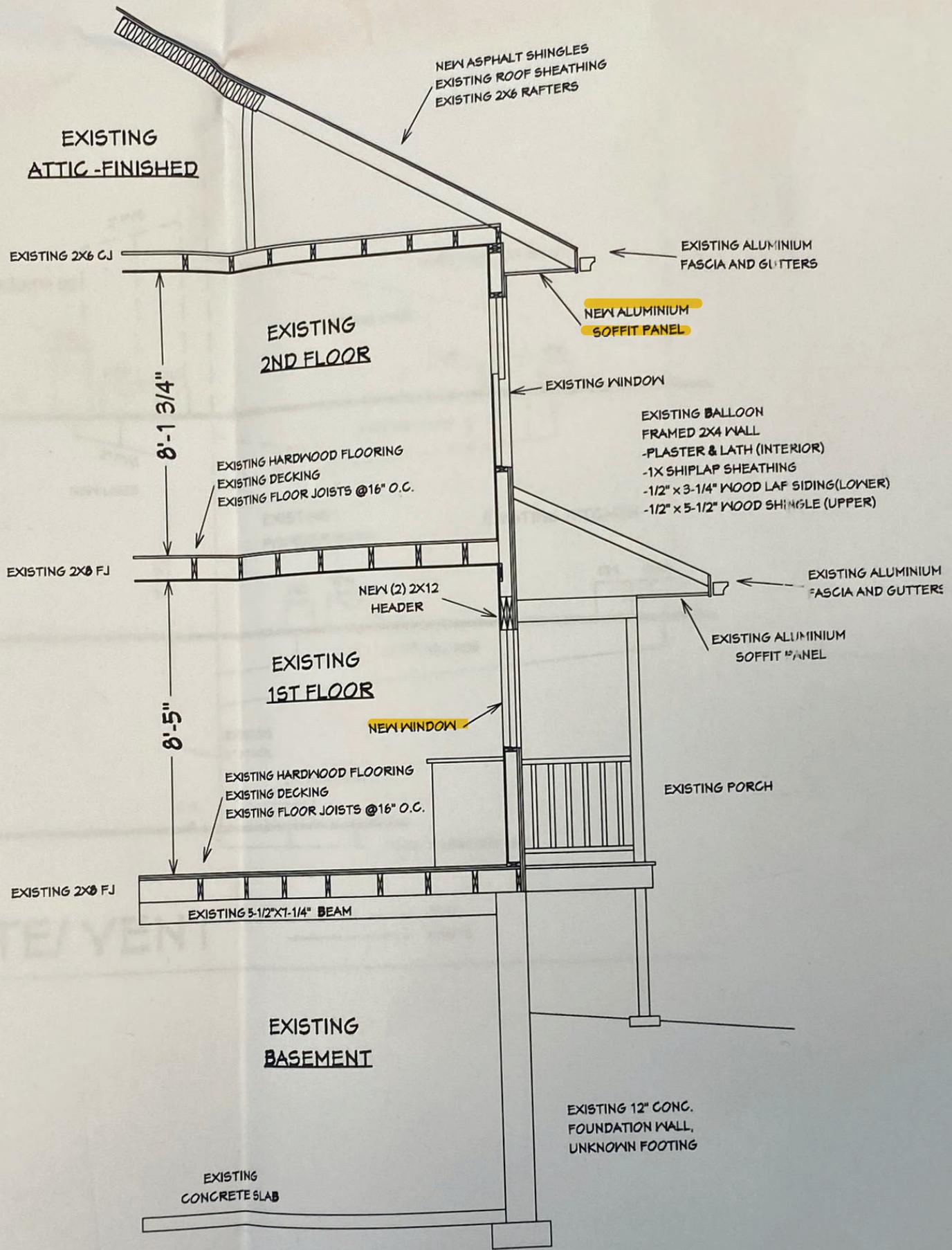
### FLOOR:

NEW POCELAIN TILE FLOORING

### SHOWER SURROUND:

NEW CERAMIC WALL TILE OVER  
CONCRETE BACKER BOARD





**SECTION**  
1  
1  
SCALE: 1/4"=1'-0"











← / 4

2400

1X12

→ / 3653

E

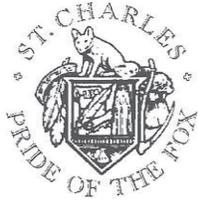
18











ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

	1	2	3
<input checked="" 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 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:** Prairie

**Date of Construction:** 1900-1920

**Source:** A Field Guide to American Houses

**Features:**

Hipped roof, symmetrical with full width front entry porch, dormer at roof, two story structure. Shingle texture at second floor walls, wood clapboard at first floor. Rock face block foundation.



**Address:**

122 South 5th Street

**Representation in Existing Surveys:**

- Federal
- State
- County
- Local

**Block No. 13**

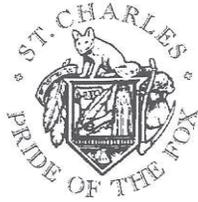
**Building No. 7**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 11**

**NEGATIVE NO. 20**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

122 South 5th Street

**Remarks:**

South Elevation.

**Block No. 13**

**Building No. 7**

**ROLL NO. 2**

**NEGATIVE NO. 32**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**