



CITY OF
ST. CHARLES
ILLINOIS • 1834

HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

**Agenda Item
Title/Address:**

COA: 228 W. Main St.

Significance:

Significant

Petitioner:

Caelan Hayes

Project Type:

Sign

PUBLIC HEARING

**MEETING
11/15/23**

X

Agenda Item Category:

Preliminary Review

Grant

X

Certificate of Appropriateness (COA)

Other Commission Business

Landmark/District Designation

Commission Business

Attached Documents:

Application, sign details, photos

Additional Requested Documents:

Project Description:

A banner wall sign in a frame of vinyl was applied to the building.

Staff Comments:

Recommendation / Suggested Action:

- 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: 10 / 31 / 23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 228 W. MAIN ST., ST. CHARLES, IL 60174

Use of Property: ☒ Commercial, business name: GHOUISH MORTALS

☐ 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:

EXTERIOR SNAP FRAME BANNER W/ DECORATIVE SCROLL
WORK.

Applicant Information:

Name (print): CAELAN HAYES

Address: 1359 YORKSHIRE DR

Phone: 630.414.5656

Email: CAELAN@IBRANDVISUAL.COM

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): DOVE THISELTON

Address: 228 W. MAIN ST., 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: 10.17.23





GHOULISH MORTALS

MONSTER & HORROR STORE

TOTALLY FUN RETAIL DESTINATION

OOZING

**WITH CREEPTASTIC PRODUCTS FROM
SPOOKY ARTISTS & VENDORS**

WWW.GHOULISHMORTALS.COM

FRAME AND SCROLL WORK

1 REFERENCE ELEVATION (SF) EXTERIOR SIGN W/ FRAME SCALE: 1/2" = 1'

FRONT VIEW



SPECIFICATIONS

QTY. 1(ONE) EXTERIOR WALL MOUNTED FRAME SYSTEM - TO BE BLACK

DECORATIVE SCROLL TO BE CUT VINYL APPLIED TO WALL AROUND THE OUTSIDE EDGE OF FRAME

FRAME TO HOLD INTERCHANGEABLE BANNER SIGN

iBRAND PRYOR
VISUAL SIGNAGE

1359 W. Yorkshire Drive
Streamwood, IL 60107
630.755.5950
info@ibrandvisual.com
www.ibrandvisual.com

CUSTOMER: Ghoulish Mortals - St. Charles
ADDRESS: 228 W. Main Street, St. Charles, IL 60174
JOB NUMBER: 230124
FILE NAME: 230124-DRAWING-GS_Ghoulish Mortals_Exterior Frame RI

SALES REP: Caetan Hayes
DESIGNER: CC
SCALE: 1/2"=1'

ORIGINAL: 4-24-2023 c.h.
REVISION: 5-12-2023 CC
REVISION:
REVISION:

PAGE
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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: Classical Revival

Date of Construction: 1910-1920's

Source:

Features:

Finely detailed stone cornice with brick parapet. Stone quoins at corners of south upper facade with "Western United Building" inscription. Storefront facade greatly modified with wood shake projecting roof and board and batten siding.



Address:

228 West Main Street

Representation in Existing Surveys:

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

Block No. 7

Building No. 8

SURVEY DATE:
MAY 1994

ROLL NO. 1

NEGATIVE NO. 14



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 13

NEGATIVE NO. 10

Address:

228 West Main Street

Remarks:

West Elevation

Block No. 7

Building No. 8



ROLL NO.

NEGATIVE NO.

Address:

228 West Main St.

Remarks:

Photo taken 11/2022

Block No. 7

Building No. 8



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

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CONTINUATION SHEET NO: 1



Address:

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Photo taken 11/2022

Block No. 7

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ROLL NO.

NEGATIVE NO.

Address:

Remarks:

Block No.

Building No.

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