

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 8 Indiana St.		
	Significance:	Landmarked		
	Petitioner:	Kelsey Shipton		
	Project Type:	Windows		
PUBLIC HEARING			MEETING 11/1/23	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, Project Details, Architectural survey,				
Project Description:				
<ul style="list-style-type: none"> Proposed is to remove the non-historic storm windows and replace them with in-kind custom African Mahogany storm windows to match. 				
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"



ST. CHARLES
SINCE 1834

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ -- _____ Date Submitted: 10 / 26 / 23 COA # _____ -- _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: B INDIANA ST.

Use of Property: Commercial, business name: PRESERVATION PARTNERS OF THE FOX VALLEY

Residential Other: _____

Project Type:

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

Description:

REMOVE EXISTING, NON-HISTORIC STORM WINDOWS AND
REPLACE IN-KIND WITH CUSTOM AFRICAN MAHOGANY
STORM WINDOWS TO MATCH.

Applicant Information:

Name (print): KELSEY SHIPTON

Address: P.O. BOX 903, ST CHARLES, IL 60174

Phone: (630) 377-6424

Email: shipton@ppfv.org

Applicant is (check all that apply):

Property Owner

Business Tenant

Project contractor

Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): PRESERVATION PARTNERS OF THE FOX VALLEY

Address: P.O. BOX 903, ST. CHARLES, IL 60174

Signature: *Kelsey Shipton*

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: *Kelsey Shipton* Date: 10/26/2023

October 26, 2023

Historic Preservation Commission
City of St. Charles, Illinois
2 E. Main Street
St. Charles, IL 60174

Dear Historic Preservation Commission,

As we shared with you earlier this year, Preservation Partners of the Fox Valley (PPFV) has embarked on a multi-year capital improvement campaign for the historic landmarked 1850 William Beith House at 8 Indiana Street in downtown St. Charles. The Beith House currently serves as office space for PPFV, a meeting place for small groups interested in historic preservation, and as a living learning resource on historic preservation. The first phase of this rehabilitation project is to make necessary repairs to the exterior and create a secure building envelope. With the Commission's help, as well as funding from the St. Charles Façade Improvement Grant, we have already begun the first step for this first phase, which is to repair the trim at the crown of the building in order to secure new gutters. In future years, upgrades to the HVAC, electrical, security, fire suppression, and plumbing systems will be undertaken in phases so PPFV can responsibly manage its financial responsibility towards its members and donors. Today we are submitting a Certificate of Approval (COA) application for the continuation of this first phase of rehabilitation: replacement of non-historic storm windows.



1850 William Beith House, Exterior

The mission of Preservation Partners of the Fox Valley is to offer heritage education to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.

PROJECT SCOPE

This phase of work will consist of the removal and replacement of the existing, deteriorated, non-historic storm windows on all elevations. The existing windows date from the 1980s at the oldest, some having been replaced within the last 20 years. All of the storm windows are poorly sealed, preventing effective protection of the historic windows and negating any thermal performance increases that properly-sealed storm windows provide.

The replacement material will be African Mahogany, consistent with the wood that was used to replace deteriorated crown molding trim; this work was approved by the Commission in July. African Mahogany is an old-growth hardwood that is more resistant to rot than commercially available new-growth wood. The paint color will be the same as is currently found on all exterior woodwork, a color that was matched through paint analysis of the original as part of the 1980s restoration of the house.

As with recently completed work, we have contracted with Miller's Millwork out of Aurora for the custom fabrication of the new storms. Each will match the existing in size, configuration, and detail. New hardware will be used to secure the storms to the building but will match the existing in scale and appearance. The storm windows will be replaced based on current condition; the most deteriorated (pictured at right) will be replaced first, with the most intact being the final storm for replacement.



East elevation, second floor storm window.

Once completed, the appearance of the Beith House will remain the same; replacement will be unnoticeable. Recent trim replacement work looks identical to the deteriorated trim that was removed, as illustrated below.



Deteriorated trim, prior to removal.



Replacement trim after completion.

Please refer to the attached supporting documents for additional information.

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P.O. Box 903 • St. Charles, Illinois 60174 • (630) 377-6424 • ppfv.org



MILLER'S MILLWORK, INC

MICHAEL GEORGE MILLER
225 EAST GALENA BLVD.
AURORA , IL 60505-3415

shop & fax (630) 906-6360
cell (708) 502-1072
email millersmillworkinc@yahoo.com
website millersmillwork.net

PROPOSAL

Tuesday, February 28, 2023

To: Preservation Partners of the Fox Valley
P.O. Box 903
St. Charles, IL 60174
attention: Kelsey Shipton

phone: 630-377-6424
email: info@ppfv.org
Kelsey mobile: 734-634-6577
Kelsey email: shipton@ppfv.org

For: William Beith House
8 Indiana Street
St. Charles, IL 60174

Job: Window sash replacement, Soffit, Fascia, Crown and Fascia returns

This proposal is for the manufacturing, painting and installation of components listed.
The following specifications apply:

Window storm sash

Wood species: African Mahogany
Glass: Clear double strength (1/8" thick)
Glass mounted in traditional glazing putty, typical glazing application
Standard sash profiles with daylight openings and midrail to match existing windows
Sash to be provided primed, with final paint color applied
(2)two Sash hangers and (4)four turn buttons provided per sash
Glass cleaning done after painting, upon final install.
Permanent mounting not recommended for cleaning and condensation
Paint brand and color provided by *Kelsey*
Disposal of all debris

East Elevation repairs

Wood species: African Mahogany
Composite material: TruExterior Poly-ash
Components to be provided primed, with final paint color applied
Threshold masonry repair by others
Disposal of all debris

Exterior Soffit, fascia and crown replacement

Fascia Crown Molding Wood species: African Mahogany
Composite material: TruExterior Poly-ash
Scaffolding set up and removal
Internal framing rot replacement as necessary (see special note)
Manufacturing and installation of new Fascia Crown and nailer backing to match existing profile
•Rake and standard crown profiles required
•Custom knives required
Primer and paint applied to all components
•Existing freeze board and freeze crown included
Disposal of all debris

Window Storm Sash cost breakdown

*Cost includes all labor and materials required to manufacture, paint and install

*Price per item

South Elevation

Second floor left	\$825.00	
Second floor right	\$825.00	
First Floor	\$898.00	
Basement left	\$140.00	painting only
Basement right	\$140.00	painting only

West Elevation

Second floor left	\$825.00	
Second floor right	\$825.00	
First floor left	\$898.00	
First floor right	\$898.00	
Addition left	\$898.00	
Addition Right	\$898.00	

North Elevation

Second Floor	\$825.00	
First Floor	\$898.00	

East Elevation

Second floor left	\$825.00	
Second floor right	\$825.00	
First floor left	\$898.00	
First floor right	\$898.00	
Addition	\$898.00	

Window Storm Sash project total \$14,137.00

East Elevation repairs cost breakdown

*Cost includes all labor and materials required to manufacture, paint and install

*Price per item

Addition door threshold	\$321.00	
Addition basement window	\$985.00	Includes jamb,& primary sash with fixed panel for existing HVAC vent
Main door plinth blocks	\$250.00	material: TruExterior Poly-ash

East Elevation repairs project tota \$1,556.00

Exterior Soffit, fascia and crown replacement cost breakdown

Labor	\$25,686.00	Includes scaffolding and disposal
Crown molding	\$3,887.00	Fascia Crown Molding Wood species: African Mahogany
Soffit and fascia	\$5,439.00	Composite material: TruExterior Poly-ash
Painting	\$7,548.00	

Soffit, fascia & crown project total \$42,560.00

Special note: Price contingent upon exploratory demo to determine extent of existing rot and replacement necessary for soffit and fascia roof framing.

Payment

A down payment of 50% of project total due to begin manufacturing .

Balance of project total, plus any extras due upon completion .

Price includes : All materials, Shop Labor, Painting and/or Finishing, Delivery and Installation unless noted.
Any extras, will be added to final invoice.

Terms: The Above prices, specifications, and conditions are satisfactory and are hereby accepted.
You are authorized to do the work, as specified. The customer by verbal or written agreement agrees to
payments by terms and conditions stated. Any and all legal fees will be customer responsibility if full
payment is not received within 30 days of invoice and legal recourse is required.

Respectfully:

Michael George Miller

Authorized Signature *Michael George Miller*

Date: _____ / _____ /2023 Signature _____

African Mahogany Characteristic Data

Accessed from <https://www.wood-database.com/african-mahogany/>, October 26, 2023



African mahogany (*Khaya ivorensis*)

Common Name(s): African mahogany, khaya, acajou d'Afrique

Scientific Name: *Khaya spp.*, (primarily *A. anthotheca* and *A. ivorensis*; see notes [below](#))

Distribution: Tropical Africa

Tree Size: 100-200 ft (30-60 m) tall,
3-6 ft (1-1.8 m) trunk diameter

Average Dried Weight: 33.9 lbs/ft³ (545 kg/m³)

Specific Gravity (Basic, 12% MC): 0.46, 0.54

Janka Hardness: 850 lb_f (3,800 N)

Modulus of Rupture: 11,730 lb_f/in² (80.9 MPa)

Elastic Modulus: 1,410,000 lb_f/in² (9.72 GPa)

Crushing Strength: 6,570 lb_f/in² (45.3 MPa)

Shrinkage: Radial: 3.4%, Tangential: 5.7%,

Volumetric: 9.3%, T/R Ratio: 1.7

Color/Appearance: Heartwood ranges from pale pink to a deeper reddish brown, sometimes with streaks of medium to dark reddish brown. Colors darken with age. Quartersawn surfaces exhibit a ribbon-stripe appearance.

Grain/Texture: Grain is straight to interlocked, with a medium to coarse texture. Good natural luster and a high degree of chatoyancy.

Rot Resistance: Rated as moderately durable; moderate to poor insect/borer resistance.

Workability: Generally easy to work, though tearout can be a problem if the grain is interlocked. May stain and react with iron-based fasteners in damp conditions. Glues, turns, and finishes well.

Odor: No characteristic odor.

Allergies/Toxicity: Although severe reactions are quite uncommon, African mahogany has been reported as a [sensitizer](#). Usually most common reactions simply include eye and skin irritation. See the articles [Wood Allergies and Toxicity](#) and [Wood Dust Safety](#) for more information.

Pricing/Availability: Available in a variety of lumber sizes, as well as plywood and veneer. Prices are moderate for an imported hardwood.

Sustainability: African mahogany is listed in CITES Appendix II under the genus-wide restriction of all *Khaya* species from Africa. Additionally, all the primary *Khaya* species of African mahogany are on the IUCN Red List. They are each listed as vulnerable due to a population reduction of over 20% in the past three generations, caused by a decline in its natural range, and exploitation.

Common Uses: Veneer, plywood, turned items, furniture, boatbuilding, and interior trim.

Comments: There are currently five accepted *Khaya* species, four of which are harvested and sold as African mahogany. The fifth species, *K. madagascariensis*, is native to Comoros and northern Madagascar and yields mahogany-like wood, but isn't commonly exported.

Of the four commercial species, there is considerable variation in density and heartwood color. The two lightest species, *K. ivorensis* and *K. anthotheca*, are represented here on this page. The heaviest species, *K. senegalensis*, is sometimes called dry zone mahogany and has markedly higher density and has been given its own entry. Lastly, *K. grandifoliola* occupies a middle-ground in terms of density, sometimes being mixed and sold with the former two lighter species, and sometimes grouped with the heavier *K. senegalensis*.

According to Plant Resources of Tropical Africa,^[1] the average specific gravity of each of the commercial species at 12% moisture are as follows:

- *K. ivorensis*—0.52
- *K. anthotheca*—0.58
- *K. grandifoliola*—0.69
- *K. senegalensis*—0.76

Botanically, *Khaya* is a part of the [Meliaceae family](#), which not only includes mahoganies, but also [sapele \(*Entandrophragma cylindricum*\)](#), [Spanish cedar \(*Cedrela odorata*\)](#), and a host of other commercial species. Considered to be a valid substitute for [Honduran mahogany \(*Swietenia macrophylla*\)](#), otherwise known as 'genuine mahogany'—though the African species sometimes lack the deeper reddish brown color and durability that's common for [true mahogany](#) in the *Swietenia* genus.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" 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

BUILDING CONDITION

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

ARCHITECTURAL DESCRIPTION

Style: Greek Revival

Date of Construction: 1850

Source: NRHP Nomination Form

Features: Beith House

Rough stone building by prolific mason Wm. Beith. Gabled roof with classical entablature. Lower one story addition to the north of two story original house. Elaborate door surround added in 1984.

ARCHITECTURAL SIGNIFICANCE

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



Address:

8 W. Indiana Street

Representation in Existing Surveys:

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

Block No. 21

Building No. 4

SURVEY DATE:

MAY 1994

ROLL NO. 3

NEGATIVE NO. 12



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

8 W. Indiana Street

Remarks:

South Elevation

Block No. 21

Building No. 4

ROLL NO. 3

NEGATIVE NO. 11

Address:

8 W. Indiana Street

Remarks:

Block No. 21

Building No. 4

ROLL NO.

NEGATIVE NO.