

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 413 Walnut St.		
	Significance:	Contributing		
	Petitioner:	Brian Crothers		
	Project Type:	Garage		
	PUBLIC HEARING		MEETING 8/2/23	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, Garage Designs, Architectural survey,				
Project Description:				
<ul style="list-style-type: none"> Proposed is to remove the current detached garage and build a new one. New garage will have vinyl siding and LP trim. Both will match the colors on the house. 				
Staff Comments:				
The Commission has previously reviewed this project and noted that due to the location of the garage at the back of the lot, the vinyl is an ok material since it is wood grain and it would be hard to tell the difference from the street.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



ST. CHARLES
SINCE 1834

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit # 02023 -- 01412 Date Submitted: 7/11/23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 413 Walnut St.

Use of Property: Commercial, business name: _____

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:

Current garage has no concrete floor and is in awful shape, New Garage will be 14x24

Applicant Information:

Name (print): Brian Crothers
 Address: 801 Mannheim Rd. Bellwood
 Phone: 708.829.8752
 Email: brianc727@comcast.net

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

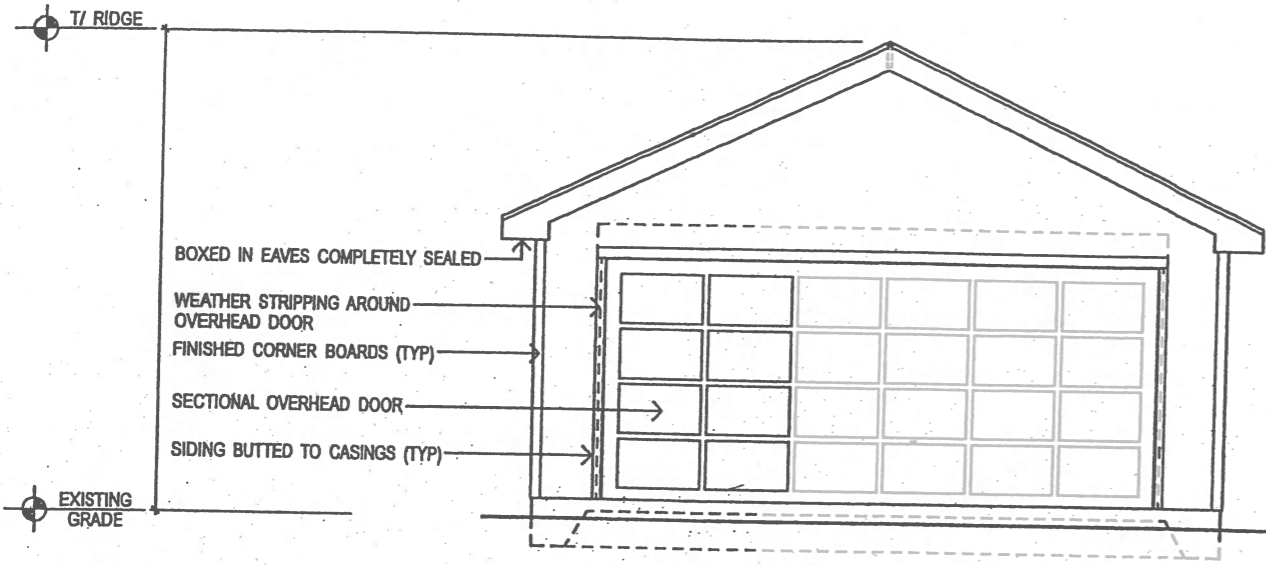
Name (print): Glenn Wojda
 Address: 413 Walnut St.
 Signature: Glenn Wojda

APPLICANT/AUTHORIZED AGENT SIGNATURE

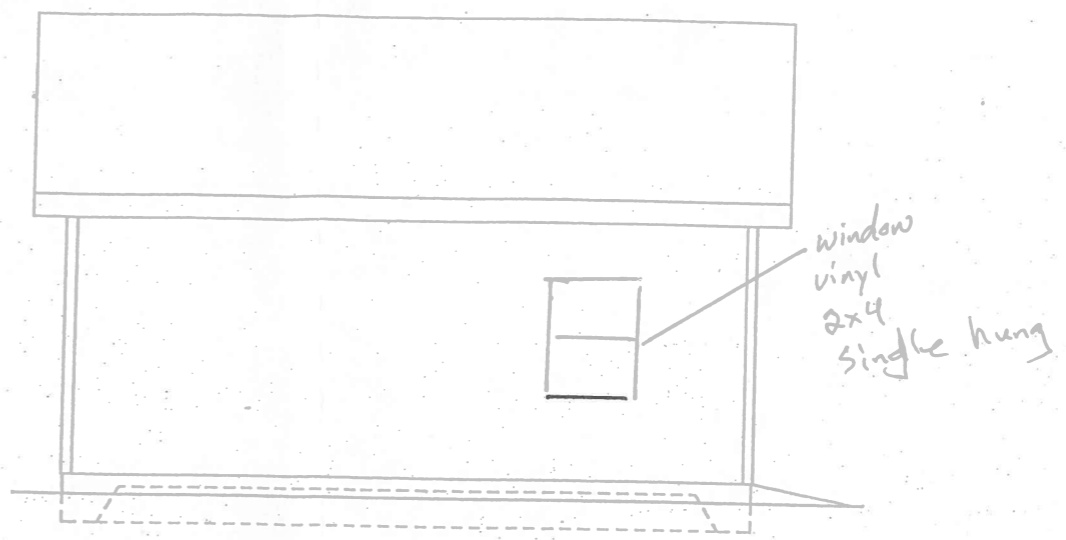
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] Date: 7-11-23

SPECIFIC WINDOW AND DOOR STYLES SHOWN ON PLANS ARE REPRESENTATIVE ONLY



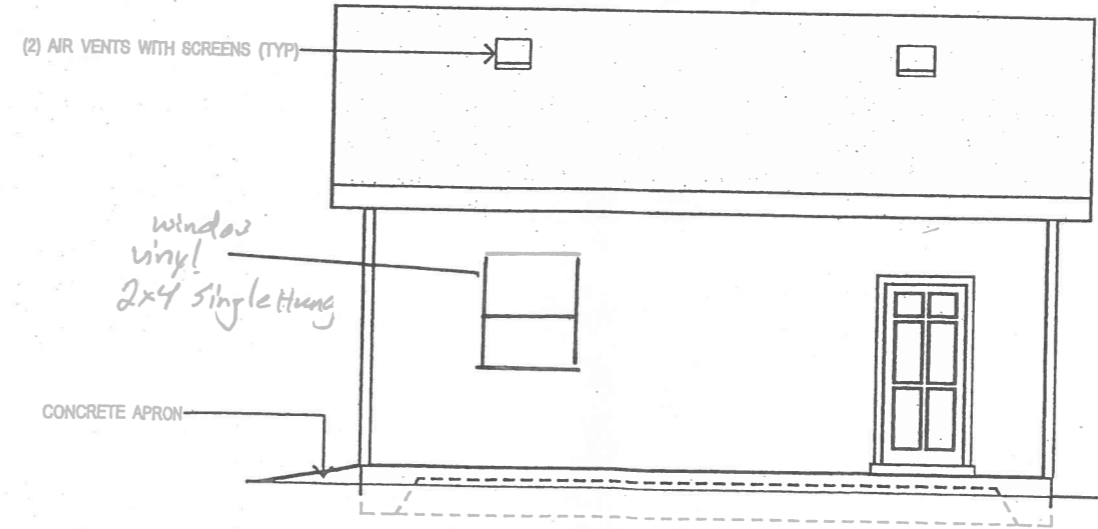
North ELEVATION



ELEVATION



South ELEVATION



East ELEVATION

NOTE: DRAWINGS ARE NOT TO SCALE



DETACHED GARAGE - GABLE ROOF
Glenn Wojda 413 Walnut St.

CONTRACTOR:
STEELE AND LOEBER
 801 Marneheim Road
 Bellwood IL 60104
 Phone: (708) 544-8383
 Fax: (708) 483-8010

SHEET NAME:
ELEVATIONS
 SHEET NUMBER:
2 OF 2

Steele & Loeber Lumber Company

CUSTOM BUILT GARAGES

Main Office 801 MANNHEIM RD BELLWOOD, IL 60104

Phone 708-544-8383 Fax 708-544-8392

DATE 7.11.23

OWNER Glenn Wejda ADDRESS 413 Walnut St

PHONE (630) 564-8130 TAX I.D. 09-34-107-002

PROPOSED CONSTRUCTION 14x24 Frame Garage CONST. COST 31,525

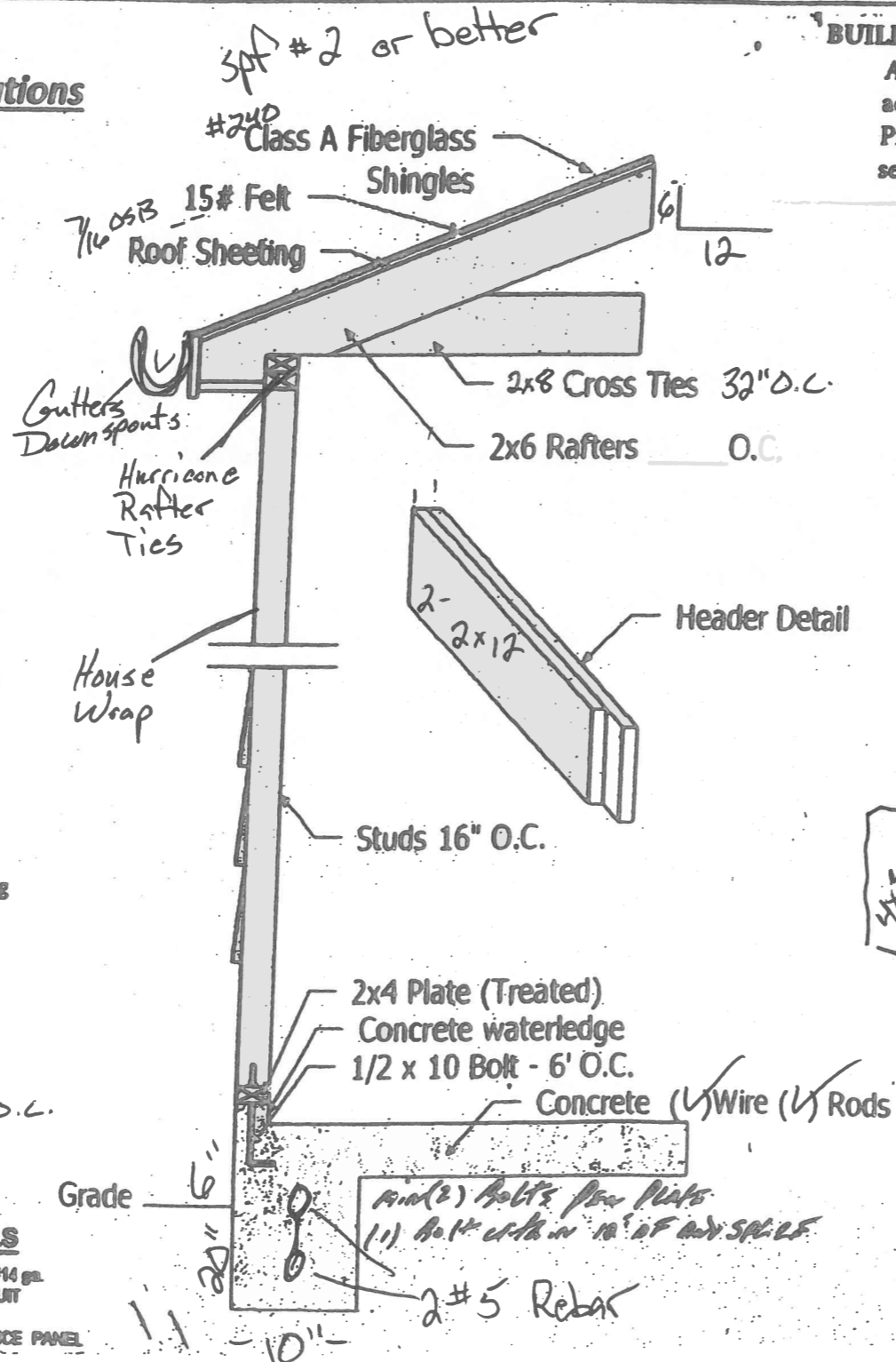
() ALLEY DRIVE () EXISTING DRIVE () PROPOSED DRIVE

Frame Construction Specifications

- Garage Size 14 w 24
- Roof Style Hip Gable Reverse Gable
- Roof Pitch 6/12 Overall Height 11'6"
- Siding 5" Vinyl
- Double wall 7/16 OSB
- 2x4 Studs @ 16" O.C. Wall Height 8'
- Bottom Plate 2x4 Wolmanized Treated
- Top Plate 2x4 (2)
- Steel Corners Steel Trussed Braces
- 1 1/2 x 8 Cross ties 2x6 Whaler tie
- 2x6 Rafters @ 16" O.C. 2x8 Hip and ridge
- Roof Sheathing 7/16 OSB
- 15 lb. Saturated Felt 2 Roof Vents
- #240 Class "A" Fiberglass Shingles
- 8" Boxed Eaves
- 10x7 Panel Steel Overhead Door Torsion Spring
- Overhead Door Header 2-2x12
- Service Door 36x80 6 Panel Prehung
- Window 2-2x4 Single Hung
- 5" Concrete Floor 4 Stone Base 3' Apron
- Raised Concrete Curb 3 Sides 1/2" Anchor Bolts 6' O.C.
- 6 Bag Mix 2 Steel Rods 6x6x10Ga WWF
- Footing Perimeter Grade Beam 10x20

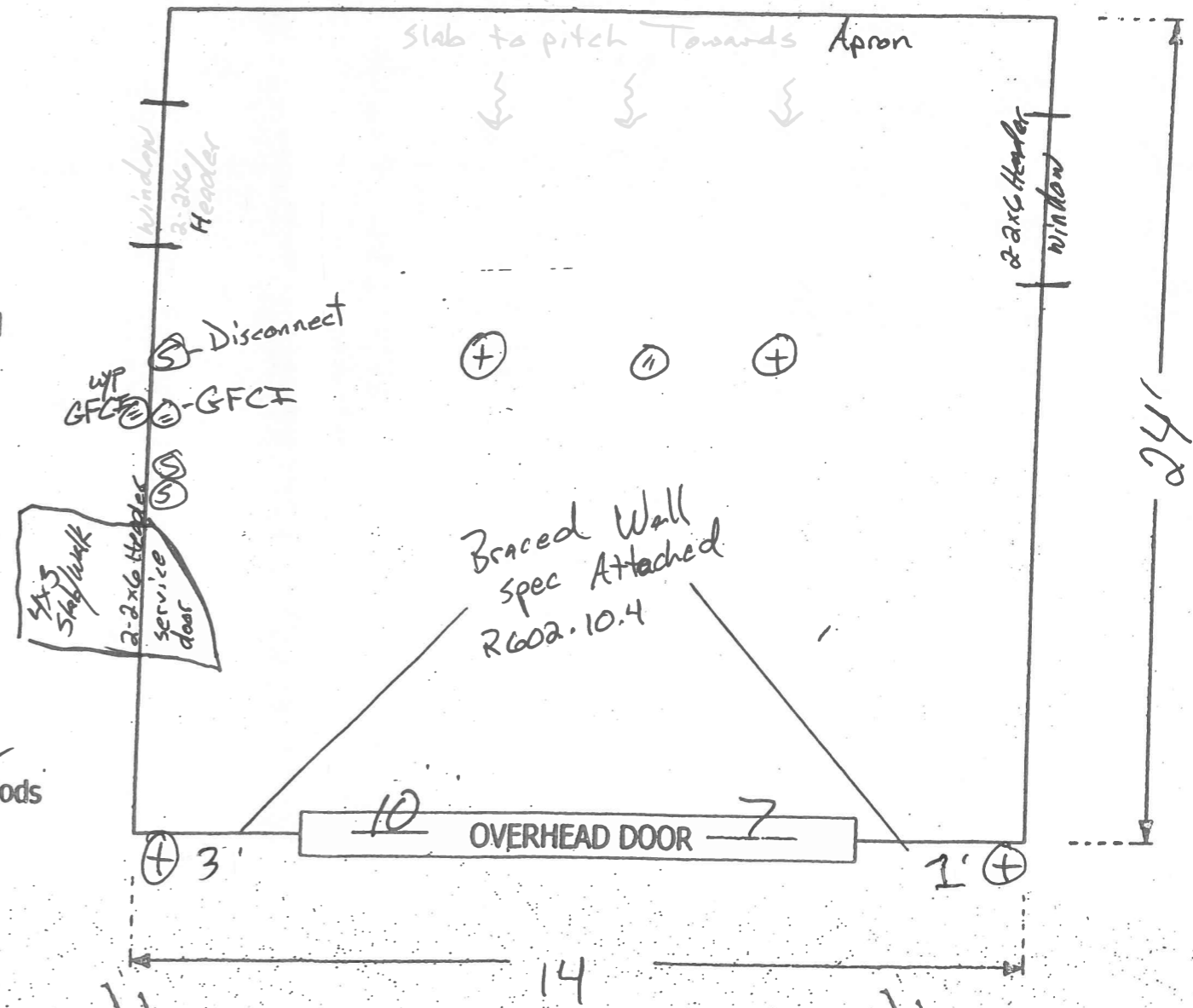
ELECTRICAL DETAILS

- CIRCUITS: (1) 20 amp. #12 ga. (1) 15 amp. #14 ga.
- CONTAINED IN 3/4" RIGID STEEL CONDUIT
- BURIAL DEPTH: 18 INCHES
- WIRING: SEPARATE CIRCUITS TO SERVICE PANEL



BUILDING PLAN NOTES:

Automatic garage door openers shall be listed and labeled in accordance with U.L. 325 (R309.4, 2015 IRC).
Provide disconnect for garage electric (Article 2536, 2017 NEC) see snap switch listed below.





KABAL SURVEYING COMPANY

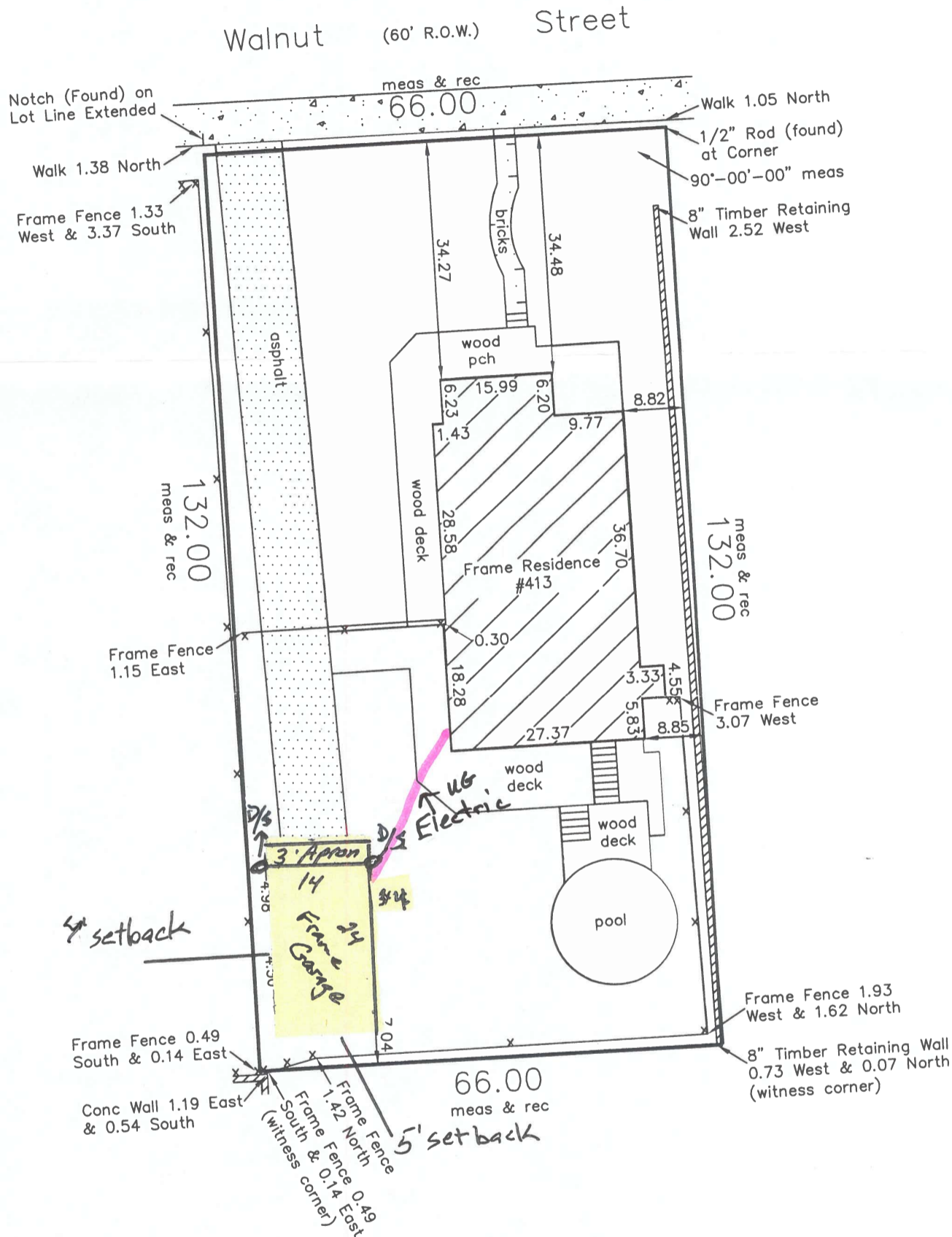
Land Surveying Services

Plat of Survey

Lot 2 in Block 53 of the Original Town of St. Charles, on the West side of Fox River, in the City of St Charles, Kane County, Illinois.

Address: 413 Walnut Street, St. Charles

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061



LEGEND

R.O.W. = right-of-way, E = East
 rec = record, N = North, W = West
 meas = measured, S = South
 pch = porch, rad = radius
 prc = point of reverse curve
 conc = concrete, pc = point of curve

Area of property is approximately 8,712 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 27, 2023

Scale: 1 inch =	20	ft.
Order No.	231026	
Ordered By:	Owner	



ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

Buy all elec

MAIN OFFICE
 801 Mannheim Road
 Bellwood, IL 60104
 (708) 544-8383
 Fax (708) 544-8392

RETAIL CASH CONTRACT
STEELE & LOEBER LUMBER COMPANY
CUSTOM BUILT GARAGES

23' 067 12

SOUTH
 9035 S. Halsted Street
 Chicago, IL 60620
 (773) 483-7373
 Fax (773) 483-8010

Email: snlgarages@aol.com
 Visit us at: www.steeleandloeber.com

I (We) Glenn + Carol Wojda Home _____
 Address 413 Walnut St. Work _____
 City St. Charles Zip 60174 Cell 630-567-8130 Carol
 PIN# 09-34-107-002 Cell 630-564-8130 Glenn
 Date 5-12-23 Email glennwojda@gmail.com

Agree(s) to purchase from Steele & Loeber Builders the following goods and service. Steele & Loeber Builders agrees to furnish all labor and materials according to the following specifications

WRECKING
 Size 14 x 24
 Frame Brick
 Garage Must be Empty
 Add'l Debris N/A
 Concrete- up to 4" thickness yes
 One Slab Included yes
 Apron included 3'
 Walks ~~_____~~
 Driveway N/A/Protect w/OSB
 Parkway N/A
 Sawcuts yes
 Footings N/A
 Owner to disconnect power prior to demo.

5" CONCRETE
 Floor 14x24
 Apron 3' Apron
 Walk 4x3
 Driveway N/A/Protection w/OSB
 Parkway N/A Curb Cut N/A
 Haul Dirt Yes No
 Bobcat in Concrete Yes No
 Footing (2x8) Yes No
Included
Rods in Ftg

CARPENTRY
 Size 14 W x 24 L
 Roof Hip Gable Rev Gable
 Roof Pitch 4/12
 2 x 4 16" O.C Studs w/Wolmanized Plates
 2 x 6 x 24" O.C. Rafters
 2 x 6 x 16" O.C. Rafters
 Wall Height 8'
 Wall Sheathing OSB w/Whap
 Cross Ties 2x8 32" O.C
 Headers 2-2x12
Hurricane Ties
2x8 Ridge

SIDING
 Type CertainTeed D-5"
 Color Pacific Blue
Light Maple Corner P.
ROOFING
 Sheathing OSB
 Shingles Match House
 Color Architectural
 Vents 2
TRIM
 Eave 8" Color White
 Gutters Yes No
 Color Classic Cream
 Down Spout location South
 Other 2x4 Trim
Doors + Window

DOORS
 6-Panel 36" w/Deadbolt (Primed)
36 x 80 Steel
 Overhead 10x7
 Color Medium Oak
 Glass yes

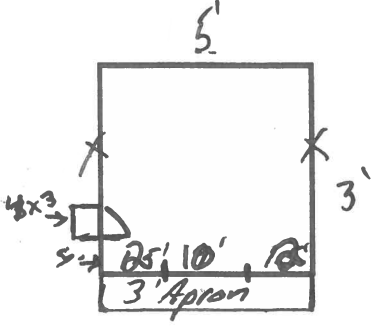
2 Circuit ELECTRIC
 Install New Line 3/4" KB
 Interior Outlets 2
 Exterior Outlets 1
 Interior Lights 2
 Exterior Lights 3

WINDOWS
 Style 2 Singlehung
1 Octagon
 Door opener 1/2 hp w/ 2 controls My Q
8865 Liftmaster

Fixtures Supplied by Owner Yes No
 3-way Switch Yes No
 Recess for Drywall Yes No
 Sub Panel Yes No

NOTES
Historic District
Simpson Straps for Returns

- NEW SURVEY REQD (COST NOT INCLUDED)
- SITE PLAN REQD (COST NOT INCLUDED)
- UTILITY RELOCATION IF REQD (COST NOT INCLUDED)
- TREE/STUMP REMOVAL IF REQD (COST NOT INCLUDED)
- INSULATION NO DRYWALL NO



Total Price \$31,525
\$30,400
 PAYMENT DUE AT EACH PHASE LISTED BELOW

Deposit	<u>0,000</u> <i>Revd</i>
Concrete Payment	<u>12,525</u>
Material Payment	<u>12,000</u>
Electric Payment	<u>1,000</u>
Other Payment	_____

License #GC04216E
 Home Repair #11206

NO WARRANTY ON CONCRETE
 NO FENCE RE-CONNECTION
 NO CONSTRUCTION UNTIL ALL SELECTIONS ARE MADE
 NO SPECIAL ORDERS ARE PLACED UNTIL PERMIT IS APPROVED
 ALL CHANGE ORDERS ARE SUBJECT TO A SERVICE CHARGE

CHANGE ORDER

STEELE & LOEBER LUMBER CO.

4846 W. 79th St.
 BURBANK, ILLINOIS 60459
 Phone 708-636-5660
 Fax 708-636-9230

TO <i>Glenn Wojda</i>	CHANGE ORDER NO. <i>7</i>
ADDRESS <i>413 Walnut St.</i>	DATE <i>6-10-23</i>
<i>St. Charles</i>	PHONE <i>630-564-8130</i>
JOB NAME AND LOCATION	JOB NUMBER _____
	DATE OF EXISTING CONTRACT <i>5-12-23</i>

Garage Size ~~14~~ 14x24

Add 2'

\$1,125

Add 1,125 to concrete payment

New Cement Payment

\$12,525

Note: This revision becomes part of, and in conformance with, the existing contract.

WE AGREE hereby to make changes as specified above, at this price \blacktriangleright \$ 1,125 ∞

Date *7-10-23*
[Signature]
 (Authorized Signature)

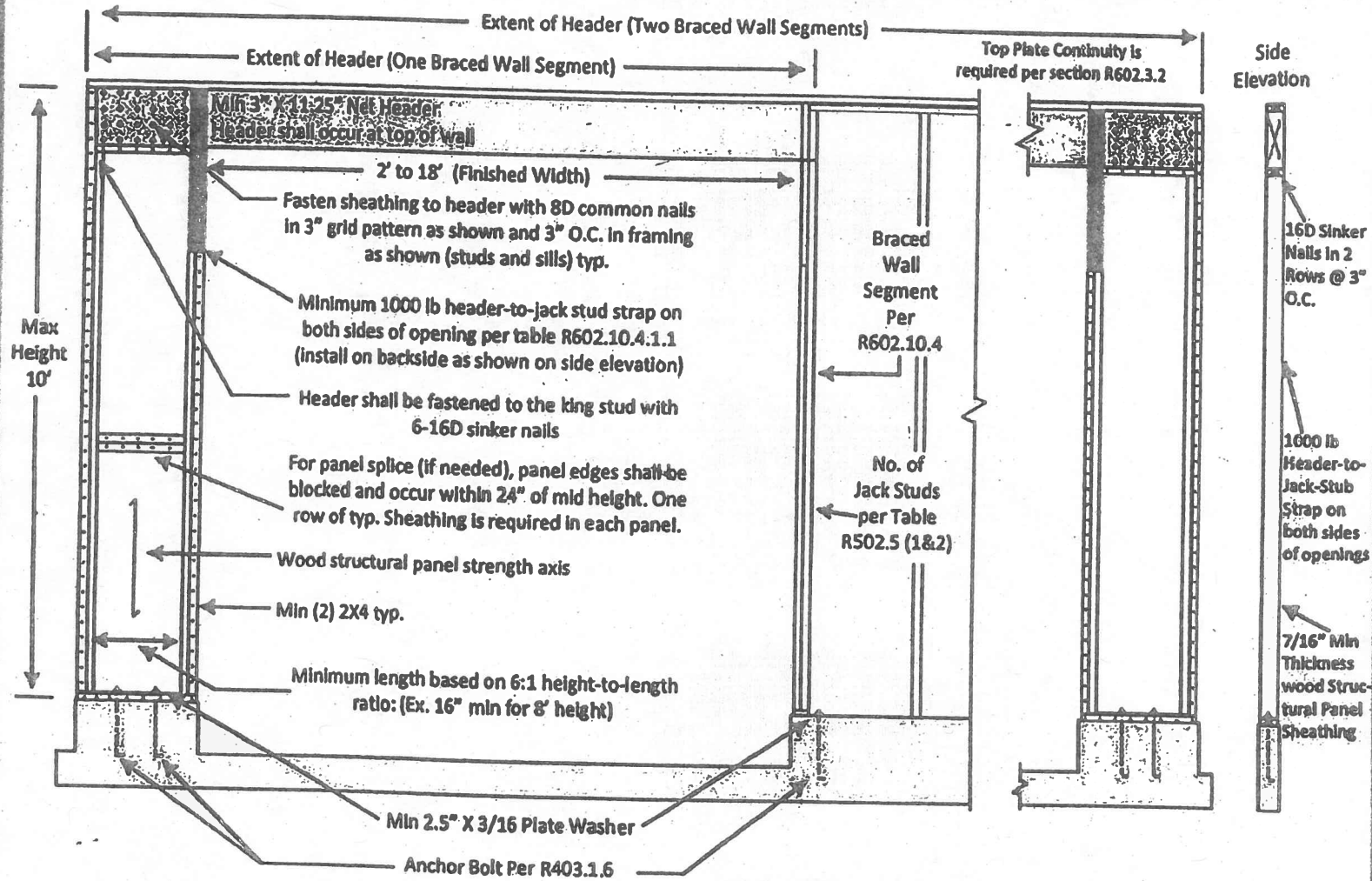
PREVIOUS CONTRACT AMOUNT	\$ 30,400	∞
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REVISED CONTRACT TOTAL	\$ 31,525	∞
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ACCEPTED: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in the original contract unless otherwise stipulated.

Date *7-10-23* Signature *Glenn Wojda*

Braced Wall Panel Detail





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 type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input checked="" 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

BUILDING CONDITION

- Excellent: Well-maintained**
- Good: Minor maintenance needed**
- Fair: Major repairs needed**
- Poor: Deteriorated**

ARCHITECTURAL DESCRIPTION

Style: Folk Victorian
Date of Construction: 1860-1890
Source: A Field Guide to American Houses
Features:
 Front gabled roof with shingle texture in gable.

ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



Address:
 413 West Walnut Street

Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

Block No. 13
Building No. 10

SURVEY DATE:
 MAY 1994

ROLL NO. 11

NEGATIVE NO. 26



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

413 West Walnut Street

Remarks:

Photo taken 10/2022

Block No. 13

Building No. 10

ROLL NO.

NEGATIVE NO.

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.