

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA: 117 N 5 th Ave		
		Proposal:		New garage doors		
		Petitioner:		Frank Florizoone		
		Please check appropriate box (x)				
		PUBLIC HEARING			MEETING 8/15/18	X
AGENDA ITEM CATEGORY:						
X	Certificate of Appropriateness (COA)			Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
ATTACHMENTS:						
COA Application						
Site Plan						
Architectural Survey Page						
Description and pictures of items to be replaced						
Installation Information						
Proposed Garage Door Information						
EXECUTIVE SUMMARY:						
<p>Proposed is the replacement of a garage door and the side door of the garage. The garage door will be replaced with a larger (14 ft. wide) Wayne Dalton Colonial type door. The side door will be replaced with the same size door, but with a window.</p>						
RECOMMENDATION / SUGGESTED ACTION:						
Provide feedback and recommendations 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 #: _____ Date Submitted: 8/8/18 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 117 N 5th AVE St. Charles

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:

Replacement of garage door and side door of
the garage, both are in bad condition

Applicant Information:

Name (print): Frank Florizoone

Address: 3714 King Charles Lane St. Charles

Phone: 262 865 3283

Email: Florizoonefrank@yahoo.com

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): _____

Address: _____

Signature: _____

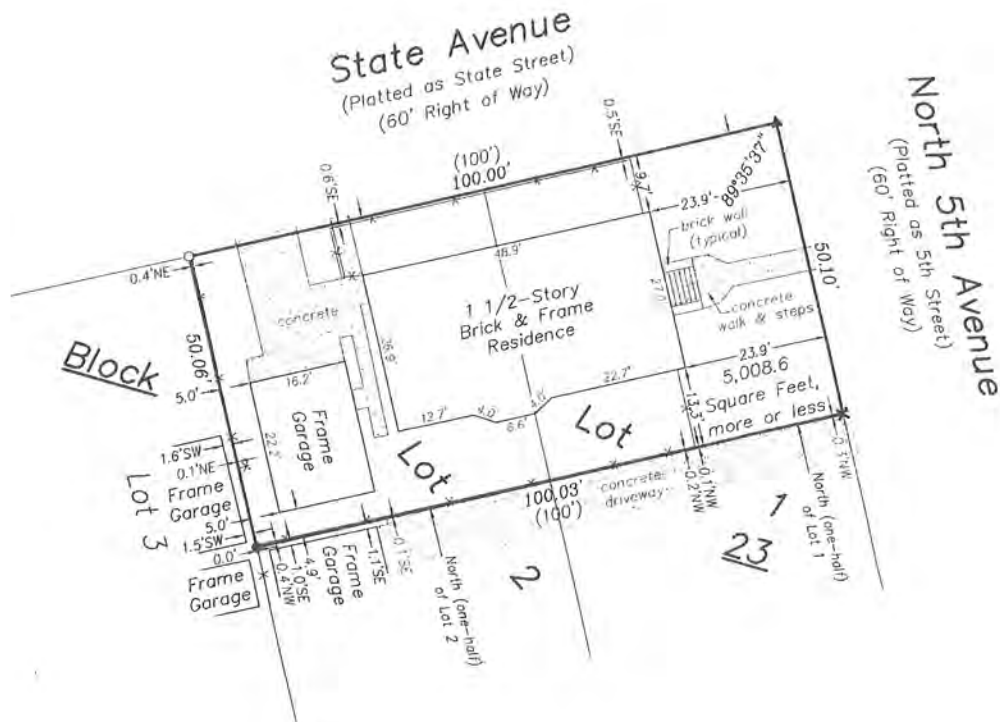
APPLICANT/AUTHORIZED AGENT SIGNATURE

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: Aug 8, 2018

PLAT OF SURVEY

THE NORTH ONE-HALF OF LOTS 1 AND 2 IN BLOCK 23 OF ST. CHARLES,
IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 117 NORTH FIFTH AVENUE, SAINT CHARLES, ILLINOIS



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON JUNE 21, 2018.

Michel C. Ensalaco



Scale: 1" = 20'

- O=Found 3/4" Dia. Iron Pipe
- ▲=Set Railroad Spike
- X=Set Cut Cross
- =Set Iron Pipe 1/2" Dia. x 24"
- N = North E = East
- S = South W = West
- (XX.XX') = Record Distance
- XX.XX' = Measured Distance
- Fence= —x—x—x—
- Concrete/Asphalt

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2018
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2018

TODD SURVEYING

Professional Land Surveying Services

"Cornerstone Surveying PC"

759 John Street, Suite D

Yorkville, IL 60560

Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: Seraphin & Rogers, Ltd.

Book #: 2380 Drawn By: MAJH Plot #: 886

Reference:

Field Work Completed: 06/20/2018

Rev. Date Rev. Description

Project Number:

2018-1123



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

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing

BUILDING CONDITION

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

ARCHITECTURAL DESCRIPTION

Style: Craftsman

Date of Construction: 1905-1930

Source: A Field Guide to American Houses

Features:

One story brick structure with hipped roof and dormers, often referred to as the Bungalow style. Large overhanging eave is enclosed. Totally enclosed front porch. Paired windows at porch



Address:

117 North 5th Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 38

Building No. 6

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 30



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

117 North 5th Avenue

Remarks:

North Elevation.

ROLL NO. 14

NEGATIVE NO. 18

Block No. 38

Building No. 6



Address:

117 North 5th Avenue

Remarks:

Garage.

ROLL NO. 14

NEGATIVE NO. 17

Block No. 38

Building No. 6

117, 5TH AVE, ST. CHARLES, IL 60174

PROPOSED WORKS - GARAGE

1) Replacement of Garage door.

The existing garage door is for a single garage but the garage itself is quite large (16.2FT). The door is in bad shape, some parts are rotten, and the mechanics are not safe anymore.

While replacing the door, we propose to make it a 14ft wide door, which will make it more convenient/safer to move items such as bicycles or so out while there is a car in the garage.

The proposed garage door is a white Wayne Dalton 8000 Colonial type 14' x 7' – see attached brochure. To be installed by Allied Garage Door Inc. (recommended by a neighbor and having very good reviews).

Present door



Proposed door



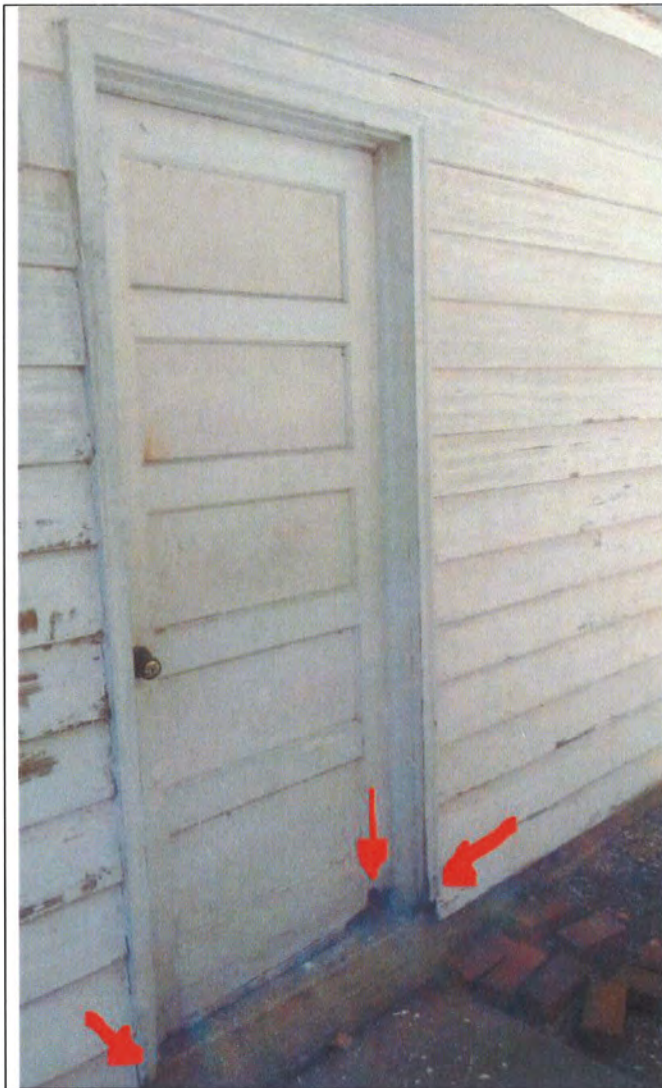
2) Replacement of garage side door.

The existing 32" x 80" side door of the garage is in bad shape – the wooden door, as well as the frame is rotten away.

We propose to replace the door with same size door but with a window which will allow some natural light into the garage.

The proposed replacement door is a Commander® 32" W x 80" H Primed Steel 9-Lite Prehung Entry Door - Right Inswing (same as present). See also specifications on next page and attached installation instructions. To be bought at Menards and to be installed by myself.

Door and trim are to be painted white.



Description & Documents

Rest easy at night knowing that your entryway is being guarded by this Commander® steel door. Its sturdy, functional design offers quality and long-lasting security to your home. It is primed and ready to be painted the perfect color to complement your décor. The large upper window gives a clear view to the outdoors. This door has a right inswing, which means the knob is on the right side when you pull the door toward you.

- Right inswing
- Constructed from 26-gauge steel that is primed and ready to be painted
- Prehung with a 4-9/16" primed frame and compression weatherstripping
- Nonadjustable aluminum sill
- Includes 3 primed hinges
- Prebored with a 2-3/8" backset for easy handle installation (handleset purchased separately)
- Insulated 9-lite glass measures 22" x 36" x 1/2"
- Energy-saving, insulating foam core reduces sound transfer
- Nominal size of 32" W x 80" H with right inswing

Dimensions: Rough Opening: 34-1/4" W x 82" H and Brick Opening: 36" W x 82-3/4" H

Brand Name: Commander
COMMANDER®

Specifications

Color/Finish: Primed

Door Construction: Primed Steel

Door Swing: Right

Frame Material: Primed Wood

Glass Caming Finish: White

Hinge Finish: Primed

Lockset Bore: Yes

Manufacturer Warranty: 2

Nominal Door Width: 32 inch

Rough Opening Height: 82 inch

Sill Finish: Aluminum

Solar Heat Gain Coefficient: 0.09

Air Leakage (AL) Rating: 0.3

Deadbolt Bore: No

Door Style: Half Lite

Door Thickness: 1-3/4 inch

Frame Width: 4-9/16 inch

Glass Style: Clear

Includes: Hinges, Sill, Frame, Preassembled Door Slab, Brickmould

Lockset/Deadbolt Backset Dimension: 2-3/8 inch

Nominal Door Height: 80 inch

Obscurity Rating: 1

Rough Opening Width: 34-1/4 inch

Sill Type: Fixed

U-Value: 0.19

Commander®

PREHUNG SINGLE-SWING EXTERIOR DOOR INSTALLATION INSTRUCTIONS

REQUIRED TOOLS



Safety Glasses • Gloves • 48"-72" Level • Hammer • Tape Measure • 24" Square • Screw Gun
Exterior Caulk (Paintable Silicone Recommended) • 2-1/2" Wood Screws Qty: 6 • Wood Shims (1pkg.) • Fiberglass Insulation

WARNING

Door Units Are Heavy! Use an adequate number of people to set the unit and prevent injuries or damage to the door.

1) Preparation of Rough Opening and Door Unit



fig. 1

a) Clean the floor area around the door opening. If necessary, scrape off mortar or plaster spills (fig.1).

Double check the rough opening dimensions. The rough opening should be roughly 1/2" taller and 3/4" wider than the outside frame dimensions of the door unit.



fig. 2

b) Make sure the floor is level (fig.2). If the sub-floor is not level it will adversely affect the rest of the installation.



fig. 3

c) Check the opening for plumb and square. Check both walls for plumb and all four corners for square in the rough opening. Make the necessary corrections prior to installing the door unit (fig.3 & 4).

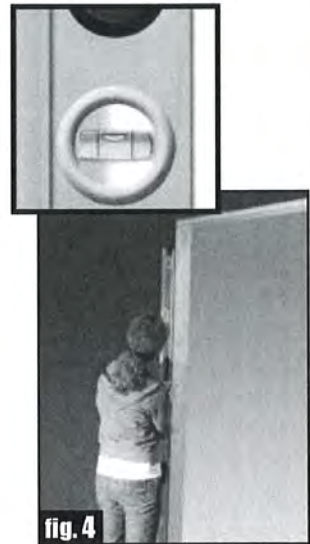


fig. 4

2) Preparation of the Door Unit

a) Remove all packaging materials from the door unit. This includes all cardboard and banding materials.

b) Remove the installation plug (fig.5) or shipping nails (fig.6) from the door unit. These will not be able to be removed once the unit is installed.



fig. 5

OR



fig. 6

PREHUNG SINGLE-SWING EXTERIOR DOOR

3) Setting the Door Unit



a) Apply a triple bead of Silicone caulking to the sub-floor of the rough opening (**fig. 7**).



b) Apply a second bead of caulking around the perimeter of the door sill (**fig. 8**).



c) Apply a bead of caulking around the backside perimeter of the door's brickmould (**fig. 9**).



d) Using two people, set the sill into the rough opening. Center the frame into the opening and tip the unit into place (**fig. 10**).

e) Open the door and plumb the hinge side of the unit with a 6' level (**fig. 11**).
NOTE: A door that is installed "Out of Plumb" is the most common reason for a door unit to leak air or water.

f) Place shims behind the top hinge (**fig. 12**) and tack the unit into place by removing one hinge screw from the top hinge and installing a 2-1/2" wood screw through the top hinge and into the rough opening (**fig. 13**).

NOTE: We recommend the use of screws when installing your prehung unit. Screws allow you the opportunity for easy removal if adjustments need to be made to the installation.

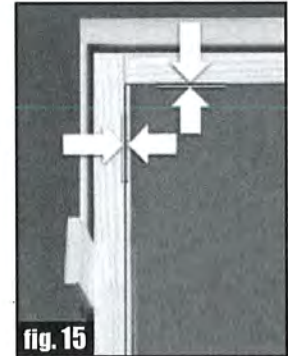


4) Shimming the Door Unit

a) Moving the door frame as little as possible, carefully close the door unit. Once the door is closed, begin shimming the door unit. Place shims behind the middle and lower hinge locations and each of the three corresponding strike locations. (**fig. 14**).

NOTE: An even margin across the top of the header and down the strike side of the door will ensure that the door unit is square in the opening. Uneven margins will result in the door unit being out of square.

b) Shim the door unit until the margin between the door and the head jamb is even and the margin between the door and the strike jamb is even. The margin should equal about 1/8" (**fig. 15**).



PREHUNG SINGLE-SWING EXTERIOR DOOR

5) Fastening the Hinge-Side Frame

a) Open the door carefully and re-check for plumb. Finish screwing the hinge jamb into place by removing one screw from the middle and bottom hinges and installing a 2-½" drywall screw into those hinges at the shim locations into the rough opening. Install a second 2-½" screw into the top hinge to prevent the door from sagging (**fig.16**).

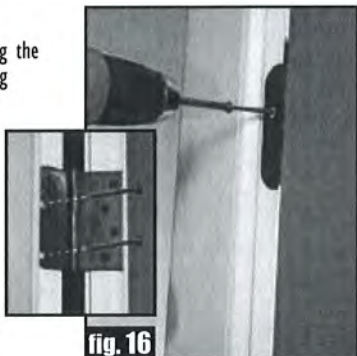


fig. 16

6) Fastening the Lock-Side Frame

a) Re-check plumb on the lock jamb. Install one 2-½" drywall screw at the three corresponding shim locations along the lock jamb into the rough opening. Carefully, fold back the weatherstrip to conceal the screw head. (**fig.17**). The screw hole can be filled for a more finished look.



fig. 17

7) Adjusting the Frame

a) Close the door unit and re-check the margin around the door unit, it should be even horizontally across the top of the header and vertically from the header to the sill. Make adjustments to the shimming as needed. (**fig.18**).



fig. 18

8) Installing the Lockset

a) All Commander® doors are set up with a 2-1/8" bore hole set at either a 2-3/8" or a 2-¼" backset (depending on door size). All crossbores are set for a 1" drivepoint latch. This is done to allow installers to utilize drive point latch systems, radius plate systems, or square plate systems.

b) To install the backset as a drive-point system, simply follow the lock manufacturers instructions for converting to a drivepoint. Hammer the drivepoint into place making sure the angled portion of the backset faces the jamb (**fig.19**).

c) Using the manufacturers instructions, install the lockset (**fig.20**).

d) Install the strike plate on the jamb (**fig.21**). Our jambs are mortised for a ¼" radius strike plate. If the lock manufacturer has supplied a square plate, use a chisel to remove the excess wood material from around the corners of the plate.



fig. 20



fig. 19



fig. 21

PREHUNG SINGLE-SWING EXTERIOR DOOR

9) Insulating the Door Unit

Before applying casing to the interior of your door unit you will need to insulate around the frame opening. We recommend using "Fiberglass Blanket Insulation". Do not use expanding foam, it will affect the margin around the door unit (fig.22 & 23).



fig. 22



fig. 23

10) Final Installation

It is very important that you finish your prehung unit properly. To insure maximum efficiency, please caulk at the following locations:



fig. 24

a) Where the brickmould contacts the exterior wall. (fig.24).



fig. 25

b) Where the brickmould contacts the frame.(fig.25).



fig. 26

c) Where the frame contacts the sill. (fig.26).



fig. 27

d) At the nose of the sill, where it contacts the sill plate. (fig.27).

e) Make sure the corner seals are in place. If they have been removed during finishing, please make sure they are replaced (fig.28).

f) Remove all excess shimming material by first scoring the shims and then breaking them off with a hammer (fig.29).

g) Apply casing to the unit as desired (fig.30).



fig. 28



fig. 29



fig. 30

11) Finishing Recommendations

Remove all dust and debris from the surface of the door. Lightly sand the door surface with a fine sand paper. Wash the door with a mild detergent and rinse very well. Allow the door to dry completely. Apply a finishing coat of a high quality latex paint. Carefully follow all paint manufacturers' preparation and finishing instructions. Do not paint the weatherstrip. Do not close the door unit until the paint is completely dry. Please see door window for finishing instructions for the window frame.

Wayne
Dalton®
GARAGE DOORS

M O D E L S

8000/8100/8200

CLASSIC STEEL



Colonial panel, White finish, Stockton I windows

affordable. stylish.

Models 8000/8100/8200 offer a variety of styles, colors and windows, as well as insulation and wind load options.

Our entry-level doors offer the right choice for any style and budget.



Sonoma panel, Brown finish

PERFORMANCE FEATURES

Most 8000 Series doors are available with structural reinforcements for use in coastal regions. These models meet wind load requirements of the International Building Code, Florida Building Code and Texas Dept. of Insurance.

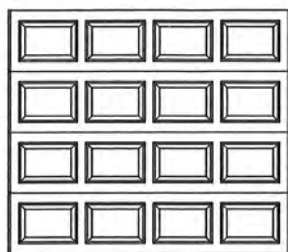


MODEL NUMBER	8000	8100	8200
Polystyrene Insulation	No	Yes	Yes
Insulation R-value*	N/A	3.7	7.4
Construction	1 Layer (Steel)	2 Layers (Steel/Insulation)	2 Layers (Steel/Insulation)
10-Year Warranty	Yes	Yes	Yes

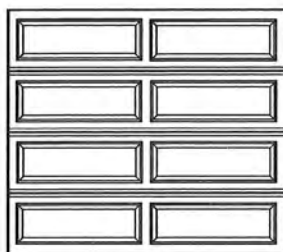
*Wayne Dalton uses a calculated door section R-value for our insulated doors.



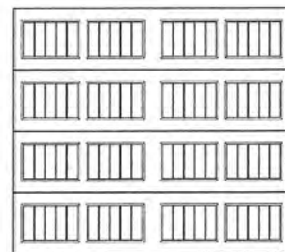
1 Choose Your Style



Colonial



Ranch



Sonoma

2 Choose Your Color



White



Almond



Taupe



Brown

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your dealer for accurate color matching.

3 Choose Your Windows

For Colonial and Sonoma Panels



Cascade I



Cascade II



Cathedral I



Cathedral II



Clear I



Clear II



Prairie I



Prairie II



Sherwood I



Sherwood II



Stockbridge II



Stockton I



Stockton II



Arched Stockton



Waterton I



Waterton II



Williamsburg I



Williamsburg II



Arched Stockton Double (For double car doors)



Arched Stockton Single (For double car doors)

For Ranch Panels



Cascade II



Cathedral II



Clear II



Prairie II



Sherwood II



Stockbridge II



Stockton II



Arched Stockton



Waterton II



Williamsburg II



Arched Stockton Double (For double car doors)



Arched Stockton Single (For double car doors)

Not all windows available in all areas. Consult your dealer for details.

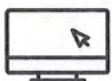
Decorative hardware is available, see your dealer or visit our website at wayne-dalton.com for details.

AFTER

BEFORE



Sonoma panel, White finish, Stockbridge II windows, Decorative hardware



Garage Door Design Center

To see this door on your home, visit **wayne-dalton.com**, or download our app, and try our Garage Door Design Center. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

Wayne Dalton
GARAGE DOORS

2501 S. State Hwy. 121 Bus., Ste 200
Lewisville, TX 75067

wayne-dalton.com



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