

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 320 Walnut St.		
	Significance:	N/A		
	Petitioner:	Peter Gaido		
	Project Type:	Porch		
	PUBLIC HEARING		MEETING 9/7/22	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:		
Application, picture of proposed materials, current photos, old building elevation drawings		Elevation Drawings		
Project Description:				
<ul style="list-style-type: none"> <li>Proposed is to install a Trex deck flooring to replace the wood on the deck and back stairs</li> <li>Also proposed is to replace wood spindle balusters with straight Trex aluminum spindles on the deck and stairs</li> </ul>				
Staff Comments:				
Work was started without a Permit or COA Approval but was stopped by City Staff.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation on approval of the COA</li> </ul>				



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 #: 0022-01543 Date Submitted: 8/23/22 COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 320 Walnut Street, St. Charles, IL 60174

Use of Property: ☒ Commercial, business name: Gaido & Fintzen, LLC

☐ Residential ☐ Other: \_\_\_\_\_

**Project Type:**

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

**Description:**

Replacement of dangerous and deteriorated deck, stairs, and handrails with new (safe) Trex Enhance Rocky Harbor composite decking and Trex Select rail system. The current deck is unsafe, failing at various points (please see the attached photos), and must be replaced with a durable solution (such as Trex). The existing Building was constructed in 2004 and contains no historical elements.

**Applicant Information:**

Name (print): Gaido & Fintzen, LLC  
Address: 30 North LaSalle Street, Suite 2727, Chicago  
Phone: 312-346-7855  
Email: peter@gaido-fintzen.com

Applicant is (check all that apply):

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

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

Name (print): Be The Ball, LLC  
Address: 320 Walnut Street, St. Charles, IL 60174  
Signature: Peter C. Gaido, Member-Manager

**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: Peter C. Gaido Date: 8-22-22

# GAIDO & FINTZEN

Attorneys at Law

## VIA HAND DELIVERY

August 22, 2022

City of St. Charles  
Building & Code Enforcement Division

**Re: 320 Walnut Street, St. Charles, IL 60174 ("Building")**

To Whom It May Concern:

Enclosed are the following in connection with the deck repair at the above-referenced Building:

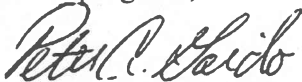
- Application for Building Permit for Decks (and enclosures);
- Application for COA Review (and enclosures); and
- Application fee in the amount of \$125.00 in connection with the above items

Note the current owner purchased the Building in 2008, and the Building was constructed prior thereto in 2004. The enclosed images are drawing from 2002 regarding the 2004 construction. The Building contains no historical elements. Importantly, because of the materials used at the time and the climate, the existing deck, handrails, spindles, stringers, etc. are rotted and failing in various areas creating safety issues (please see the enclosed photos). The replacement deck materials are made by Trex, which are valued for their durability and resistance to the elements. In summary, the work will include the removal and disposal of rotted and damaged decking, rails, and steps, and replacement of the same with Trex Enhance/Trex Select materials.

We expect the final look will not only be safe, but will be consistent with the decks of other buildings in the district.

Of course, please call me with any questions.

Kind regards,



Peter A. Gaido

Enclosures

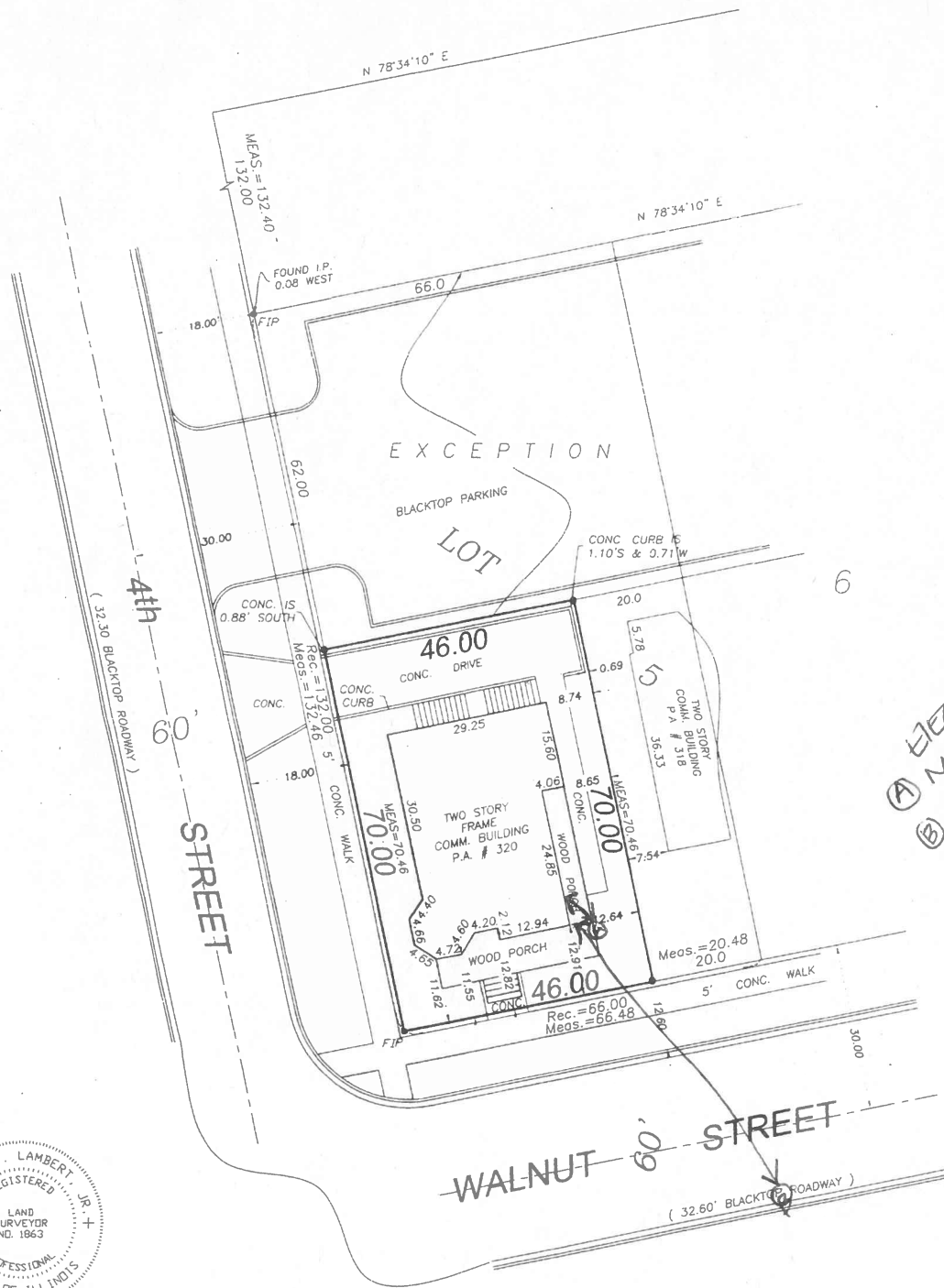
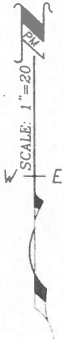
Chicago Office  
30 North LaSalle Street, Suite 2727  
Chicago, IL 60602

St. Charles Office  
320 Walnut Street  
St. Charles, IL 60174

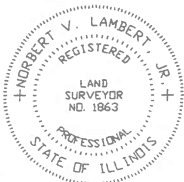
T 312.346.7855  
F 312.346.8317  
[www.Gaido-Fintzen.com](http://www.Gaido-Fintzen.com)

# PLAT OF SURVEY

THE WEST 46.0 FEET OF LOT 5 (EXCEPT THE NORTH 62 FEET THEREOF) IN BLOCK 49 OF ORIGINAL TOWN OF SAINT CHARLES, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, ILLINOIS.



LEGEND  
 (A) METER  
 (B) ROUTE OF SERVICE



STATE OF ILLINOIS } S.S.  
 COUNTY OF DU PAGE

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 25TH DAY OF SEPTEMBER, A.D., 2008.

*Robert V. Lambert, Jr.*

ILLINOIS LAND SURVEYOR NO. 1863

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT

• = FOUND IRON STAKE  
 ○ = SET IRON STAKE

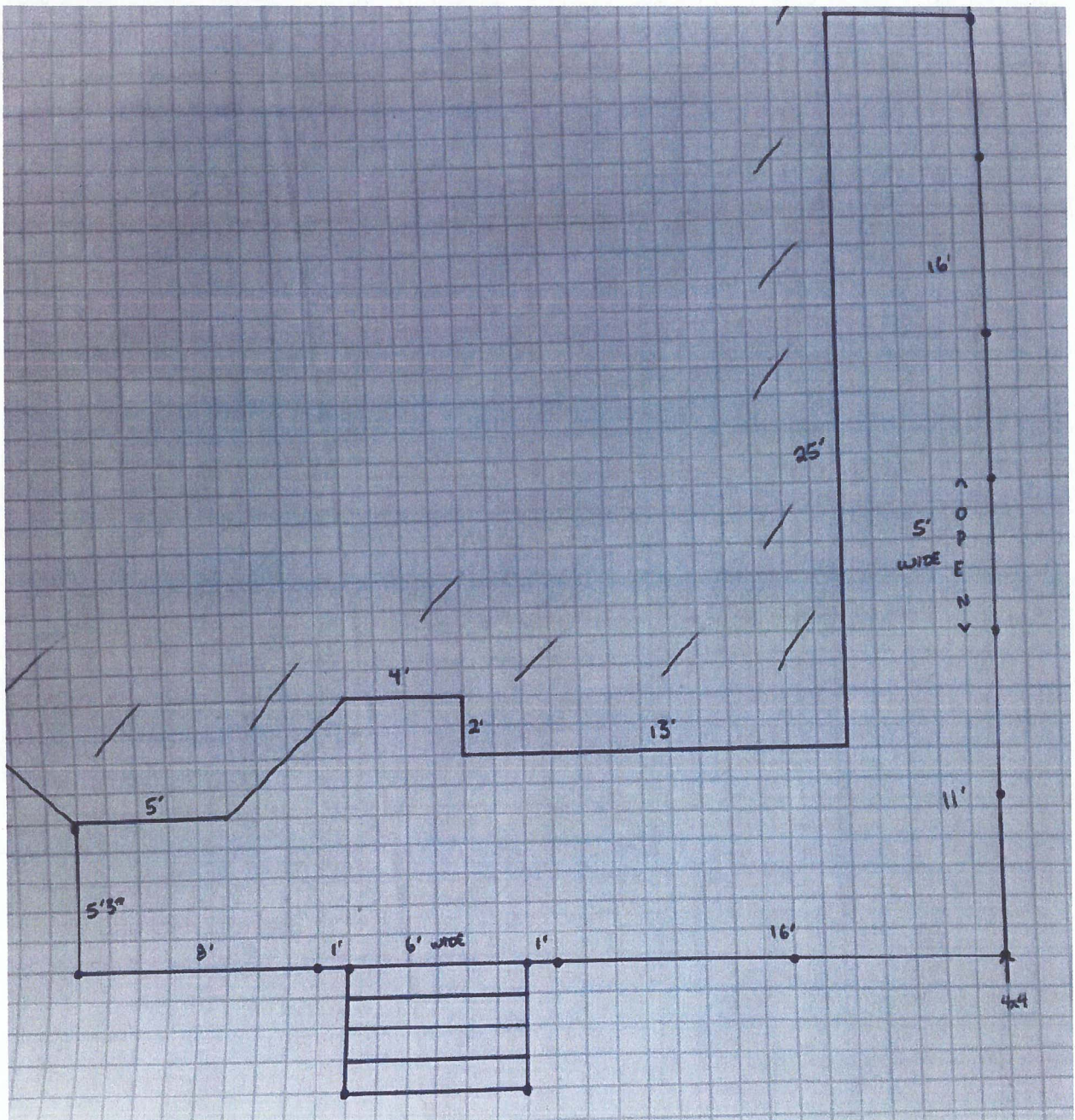
ORDERED BY: KOVITZ, SHERIE, NESBIT ORDER NO. 081060 FILE NO. 020389-

**LAMBERT & ASSOCIATES**  
 LAND SURVEYORS

320 SOUTH REBER ST. WHEATON, ILL. 60187  
 PHONE: (630) 653-6331 FAX: (630) 653-6396



Wraparound deck dimensions:



\* PLUS BACK STAIRS HANDRAIL AND SPINDIES \*



Photo of selected material and color at different installation















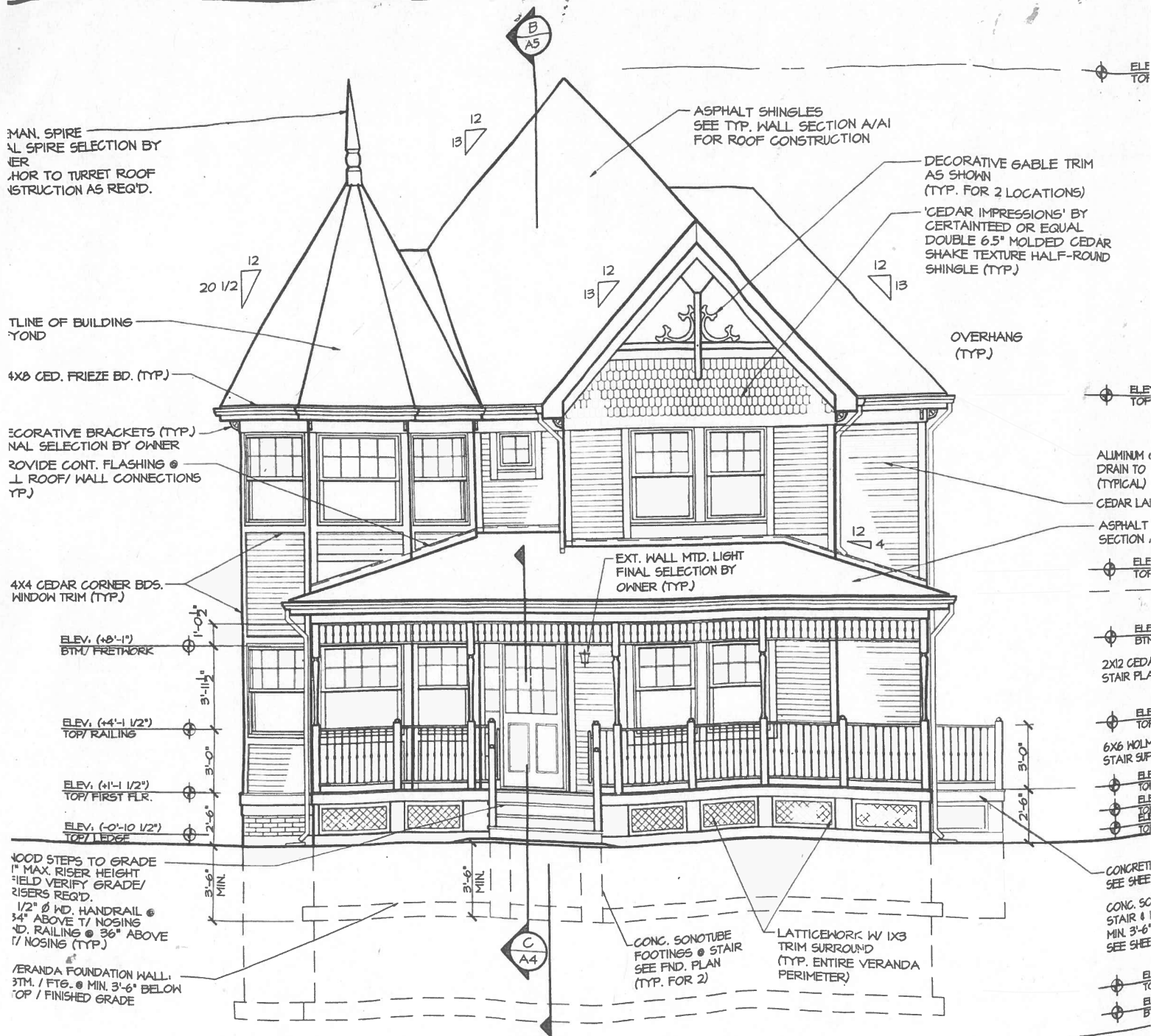












**A**  
A4

# SOUTH ELEVATION

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

VERANDA ROOF CONST.  
ASPHALT ROOF SHINGLES  
15# ROOF FELT  
1/2" CDX PLYWOOD SHEATHING  
2X8 ROOF RAFTERS @ 16" O.C.  
2X6 CEILING JOISTS @ 16" O.C.

CONT. (2) 2X10 HEADER  
W/ 1/2" CED. TRIM WRAP  
(TYP. ALL AROUND VER.)  
ALUM. GUTTER &  
DOWNSPOUT (TYP.)  
1X8 ALUM. CLAD FASCIA  
(PERFORATED LEAD)

NOTE:  
FINAL RAILING  
OWNER





PREMAN. SPIRE  
FINAL SPIRE SELECTION BY  
OWNER  
ANCHOR TO TURRET ROOF  
CONSTRUCTION AS REQ'D.  
TURRET ROOF BEYOND  
CONTINUOUS RIDGE VENT

12"x12" HAT VENT  
(TYPICAL FOR 5)

ASPHALT SHINGLES  
SEE TYP. WALL SECTION A/A1  
FOR ROOF CONSTRUCTION

NOTE:  
SEE TYP. WALL SECTION ON SHEET A1 FOR  
ALTERNATES ON EAVE CONST., SIDING &  
PERIMETER TRIM

OUTLINE OF BUILDING  
BEYOND

DECORATIVE BRACKETS (TYP)  
FINAL SELECTION BY OWNER

DECORATIVE BRACKETS (TYP)  
FINAL SELECTION BY OWNER

PROVIDE CONT. FLASHING @  
ALL ROOF/WALL CONNECTIONS  
(TYP.)

ASPHALT SHINGLES  
SEE TYP. WALL SECTION A/A1  
FOR ROOF CONSTRUCTION

5/4"x8 CEDAR FASCIA BD.  
(TYP.)

5/4"x8 CED. FRIEZE BD. (TYP.)

5/4"x4 CEDAR CORNER  
BDS. & WINDOW TRIM  
(TYPICAL)

ELEV. (+1'-3 1/2")  
TOP/ DBL PLATE

ALUMINUM GUTTERS & DOWNSPOUTS  
DRAIN TO CONCR. SPLASHBLOCKS ON GI  
(TYPICAL)

CEDAR LAP SIDING (TYPICAL ALL AROUND  
OUTLINE OF BUILDING BEYOND

ELEV. (+1'-2 1/2")  
TOP/ SECOND FLR.

OPEN METAL GRATE STAIR W/ METAL  
PLATFORMS  
T/B LEDGE TO SECOND FLOOR (12'-1" RIS  
21 RISERS AT 6 29/32" ea.  
14'- 11" CLEAR TREADS  
1 1/2" DIA. WD. HANDRAIL AT 34" ABOVE  
T/NOSING (BOTH SIDES).  
WD. RAILING @ 42" T/NOSING W/WD. VEF  
BALUSTERS SPACED 4" O.C. MAX (EXF  
SIDES ONLY)  
ATTACH WD. STRINGER TO OUTSIDE FA  
STL. STRINGER (EXPOSED SIDE ONLY)

ELEV. (+1'-1 1/2")  
TOP/ FIRST FLR.

ELEV. (+0'-0")  
TOP/ FIN.

ELEV. (+0'-10 1/2")  
TOP/ LEDGE

ELEV. (+0'-1")  
BTM/ FINETWORK

ELEV. (+4'-1 1/2")  
TOP/ RAILING

ELEV. (+1'-1 1/2")  
TOP/ FIRST FLR.

ELEV. (+0'-10 1/2")  
TOP/ LEDGE

PROVIDE RAILING  
EXTENSIONS AS  
SHOWN

VERANDA FOUNDATION WALL:  
BTM. / FTG. @ MIN. 3'-6" BELOW  
TOP / FINISHED GRADE

BALUSTERS 4" O.C.  
(TYP. ALL RAILING AREAS)

APPLY SIDING, LATTICE &  
TRIM TO RAMP FOUND. WALL  
(TO ALIGN W/ VERANDA TRIM)

CONTINUE PERIMETER BANDING  
ALONG EXPOSED FOUNDATION  
(BEYOND RAMP)

CONCRETE RAMP  
1:12 SLOPE MAX. W/ 1 1/2" DIA. HAND  
@ 34" ABOVE T/RAMP  
WD. RAILING @ 36" ABOVE T/RAMP  
FIELD VERIFY EXACT GRADE/ RAMP  
REQ'D.  
42" DEEP TRENCH CONG. FOUND.

ELEV. (-8'-4 1/2")  
TOP/ BSMT. SLAB

ELEV. (-4'-4 1/2")  
BTM/ FOOTING

76

NOTE:  
SEE TYP. WALL SECTION ON SHEET A1 FOR  
ALTERNATES ON EAVE CONST., SIDING &  
PERIMETER TRIM

ELEV. (+34'-2") +/-  
TOP/ ROOF RIDGE

12"x12" HAT VENT  
(TYPICAL FOR 5)

B  
A5

12  
20 1/2

5/4x8 CEDAR FASCIA BD.  
(TYP.)  
5/4x8 CED. FRIEZE BD. (TYP.)  
5/4x4 CEDAR CORNER  
BDS. & WINDOW TRIM  
(TYPICAL)  
ELEV. (+19'-3 1/2")  
TOP/ DBL. PLATE

MINUM GUTTERS & DOWNSPOUTS  
IN TO CONCR. SPLASHBLOCKS ON GRADE  
(TYPICAL)  
HAR LAP SIDING (TYPICAL ALL AROUND)  
LINE OF BUILDING BEYOND

ELEV. (+11'-2 1/2")  
TOP/ SECOND FLR.

METAL GRATE STAIR W/ METAL  
FORMS  
RIDGE TO SECOND FLOOR (12'-1" RISE)  
STAIRS AT 6 29/32" ea.  
CLEAR TREADS  
1A. WD. HANDRAIL AT 34" ABOVE  
T/ RAMP (BOTH SIDES).  
SIDING @ 42" T/ NOSING W/ WD. VERT.  
STAIRS SPACED 4" O.C. MAX. (EXPOSED  
ONLY)  
1 WD. STRINGER TO OUTSIDE FACE OF  
HANDRAIL (EXPOSED SIDE ONLY)

ELEV. (+1'-1 1/2")  
TOP/ FIRST FLR.  
ELEV. (+0'-0")  
TOP/ FND.  
ELEV. (-0'-10 1/2")  
TOP/ LEDGE

TE RAMP  
2E MAX. W/ 1 1/2" DIA. HANDRAIL  
30VE T/ RAMP  
SIDING @ 36" ABOVE T/ RAMP  
VERIFY EXACT GRADE/ RAMP LENGTH

GAS METER

OUTLINE OF CONDENSING UNITS  
SEE MECH. PLANS

5/4x8 CED. FASCIA BD.  
5/4x6 CED. TRIM BD. (TYP.)  
5/4x8 CED. FRIEZE BD. (TYP.)

DECORATIVE BRACKETS (TYP.)  
FINAL SELECTION BY OWNER  
CEDAR IMPRESSIONS' BY  
CERTAINTED OR EQUAL  
DOUBLE 6.5" MOLDED CEDAR  
SHAKE TEXTURE HALF-ROUND  
SHINGLE (TYP.)

5/4x4 CEDAR CORNER  
BDS. & WINDOW TRIM  
(TYPICAL)

6x6 WOLM. WD. POSTS  
FOR PLATFORM &  
STAIR SUPPORT  
(TYP. FOR 4)

5'-5 1/2"

3'-6"  
MIN.

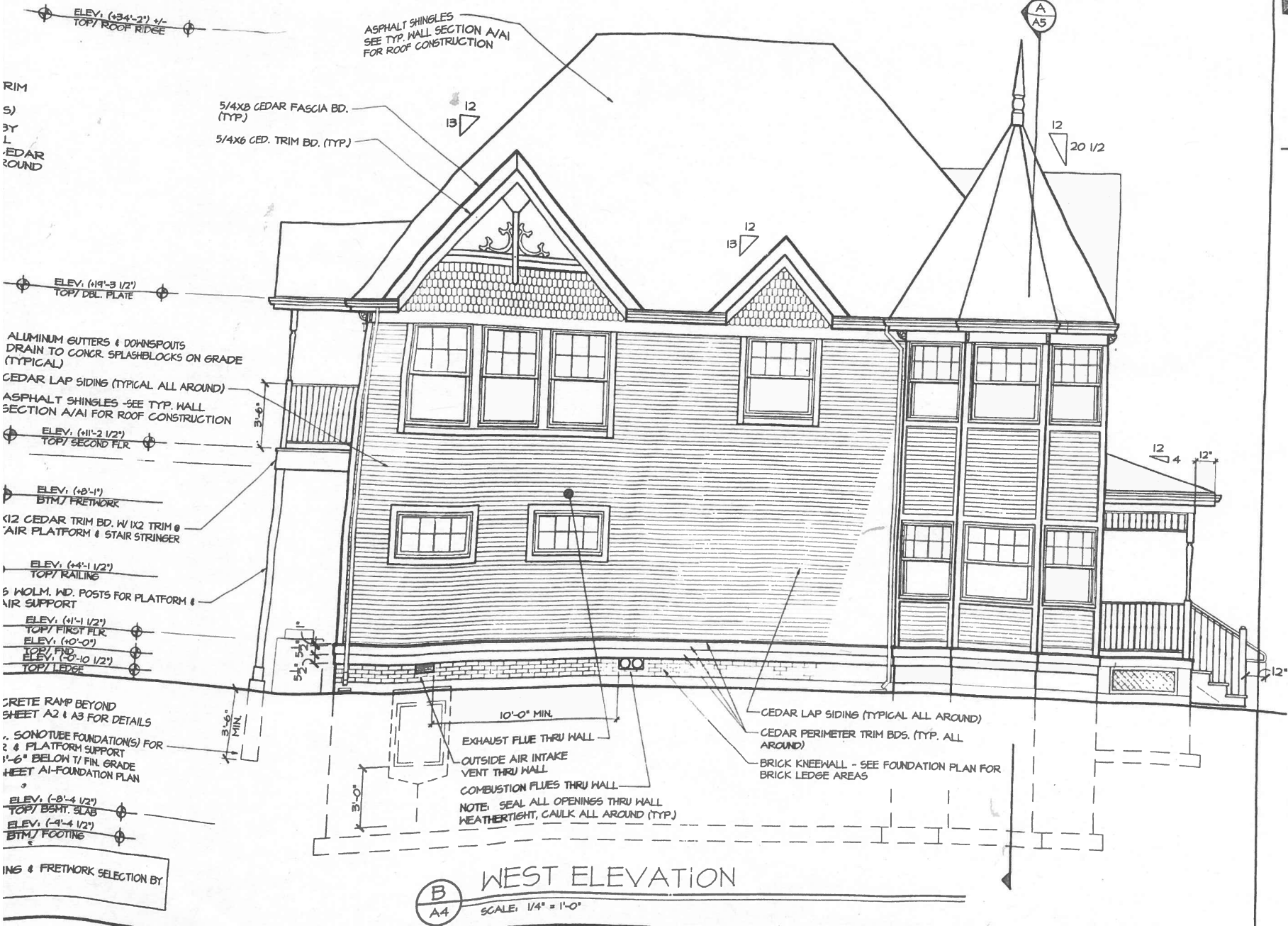
CEDAR PERIMETER TRIM BDS.  
(TYP. ALL AROUND)

BRICK KNEEWALL - SEE  
FOUNDATION PLAN FOR



# WARREN JOH ARCHITECTS,

19 N. GREELEY ST  
PALATINE, ILLINOIS  
TEL. 847.354.96  
FAX 847.354.96



ISSUE DATE: