 <p><b>CITY OF ST. CHARLES</b> ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 521 W Main St.		
	<b>Significance:</b>	Landmark		
	<b>Petitioner:</b>	Sean Connon		
	<b>Project Type:</b>	Deck		
	<b>PUBLIC HEARING</b>		<b>MEETING 2/22/24</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
<b>X</b>	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>		<b>Additional Requested Documents:</b>		
Application, plans				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>• Replace back stairs and landing with composite material.</li> <li>• New railings will also be composite.</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>				

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 # 2024-00106 Date Submitted: 2/13/2024 COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 521 W. MAIN ST.

Use of Property:  Commercial, business name: HAINES ON MAIN

Residential  Other: \_\_\_\_\_

**Project Type:**

- Exterior Alteration/Repair
  - Windows
  - Doors
  - Siding - Type: \_\_\_\_\_
  - Masonry Repair
  - Other BACK STAIR REPLACEMENT
  - Awnings/Signs
- New Construction
  - Primary Structure
  - Additions
  - Deck/Porch
  - Garage/Outbuilding
  - Other \_\_\_\_\_
- Demolition
  - Primary Structure
  - Garage/Outbuilding
  - Other \_\_\_\_\_
- Relocation of Building

**Description:**

REPLACE BACK STAIRS AND LANDING DUE TO UNSAFE CONDITIONS



**Applicant Information:**

Name (print): SEAN CONNOR  
Address: 1420 GARFIELD AVE  
Phone: 630-699-6633  
Email: SEAN@THESTANDARDGC.COM

**Building & Code Enforcement  
St. Charles, IL**

Applicant is (check all that apply):

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

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

Name (print): MARTY + JULIE STARCK  
Address: 22 Aintree Road St Charles  
Signature: \_\_\_\_\_

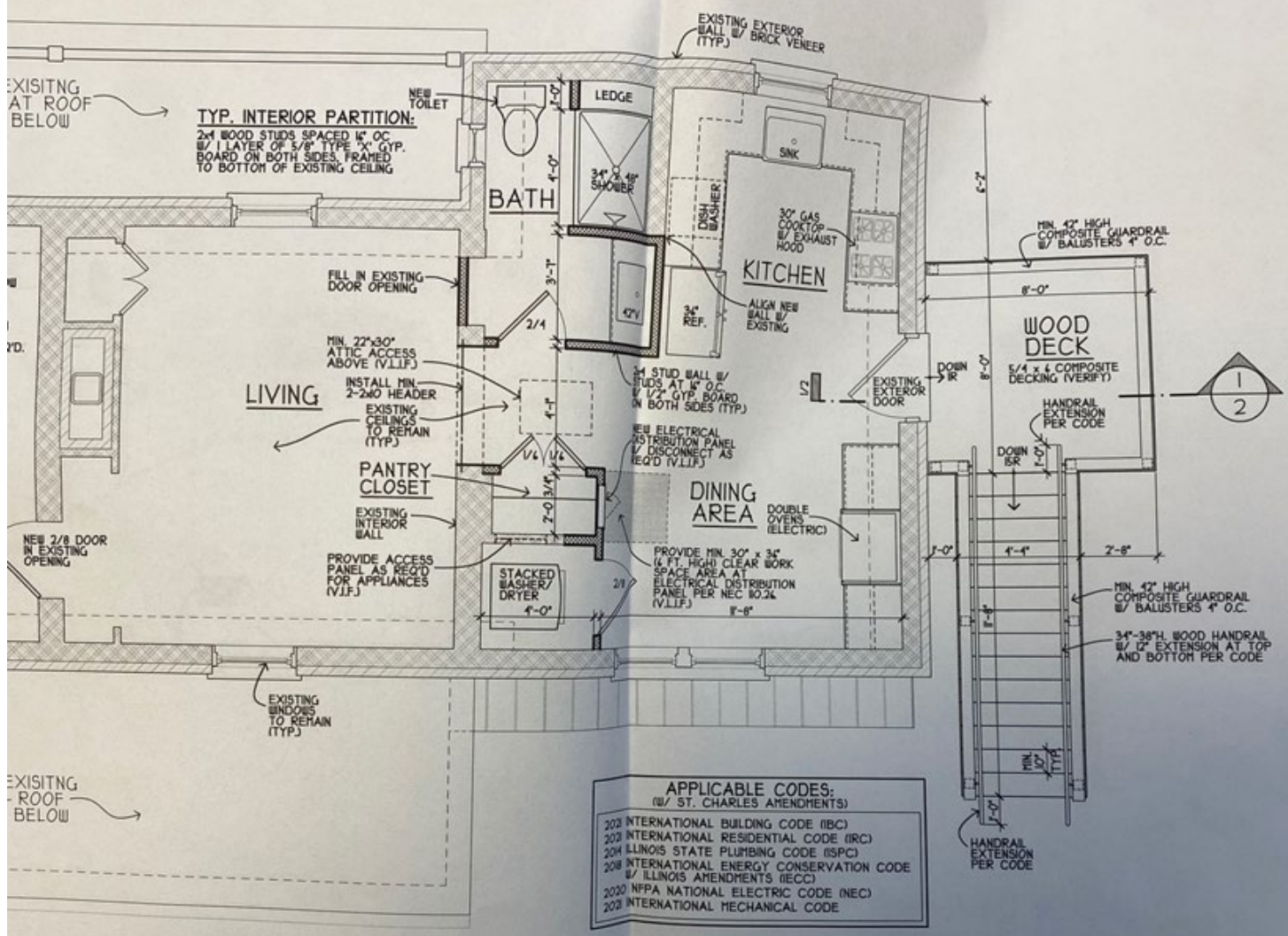
**APPLICANT/AUTHORIZED AGENT SIGNATURE**

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: [Signature] Date: 2-13-24

PROVIDE PAN AT WASHER W/ FLOOR DRAIN LOCATED SO THAT IT IS EASILY VISIBLE (IPC 810.13.10) AND CONNECT TO SANITARY.

GRADE # 2 SPECIES HEH-FIR DOMESTIC BASE Fb = 650 PSI  
 CANADIAN BASE Fb = 875 PSI



**APPLICABLE CODES:**  
 (W/ ST. CHARLES AMENDMENTS)

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 ILLINOIS STATE PLUMBING CODE (ISPC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ ILLINOIS AMENDMENTS (IECC)
- 2020 NFPA NATIONAL ELECTRIC CODE (NEC)
- 2021 INTERNATIONAL MECHANICAL CODE

# PROPOSED 2ND FLOOR PLAN

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

DRAWING SHEET INDEX	
SHEET	SHEET DESCRIPTION:
1	GENERAL NOTES, DEMO AND PROPOSED PLANS
2	1ST FLOOR DEMO AND PROPOSED PLANS, DECK STAIR ELEVATION, 2ND FLOOR ELECTRICAL PLAN AND NOTES

SHEETS AS LISTED ABOVE WERE PREPARED UNDER ARCHITECT'S SUPERVISION.

**CHECK NOTES:**  
 FINISHES TO BE BOLVANIZED  
 BETTER.  
 HANGERS AND METAL  
 FINISHED WOOD TO BE  
 IMPSON STRONG-TIE #1/  
 SUSTANT FINISH

DECK FLOOR  
 NOT TO BE MORE THAN  
 1/2" BELOW THE TOP OF  
 R THRESHOLD (V.I.F.)

COMPOSITE  
 GUARDRAIL #1/  
 BALUSTERS  
 POSITE  
 IMPSON  
 ON EACH  
 BEAM

1/2" COMPOSITE TRIM  
 ON 1/2" SKIRT BOARD

1/2" WOLM. 2-2x8

6x4 WOLM. POSTS

1/2" COMPOSITE TRIM  
 OVER POST BASE

POURED CONC. PIERS TO  
 UNDISTURBED, NON-ORGANIC  
 SOIL CAPABLE OF CARRYING  
 MIN. 3,000 PSF (VERIFY DEPTH  
 AND BEARING CAPACITY IN FIELD).

POURED CONC. GRADE BEAM  
 FOR STAIR STRINGER BEARING  
 REINFORCED #11/10 #4 HORIZONTAL  
 BARS #1/ #4 BAR HOOKED INTO  
 TWO 12" CONC. PIERS (V.I.F.)

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

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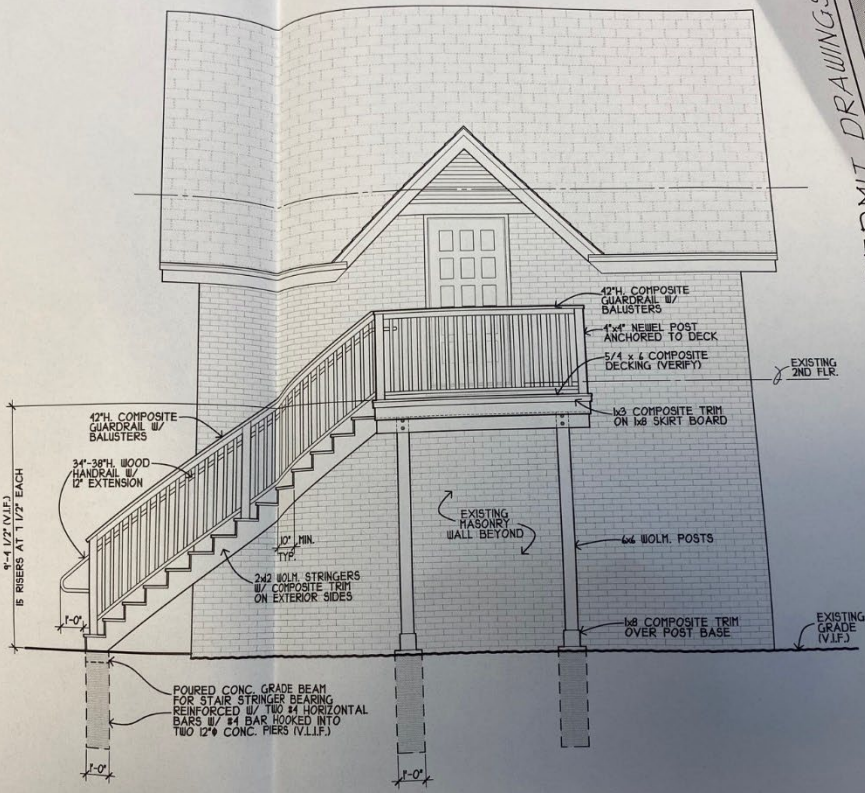
1'-0"

1'-0"

1'-0"

1'-0"

1'-0"



CHECK SECTION

**SOUTH SIDE ELEVATION**

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

PERMIT DRAWINGS

MARSHALL ARCHITECTS  
 622 E. Main Street  
 Ste. 1111  
 Chicago, IL 60611  
 312.467.7528

STATE OF ILLINOIS  
 DESIGN FIRM  
 REGISTRATION NUMBER  
 184 001571

FEB. 6, 2024

APARTMENT AT:  
 MAIN STREET

