 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 501 Walnut St.		
	Significance:	Non-Contributing		
	Petitioner:	Audrey Ryan & Mitchell Riggs		
	Project Type:	Windows		
	PUBLIC HEARING		MEETING 6/21/23	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, window information				
Project Description:				
<ul style="list-style-type: none"> Proposed is to remove 7 wood windows and replace them with Climate Guard vinyl windows. The Historic Commission approved the removal and replacement of 6 wood windows last year <p>Climate Guard Website: https://climateguardwindows.com/</p>				
Staff Comments:				
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"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: 2023-01204 Date Submitted: 6/14/23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 501 WALNUT STREET, ST CHARLES, IL 60174

Use of Property: Commercial, business name: _____

Residential Other: _____



Building & Code Enforcement
St. Charles, IL

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:

SUMMER 2022 WE REPLACED THE WINDOWS ON THE NORTH SIDE OF THE HOUSE AND ARE NOW LOOKING TO REPLACE THE REMAINING (7) EXISTING WINDOWS TO MATCH. FOR REFERENCE THE DATE OF SUMMER 2022 WORK WAS SUBMITTED ON 08-26-2022.

Applicant Information:

Name (print): AUDREY RIGGS

Address: 501 WALNUT STREET, ST CHARLES, IL 60174

Phone: (630) 877-1870

Email: 501walnutSTC@gmail.com

Applicant is (check all that apply):

Property Owner

Business Tenant

Project contractor

Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): MITCHELL RIGGS

Address: 501 WALNUT STREET, 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: 06.07.2023



SALES CONTRACT

Original M _____
 Salesperson Antonio S

2622 N. Pulaski Rd, Chicago IL 60639
 773-278-3600
 www.climateguardwindows.com

This order date 06/08 20 23

Buyer(s) Audrey Riggs

Job Address 501 Walnut St Saint Charles Unit B IL 60174

Primary Phone 630-877-1870

Secondary Phone _____

Primary Email 501walnutstc@gmail.com

ClimateGuard agrees to furnish and install the following: 9 Climate Guard vinyl thermal windows, 7 of them will be PROSOURCE and 2 of them will be ULTRAVIEW white color interior and exterior with Ushield PRO double glass with LowE270, argon gas filled. Aluminum capping white color for 9 windows.

DELIVERY TIME: Around 8 to 10 weeks after approval of Historical District

INSTALLATION TIME: 1 day

Products						
Qty.	Type	Color		Grids		Additional Information
		Inside	Outside	Vert.	Horz.	
6	Double Hung	White	White	0	0	
2	Single Hung	White	White	0	1	1 horizontal line in each glass. Bottom sash will have tempered glass.
	Casement					
	Picture					
1	2-Lite Slider	White	White	0	0	
	3-Lite Slider					1/3, 1/3, 1/3 _____ 1/4, 1/2, 1/4 _____
	Awning					
	Bay					(2) Case. (1) Pic. _____ (2) DH (1) Pic. _____
	Bow					4 Lite ___ 5 Lite ___ 6 Lite ___ # of fixed _____
	Escape					
	_____ Door					Handle: _____
	Glass Block					Wave _____ Clear _____ Iceberg _____ Hopper/Dryer vent _____
	Canopy / Awning					Straight _____ Concave _____ Convex _____

Additional information: We will install the new windows in the existing wood frames and customer will be responsible to finish any interior wood trim required after the installation.

Note: "We will remove and haul away any job-related debris. We are covered by workers' compensation and Liability Insurance."

INITIAL AR "YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

INITIAL AR Any additional wood needed will be \$6.00 per foot for unfinished pine.

INITIAL AR ClimateGuard Windows does not paint or stain any wood work.

Buyer agrees to pay for the order as follows:

Cash Price.....\$ 7,218.78

Permit Cost.....\$ By ClimateGuard

TOTAL SALES PRICE.....\$ 7,218.78

Deposit to start order (50%).....\$ 3,609.39

INITIAL AR Balance due (see attachment #1) \$ 3,609.39

Form of Payment: Credit card

Initial here to give approval for our office to call for credit card information.

Buyer(s) Audrey Riggs

Date: 06/08/23 Promotion Buy one Get one 50% off

Buyer(s) _____

Salesperson: Antonio Sandoval

Additional Terms of Contract

1. Seller warrants material is of standard quality and will transfer to Buyer the ClimateGuard Lifetime Limited Transferrable Warranty. Seller warrants workmanship for five (5) years after date of substantial completion and will remedy substantial defects on written notice from Buyer within one (1) year at no charge. A then-current service fee will apply for each job site visit during years 2-5. **THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND THERE IS NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** Notwithstanding any remedies otherwise available to Buyer under the Illinois Uniform Commercial Code or elsewhere, Buyer's sole and exclusive remedy for defective or non-conforming merchandise or services shall be the repair or replacement of the defective merchandise or services. Seller shall have sole discretion whether to repair or replace such merchandise or services.
2. Buyer acknowledges Seller will provide custom made material to be installed as described in this Contract. Buyer agrees to allow a second measurement to be scheduled with ten (10) business days of the signed contract. All work will be scheduled for weekdays unless specifically noted to the contrary in this Contract. Buyer agrees to accept installation of all custom products, as described in this Contract, within fourteen (14) days after completion of manufacturing.
3. Seller may make minor variations in work or substitute material of equal or better quality without consent of Buyer. Checks and exposed knots in lumber are acceptable, as they do not reduce the structural strength, and such lumber will not be considered defective. Seller is not responsible for the capacity of the Buyer's existing heating or cooling systems. It is not possible to exactly match or duplicate existing colors, textures, roofing, brick, siding, and tile, and Seller is not responsible for exact matches or duplications.
4. No work will be done, or material furnished except as specified herein or agreed to in writing. All changes requested by Buyer or required hereunder shall be paid by Buyer. All of Seller's rights and remedies will extend to all changes. Unless agreed to in writing, and except as otherwise provided herein, all changes will be at Seller's regular price thereof.
5. Buyer represents that he (she) owns the property on which the materials are to be installed. Seller is responsible for obtaining all necessary building permits before work begins, unless otherwise stated herein. Seller is responsible for the work conforming to building codes. Any work included in this contract assumes the existing structure and use of the premises is within present building code standards. Seller is not responsible for existing building code violations and correction of any such violation is not included in this Contract unless specifically mentioned. Any changes in the work required by building codes will be paid for by Buyer as an addition to this Contract.
6. Buyer grants Seller permission to enter the premises located at the job site to perform the work and, if necessary, will obtain permission for Seller to enter the adjoining property to complete the work. Buyer is responsible for removing any shrubs, flowers, or trees that will hinder the work or might be damaged by the work, and Seller is not responsible for damage to lawn or landscaping caused by the work. Seller may use Buyer's utilities, at no charge, during the performance of the work, and all such charges will be Buyer's responsibility. Seller is responsible for rubbish removal. Buyer is responsible for the removal and reinstallation of any existing interior window coverings, hanging items, or materials on shelves of exterior walls where work is being done.
7. The risk of loss for work and material installed in the building is on Buyer. Seller is not responsible for damage caused by abnormal weather, rain, or water damage to Buyer's personal property, both inside and outside the building. Seller is not responsible for delay or inability to perform caused by Acts of God, strikes, war, riots, shortages, weather conditions, public authorities, or other causes or casualty beyond its control or due to Buyer's conduct.
8. If unusual subsoil conditions, obstructions above or below grade, or facts known to Buyer and not disclosed to Seller require changes in the work, any increases in the price by reason thereof shall be paid for by Buyer at Seller's regular price thereof. Seller reserves the right to rescind and refund any deposits in this Contract if the Seller concludes performance of the work would be hazardous or unsafe.
9. This contract does not include, unless expressly specified, any mold abatement, removal, or cleaning. If mold is found on the premises, any cost to abate, remove, or clean shall be paid by Buyer. Any warranty given to you under this Contract does not include the cost to abate, remove, or clean mold that may be found on the premises in the future. This Contract does not include, unless expressly specified, any asbestos abatement, removal, or encapsulation, or any removal of lead paint. If asbestos or lead paint is found existing on the premises, any cost to abate, remove, or encapsulate shall be paid by Buyer.
10. Seller shall not be liable, under any circumstances, to Buyer for any damages with respect to merchandise and services provided or to be provided, including incidental or consequential damages.
11. If this Contract is terminated or cancelled by the Buyer, either before or after and work has commenced, the Buyer shall pay the Seller the total of thirty three percent (33%) of the total Contract price as liquidated damages and not as a penalty, plus all amounts incurred or paid by Seller under this Contract. For purposes of this Contract, Buyer and Seller agree that work is commenced when the Seller begins the manufacturing process. This paragraph does not apply if Buyer rescinds the Contract within three business days per the Truth in Lending Act under Federal Reserve Board Regulation Z, or under any federal or state law or regulation governing door-to-door sales, home improvement sales or similar contracts.
12. If the work is stopped for ten (10) days or more by a public authority through no fault of Seller or through act or neglect of Buyer, the Seller may stop work or terminate this Contract and recover from Buyer all amounts incurred or paid by Seller under this Contract.
13. Seller retains all rights under the Illinois Mechanics Lien Law. Buyer agrees to sign all other documents which Seller may require in order to carry out the terms of this Contract or to comply with all applicable laws.
14. If Seller is unable to complete the work for any reason, it may assign its obligations hereunder to a contractor of its choice. If Seller fails to commence or complete the work within the contracted time period, Buyer may be entitled to a refund of any down payment or other payments made towards the work, upon written demand to Seller by Certified Mail.
15. In the event that any term or provision of the Contract shall be found invalid or contrary to applicable law, the remaining provisions shall continue in full force and effect to the full extent permitted by law.
16. The occurrence of any of the following events shall constitute a Default (as such term is used herein), (A) Nonpayment, when due, of any amount payable by Buyer hereunder or Buyer's breach of any agreement, warranty, or obligation contained herein; (B) Any statement, representation or warranty of Buyer herein or in any application or other writing at any time furnished by or on behalf of Buyer in connection with the transaction evidenced by this Contract is untrue in any material response; (C) Buyer becomes insolvent or unable to pay debts as they mature; (D) Seller for any reason whatsoever has reasonable cause to deem itself insecure. Subject to any restrictions imposed by applicable law, whenever a Default shall be existing, all obligations of Buyer may, notwithstanding any other provisions of this Contract, at the option of Seller and without demand or notice of any kind, be declared and thereupon immediately shall become due and payable. Seller shall have and may exercise from time to time the rights and remedies provided in this Contract which may be available to Seller under applicable law.
17. Buyer is liable for reasonable attorney's fees and legal costs incurred by Seller in enforcing this contract. All material to be sold and delivered and services to be performed are accepted by the Buyer. In the event legal action is instituted by Seller to enforce payment of an amount due, Buyer is liable for interest in the amount of 10% per annum from that date an amount is due.
18. **ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS CONTRACT, OR THE BREACH THEREOF, SHALL BE SETTLED BY ARBITRATION ADMINISTERED BY THE AMERICAN ARBITRATION ASSOCIATION UNDER ITS HOME CONSTRUCTION ARBITRATION RULES, AND JUDGMENT ON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF. HOWEVER, WHEN NO CLAIM OR COUNTERCLAIM EXCEEDS \$10,000, ANY PARTY MAY ELECT TO RESOLVE THE CLAIM OR CONTROVERSY PURSUANT TO SMALL CLAIMS RULES AS SET FURTHER BY ILLINOIS STATUTE. IN SUCH AN EVENT, THE PARTY WAIVES TRIAL BY JURY AND EXPRESSLY AGREES THAT PROPER VENUE SHALL BE IN COOK COUNTY ILLINOIS.**

Digitally signed by	Signature
Buyer	_____
Accept / Reject	
19. In Illinois, the law requires that Seller in its capacity as a contractor, shall submit to Buyer a Sworn Statement of persons furnishing materials and labor before any payments are required to be made to Seller. Buyer, if the job address is in Illinois, acknowledges that Seller has delivered to Buyer that statement required under Illinois Revised Statutes Chapter 82, Paragraph 5. The execution or failure to execute a completion certificate shall in no way affect the rights of Seller hereunder.
20. This contract represents the entire understanding of the parties hereto. There are no understandings in addition to or modifying this Contract. This Contract is binding upon the heirs, executors, administrators, successors, and assigns of Buyer.
21. This contract shall be governed by the laws of the State of Illinois.

CLIMATEGUARD[®]

WINDOWS & DOORS

Payment Policy

1. The 50% deposit for your ClimateGuard order must be paid upon signing the contract, unless you are financing the job. The remaining balance to your order must be paid as follows: 25% prior to installation and 25% upon completion of installation.
2. The balance on your order must be paid in full upon completion of installation, regardless of any service required. As per warranty, ClimateGuard is responsible for any services pertaining to your order. However, you must pay balance in full **BEFORE** any service can be done at your property.
3. Failure to pay balance upon completion of installation will result in a lien on your property by ClimateGuard.

Print Name: Audrey Riggs

Date: 06/08/23

Signature  Audrey Riggs
4291F90B0408450...

Deposit: \$3,609.39 Balance Due: \$3,609.39

CLIMATEGUARD®

WINDOWS & DOORS

2622 N. PULASKI ROAD * CHICAGO, IL 60639-2118
 Phone: (773) 278-3600 * Fax: (773) 235-6712

ESTIMATE NO.: **E834029**

DATE: 05/25/2023

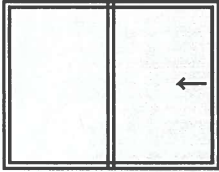
Page 1 of 3

┌ 200118
 CGW SALES
 SOLD TO 2622 N. PULASKI ROAD
 CHICAGO, IL 60639
 773-219-1689
 └ ANTONIO

┌
 AUDREY
 SHIP TO 501 WALNUT ST UNIT B
 ST CHARLES, IL 60174
 └

SALESPERSON angies	CUSTOMER ORDER NO. 501ANTONIO	TAX EXEMPT NUMBER	INSTALL
METHOD OF PAYMENT	APPROVAL NUMBER	APPROVED BY	CASH POINTS 0

Line 1: 18124327
 SLIDING WINDOW
 W 46 X H 36 OPEN SIZE
 25% DISCOUNT



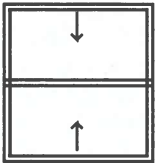
Inside view

WINDOW 1

PROSOURCE 500-R VYL WINDOW THERMAL
 2 LT SGL SLIDER WHITE
 W 46 X H 36 OPEN SIZE
 GLASS: CLEAR / E-270 FREE NEAT/ARGON
 Specifications
 Egress: 3.94 SF - Does not comply
 U-value: 0.30, Solar heat: 0.29, Visible light: 0.55

Initials: _____ Item Price: \$ 633.50 Quantity: 1 Extended: \$ 633.50

Line 2: 18268935
 DOUBLE HUNG WINDOW
 W 32 X H 34 OPEN SIZE
 25% DISCOUNT



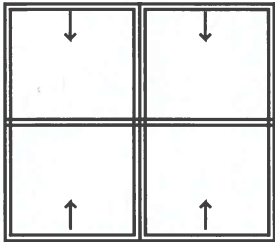
Inside view

WINDOW 2

PROSOURCE 550-R VYL WINDOW THERMAL
 DOUBLE HUNG WHITE
 W 32 X H 34 OPEN SIZE
 GLASS: CLEAR / E-270 FREE NEAT/ARGON
 Specifications
 Egress: 2.12 SF - Does not comply
 U-value: 0.30, Solar heat: 0.29, Visible light: 0.54

Initials: _____ Item Price: \$ 616.90 Quantity: 1 Extended: \$ 616.90

Line 3 - 6: 18016816
2 WINDOW UNIT
W 58 X H 51 OPEN SIZE
25% DISCOUNT



Inside view

WINDOW 3

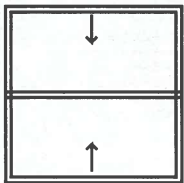
Initials: _____

Item Price: \$ 1316.72

Quantity: 1

Extended: \$ 1316.72

Line 7: 18268935
DOUBLE HUNG WINDOW
W 38 X H 38 OPEN SIZE
25% DISCOUNT



Inside view

WINDOW 4, 5, 6

Initials: _____

Item Price: \$ 646.90

Quantity: 3

Extended: \$ 1940.70

PROSOURCE 550-R VYL WINDOW THERMAL
DOUBLE HUNG WHITE
W 29 X H 51
GLASS: CLEAR / E-270 FREE NEAT/ARGON
QUANTITY PER UNIT: 2

Specifications

Egress: 3.30 SF - Does not comply

U-value: 0.30, Solar heat: 0.29, Visible light: 0.54

Field mulled: quantity 1

PROSOURCE 550-R VYL WINDOW THERMAL
DOUBLE HUNG WHITE
W 38 X H 38 OPEN SIZE
GLASS: CLEAR / E-270 FREE NEAT/ARGON

Specifications

Egress: 3.05 SF - Does not comply

U-value: 0.30, Solar heat: 0.29, Visible light: 0.54

ESTIMATE NO.: **E834029**

DATE: 05/25/2023

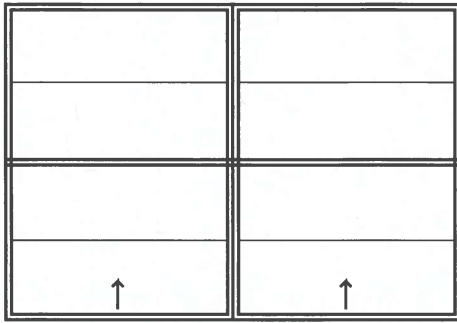
2622 N. PULASKI ROAD * CHICAGO, IL 60639-2118
Phone: (773) 278-3600 * Fax: (773) 235-6712

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Line 8 - 11: 18016816
2 WINDOW UNIT
W 98 X H 68 OPEN SIZE
25% DISCOUNT

WINDOW 7

ULTRAVIEW 1000 VYL WINDOW THERMAL
SINGLE HUNG WHITE
W 49 X H 68
T GLASS: CLEAR / E-270 FREE NEAT/ARGON
B GLASS: TEMPERED CLEAR / TEMPERED E-270
1/2-SCRN, MUT-SQ/2-SH
GRIDS/SASH: HORIZ 1, VERT 0 = 2 LITE
QUANTITY PER UNIT: 2
Specifications
Egress: 8.01 SF - Complies
U-value: 0.30, Solar heat: 0.26, Visible light: 0.50
Field mulled: quantity 1



Inside view

Initials: _____ Item Price: \$ 2560.96 Quantity: 1 Extended: \$ 2560.96

Line 12: 99266568
PERMIT PROCURMENT
ORDER# ST CHARLES

SPECIAL ORDER - NO RETURNS OR EXCHANGES

PLEASE

PRINT NAME AUDREY RIGGS
SIGN NAME *AR*

ITEM. TOTAL	7218.78
SUBTOTAL	7218.78
TAX	0.00
TOTAL	7218.78
DEPOSIT	0.00
BALANCE DUE	7218.78

EXISTING CONDITIONS

WINDOW 1

CONDITION: POOR

AGE: 1950s

REASON FOR REPLACEMENT: THE EXISTING WINDOWS ARE DIFFICULT TO OPERATE AND DO NOT REMAIN IN THE OPEN POSITION. THE WINDOWS ON THE NORTH HALF OF THE HOUSE WERE REPLACED IN THE SUMMER OF 2022. WE ARE NOW LOOKING TO REPLACE THE EXISTING WINDOWS ON THE SOUTH HALF OF THE HOUSE TO MATCH THE NORTH.



REPLACING (2) DOUBLE HUNGs WITH (1) SLIDING WINDOW TO MATCH WINDOW ON THE NORTH END OF THE ELEVATION

WINDOW 2

CONDITION: POOR

AGE: UNKNOWN

REASON FOR REPLACEMENT: THE EXISTING WINDOWS ARE DIFFICULT TO OPERATE AND DO NOT REMAIN IN THE OPEN POSITION. THE WINDOWS ON THE NORTH HALF OF THE HOUSE WERE REPLACED IN THE SUMMER OF 2022. WE ARE NOW LOOKING TO REPLACE THE EXISTING WINDOWS ON THE SOUTH HALF OF THE HOUSE TO MATCH THE NORTH.



WINDOW 3

CONDITION: POOR

AGE: UNKNOWN

REASON FOR REPLACEMENT: THE EXISTING WINDOWS ARE NOT OPERABLE, ARE NOT PROPERLY SEALED. THE WINDOWS ON THE NORTH HALF OF THE HOUSE WERE REPLACED IN THE SUMMER OF 2022. WE ARE NOW LOOKING TO REPLACE THE EXISTING WINDOWS ON THE SOUTH HALF OF THE HOUSE TO MATCH THE NORTH.



REPLACING (2) CASEMENT WINDOWS AND (1) FIXED WINDOW WITH (2) DOUBLE HUNG WINDOWS TO MATCH THE REST OF THE HOUSE. IT WAS NOT ADVISED TO REPLACE WINDOWS WITH (3) SIMILAR TYPES DUE TO THE METHOD OF INSTALLATION. THERE WOULD BE A SIGNIFICANT REDUCTION OF ALMOST 2 1/2" OF GLAZING ON ALL 4 SIDES OF EACH WINDOW. WIDTH OF GLAZING WOULD BE REDUCED FROM 16" TO 11" INCHES

WINDOW 4

CONDITION: POOR

AGE: UNKNOWN

REASON FOR REPLACEMENT: THE EXISTING WINDOWS ARE NOT OPERABLE. THE WINDOWS ON THE NORTH HALF OF THE HOUSE WERE REPLACED IN THE SUMMER OF 2022. WE ARE NOW LOOKING TO REPLACE THE EXISTING WINDOWS ON THE SOUTH HALF OF THE HOUSE TO MATCH THE NORTH.



REPLACING (2) CASEMENT WINDOWS WITH (1) DOUBLE HUNG WINDOW TO MATCH THE REST OF THE HOUSE.

WINDOW 5

CONDITION: POOR

AGE: UNKNOWN

REASON FOR REPLACEMENT: THE EXISTING WINDOWS ARE NOT OPERABLE. THE WINDOWS ON THE NORTH HALF OF THE HOUSE WERE REPLACED IN THE SUMMER OF 2022. WE ARE NOW LOOKING TO REPLACE THE EXISTING WINDOWS ON THE SOUTH HALF OF THE HOUSE TO MATCH THE NORTH.



REPLACING (2) CASEMENT WINDOWS WITH (1) DOUBLE HUNG WINDOW TO MATCH THE REST OF THE HOUSE.

CONDITION: POOR

AGE: UNKNOWN

REASON FOR REPLACEMENT: THE EXISTING WINDOWS ARE NOT OPERABLE. THE WINDOWS ON THE NORTH HALF OF THE HOUSE WERE REPLACED IN THE SUMMER OF 2022. WE ARE NOW LOOKING TO REPLACE THE EXISTING WINDOWS ON THE SOUTH HALF OF THE HOUSE TO MATCH THE NORTH.

WINDOW 6



REPLACING (2) CASEMENT WINDOWS WITH (1) DOUBLE HUNG WINDOW TO MATCH THE REST OF THE HOUSE.

WINDOW 7

CONDITION: POOR

AGE: UNKNOWN

REASON FOR REPLACEMENT: THE EXISTING WINDOWS ARE NOT OPERABLE. THE WINDOWS ON THE NORTH HALF OF THE HOUSE WERE REPLACED IN THE SUMMER OF 2022. WE ARE NOW LOOKING TO REPLACE THE EXISTING WINDOWS ON THE SOUTH HALF OF THE HOUSE TO MATCH THE NORTH.



REPLACING (4) AWNING WINDOWS AND (2) FIXED WINDOWS WITH (2) SINGLE HUNG WINDOWS WITH HORIZONTAL GRILLES.



ARCHITECTURAL SURVEY
 NEAR WEST HISTORIC DISTRICT
 ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 501 Walnut Street

ROLL-IMAGE # 70552 - 33

CD-IMAGE # 0602 - 33



ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Folk eclectic

Architectural Features: _____

Date of Construction: 1940

Source: Township Assessor's Office

Overall Plan Configuration: Compound

Exterior Walls (Current): The garage is alum/brick and the house is clapboard/brick.

Exterior Walls (Original): Clapboard/brick.

Foundation: Concrete

Roof Type/Material: Hipped with a lower side gable/asphalt shingle/flat with built-up roofing

Window Material/Type: Alum/dbl. hung

ARCHITECTURAL FEATURES:

The main body of the house features a porch that wraps around the north and east sides. 4x4 posts with no special details support it. The front of the house features a small round window centered over the front door (east elevation).



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

ALTERATIONS: The garage addition on the west side of the house has a flat roof and is poorly proportioned to the rest of the house. A small addition to the south side has a hipped roof. The link between the garage and the main body of the house has a lower gabled roof. All of the siding, colors, and detailing appear to be compatible...though the garage is sided in aluminum and the main house is sided in brick and clapboard.

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL:

STATE:

COUNTY:

LOCAL: