 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 407 S. 5 <sup>th</sup> St.		
	<b>Significance:</b>	Landmark		
	<b>Petitioner:</b>	Zach Derrico		
	<b>Project Type:</b>	Windows		
<b>PUBLIC HEARING</b>			<b>MEETING 6/19/24</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
Application, window information, photos				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>• Replace current windows on the original structure with Marvin Elevate fiberglass windows to match the new addition.</li> <li>• All original leaded glass windows will remain as is on the structure.</li> </ul> <p style="text-align: center;"><a href="https://www.marvin.com/products/collections/elevate">https://www.marvin.com/products/collections/elevate</a></p>				
<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 #: \_\_\_\_\_ Date Submitted: 6 / 14 / 24 COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

### APPLICATION INFORMATION

Address of Property: 407 S 5th Street

Use of Property:  Commercial, business name: \_\_\_\_\_  
 Residential  Other: \_\_\_\_\_

### Project Type:

- |   |   |   |
|---|---|---|
| <input 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 checked="" 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:

We would like to change windows out on Front, Left & Right side elevation to black Marvin Ekvate, to match windows on approved addition. Leave original leaded glass windows alone, (1 on left, 2 on front) 6 casement on front, 2 casement on Left Ekv., balance to be double hung Ekv.

### Applicant Information:

Name (print): Derrico Builders, LLC  
 Address: 311 Walnut Avenue, St. Charles  
 Phone: 630 - 675 - 4017  
 Email: derricobuilders@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): Brook & Rob Green Lee  
 Address: 407 S 5th Street, 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: 6/14/24



STATE OF ILLINOIS  
DESIGN FIRM  
REGISTRATION NUMBER  
08007011

PROPOSED HOUSE ADDITION AT:  
401 S. 5TH STREET  
ST. CHARLES, ILLINOIS  
DERRICO BUILDERS, LLC

PLOTTED: 1/22/2024

Revisions:

Prepared by: CDZ  
All notes included

Commission: 2912

Issue Date:

Drawn By: CDZ  
FOUNDATION PLAN  
& GENERAL NOTES

Sheet:

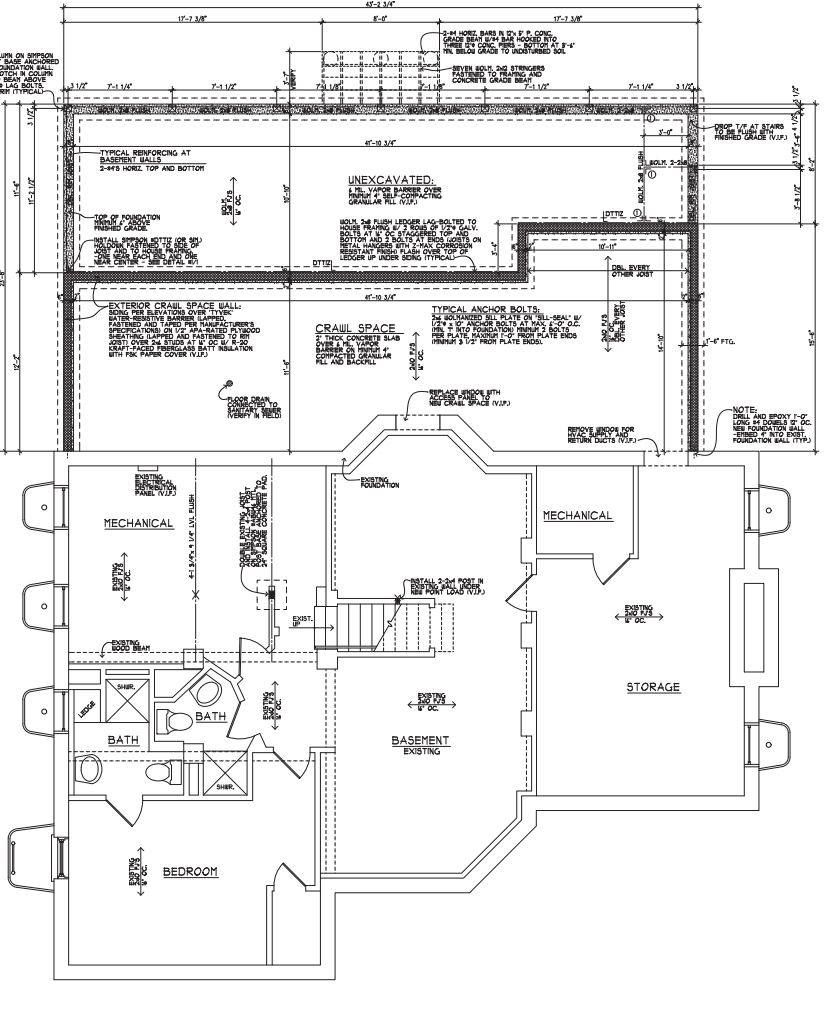
FASTENING SCHEDULE table with columns: BUILDING ELEMENT, NAIL OR STAPLE SIZE AND TYPE, NUMBER AND LOCATION. Includes sections for FLOOR CONSTRUCTION, WALL CONSTRUCTION, ROOF AND CEILING CONSTRUCTION, and WALL AND ROOF SHEATHING.

NOTE: NAILING REQUIREMENTS FOR ALL METAL HANGERS AND STRAPS TO BE AS PER MANUFACTURER'S SPECIFICATION

GENERAL NOTES: APPLICABLE CODES - SAINT CHARLES, ILLINOIS (WITH AMENDMENTS). 2023 INTERNATIONAL RESIDENTIAL CODE (IRC)...

ARCHITECT'S NOTE: THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR SHALL BE AT HIS OWN RISK...

SPECIAL SAFETY NOTE: ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PROTECT AND MAINTAIN THE COVER OF ALL UTILITIES...



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

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BASED ON ASSUMPTIONS THAT COULD NOT BE THRUOUT. DUE TO THE FACT THAT THE BOUNDARIES OF THE EXISTING BUILDING FEATURES THAT PERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS...

DRAWING SHEET INDEX table with columns: SHEET, SHEET DESCRIPTION. Lists sheets 1 through 7.

DESIGN CRITERIA table listing specifications for FLOOR, WALL, CEILING, ROOF, CATHEDRAL, EXTERIOR, and LVL BEAM MANUFACTURER. Includes manufacturer names like TRUSJOIST and LVL.

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA table with columns: WIND, SEISMIC, FLOOD, TEMPERATURE, TOPOGRAPHICAL, TERRESTRIAL, WEATHERING, ICE, SNOW, NEAR, NEAR.

**HANGER SCHEDULE**  
SIMPSON STRONG-TIE GALVANIZED METAL HANGERS  
EQUIVALENT HANGERS MAY BE SUBSTITUTED  
(VERIFY WITH ARCHITECT)

① H1828-1	② H180	③ H1251-1	④ H18140
⑤ H1820-1	⑥ H1840	⑦ H1251-2	⑧ H18140
⑨ H1820-2	⑩ H1840	⑪ H1251-3	⑫ H18140
⑬ H1820-3	⑭ H1840	⑮ H1251-4	⑯ H18140
⑰ H1820-4	⑱ H1840	⑲ H1251-5	⑳ H18140

NOTE: HANGERS NOT APPLICABLE TO CONSTRUCTION.

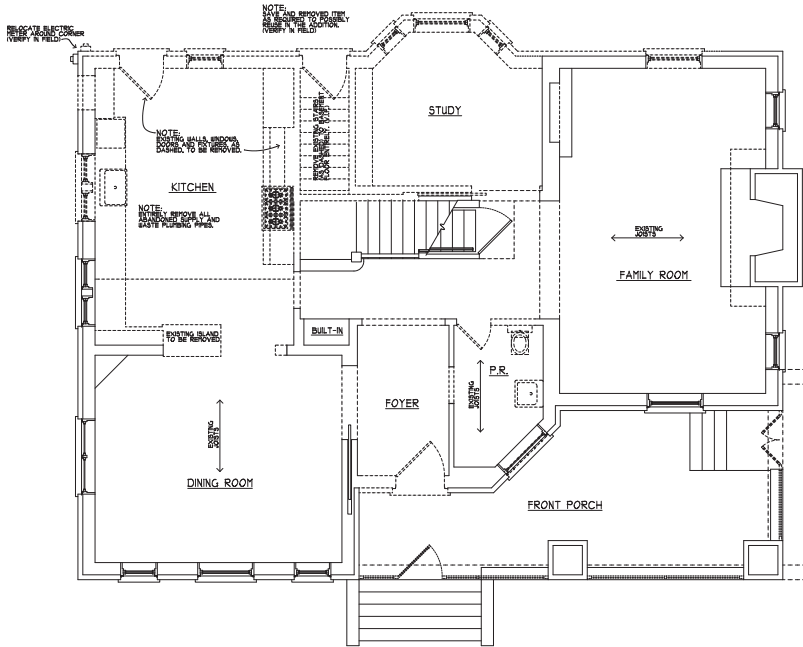
**LINTEL SCHEDULE**

L1	L 3 1/2" x 3 1/2" x 1/4"	4" BEARING
L2	L 4" x 3 1/2" x 5/8"	3" BEARING
L3	L 4" x 4" x 3/8"	2" BEARING

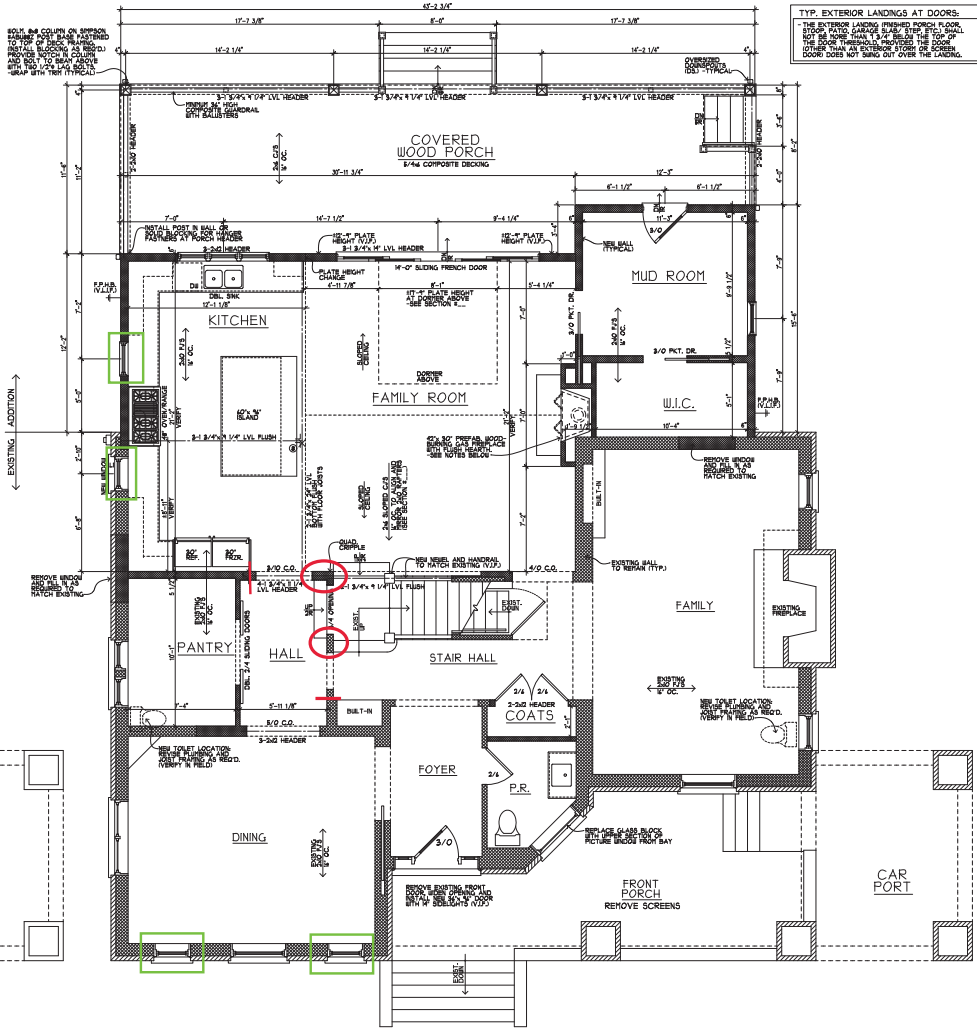
- STRUCTURAL MODIFICATION NOTES:**
1. CORNER NOTICES AND THE REAR PORCH AREA SHALL BE RECONSTRUCTED WITH 2x12 JOISTS AND 2x10 RAFTERS UNLESS SPECIFICALLY INDICATED BY THE DESIGN PROFESSIONAL.
  2. EXISTING EXTERIOR AND LOAD BEARING INTERIOR WALLS WITH PLASTER OR STUCCO FINISH SHALL BE DEMOLISHED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED.
  3. EXISTING EXTERIOR AND LOAD BEARING INTERIOR WALLS WITH STUDS DRILLED THROUGH SHALL BE REINFORCED WITH 2" X 2" REBAR AND 1/2" GROUT BOARD UNLESS OTHERWISE NOTED.
  4. EXISTING WALLS SHALL BE DEMOLISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED. VERIFY THE DEPTH OF THE JOIST (VERIFY WITH ARCHITECT).

- GENERAL STRUCTURAL NOTES:**
1. DOUBLE CRIPPLES AT:
    - ALL HEADERS OVER 8'-0" LONG IN BEARING WALLS
    - ALL BEAMS OVER 8'-0" LONG IN BEARING WALLS
  2. INSTALL INTERIOR 2x6 POST AT EACH END OF ALL GOOD BEAMS UNLESS NOTED OTHERWISE.
  3. 2x6 POST HEADERS AT EXTERIOR WALLS (TYPICAL UNLESS NOTED OTHERWISE).
  4. DOUBLE TOP PLATE LAPPED AT ALL CORNERS AND INTERIOR WALL INTERSECTIONS.
  5. INSTALL GOOD BLENDING UNDER ALL CRIPPLES AT HEADERS IN BEARING WALLS.
  6. FOLLOW DETAILS AND SPECIFICATIONS FOR JOIST INSTALLATION UNDER PARTITIONS, PARTITIONS AND ON BEAM FINISHING WALLS.

- GENERAL PREFAB. FIREPLACE NOTES:**
1. PREFAB. WOOD-BURNING FIREPLACE VERIFY MAKE AND MODEL WITH OWNER.
  2. VERIFY FRAMING, CHIMNEY BRUSH WITH PREFAB. MANUFACTURER'S SPECIFICATIONS. THE AIR DUCT SHALL BE A SET COMPONENT OF THE PREFAB. AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS LISTING.
  3. PROVIDE GAS LINE 1/2" DIA. WITH VALVE AS REQUIRED FREE SHUT-OFF VALVE GENERAL NOTE.
  4. MAINTAIN CLEARANCE TO COMBUSTIBLE MATERIALS AS SPECIFIED BY MANUFACTURER.
  5. PROVIDE NON-COMBUSTIBLE SURROUND AND FINISH HEADS UNLESS OTHERWISE NOTED.
  6. INSTALL EXHAUST DUCT AND TERMINATION CAP PER MANUFACTURER'S SPECIFICATIONS. VERIFY MAKE AND MODEL WITH ARCHITECT.
  7. VERIFY CLEARANCE TO THE VENT TERMINAL.



**FIRST FLOOR DEMO PLAN**  
SCALE: 1/4" = 1'-0"



- 1ST FLOOR GENERAL NOTES:**
1. EXTERIOR WALL DEMOLITION ARE TO OUTSIDE OF EXISTING WALL UNLESS OTHERWISE NOTED. VERIFY MAKE AND MODEL WITH ARCHITECT.
  2. VERIFY ALL EXTERIOR WALLS ARE AS NOTED UNLESS OTHERWISE NOTED.
  3. VERIFY ALL EXTERIOR WALLS ARE AS NOTED UNLESS OTHERWISE NOTED.
  4. ALL WALLS TO HAVE BRIDGING AT 8'-0" O.C.
  5. THE EXISTING LANDING FINISH FLOOR SHALL BE DEMOLISHED TO THE EXISTING FINISH LINE UNLESS OTHERWISE NOTED. VERIFY THE DEPTH OF THE JOIST (VERIFY WITH ARCHITECT).
  6. 2x6 TIE-INS PLACED UNDER ALL CRIPPLES AT HEADERS IN BEARING WALLS.
  7. 1/2" GROUT BOARD TYP. AT WALLS AND CEILING.
  8. INTERIOR ROOMS TO BE 8'-0" TO BE 8' TALL UNLESS OTHERWISE NOTED. VERIFY THE DEPTH OF THE JOIST (VERIFY WITH ARCHITECT).

**±9'-6" CEILING HEIGHT  
FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

EXISTING FIRST FLOOR LIVING AREA:	1,445 S.F.
ADDITION FIRST FLOOR LIVING AREA:	2,615 S.F.
TOTAL FIRST FLOOR LIVING AREA:	4,060 S.F.
FRONT PORCH:	257 S.F.
COVERED REAR PORCH:	454 S.F.



JAN. 22, 2024 - PROGRESS SET - NOT FOR CONSTRUCTION



STATE OF ILLINOIS  
DESIGN PROFESSIONAL REGISTRATION NUMBER  
18007611

PROPOSED HOUSE ADDITION AT:  
**401 S. 5TH STREET**  
ST. CHARLES, ILLINOIS  
DERRICO BUILDERS, LLC

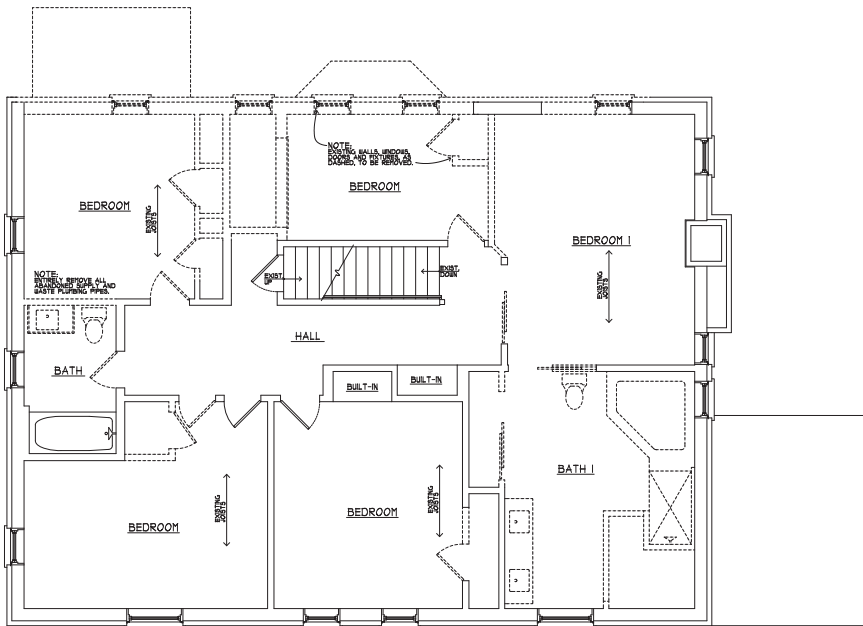
PLOTTED: 1/22/2024

**Revisions:**


Commission: 2912  
Issue Date:  
Drawn By: CDZ  
FIRST FLOOR AND FRONT PORCH







**SECOND FLOOR DEMO PLAN**

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

NOTE:  
EXISTING PROVIDE ITEM  
AS SHOWN TO DEMO  
NEED TO BE DEMO

NOTE:  
SEE FLOOR PLANS AND  
ELEVATIONS FOR ADDITIONAL  
NOTES AND DETAILS

- WASHER / DRYER NOTES:**
- VENT DUCT DIRECTLY TO THE OUTSIDE. DO NOT REUSE EXISTING DUCTS.
  - THE EXHAUST DUCT LENGTH SHALL NOT EXCEED 100 FEET.
  - PROVIDE MAKEUP AIR FOR GAS-BURNING APPLIANCES IN COMPLIANCE WITH LOCAL CODES.
  - PROTECT EXHAUST DUCT PER IRC G2014.



**±8'-10" CEILING HEIGHT  
SECOND FLOOR PLAN**

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

EXISTING SECOND FLOOR LIVING AREA: 1,132 S.F.  
REMOVED SECOND FLOOR LIVING AREA: 181 S.F.  
ADDITION SECOND FLOOR LIVING AREA: 343 S.F.  
TOTAL SECOND FLOOR LIVING AREA: 1,844 S.F.



JAN. 22, 2024 - PROGRESS SET - NOT FOR CONSTRUCTION



STATE OF ILLINOIS  
DESIGN FIRM  
REGISTRATION NUMBER  
18007611

PROPOSED HOUSE ADDITION AT:  
**401 S. 5TH STREET**  
ST. CHARLES, ILLINOIS  
DERRICO BUILDERS, LLC

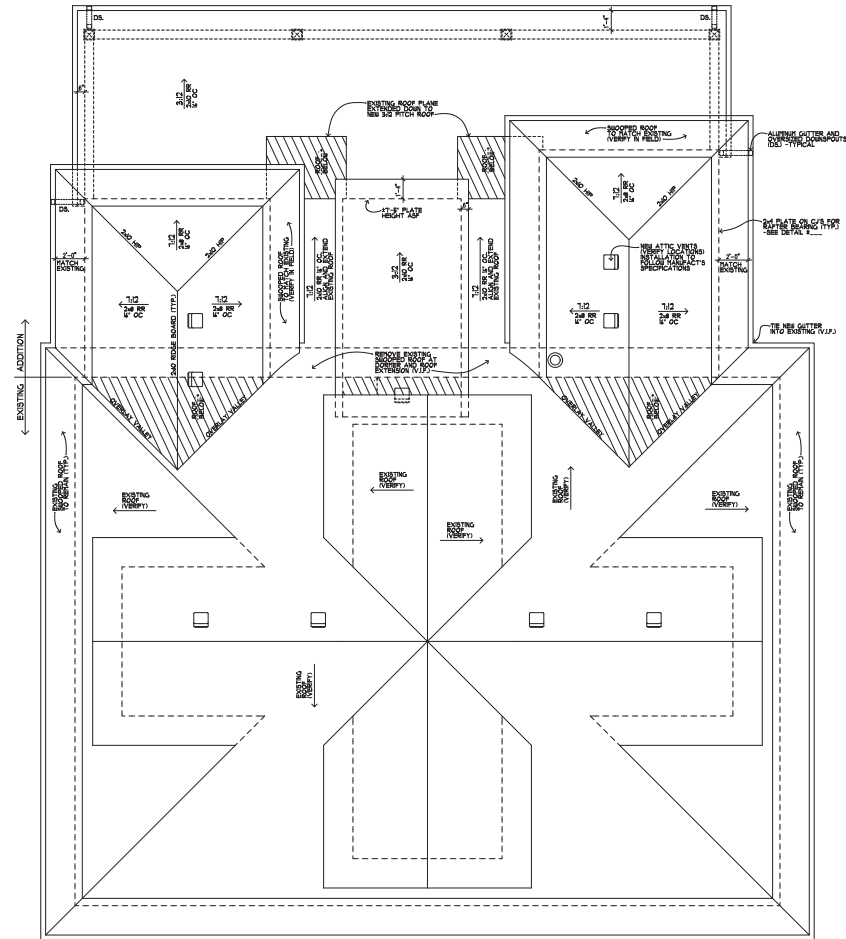
PLOTTED: 1/22/2024

Revisions:


Commission: 2912  
Issue Date:  
Drawn By: CDZ  
SECOND FLOOR AND  
SECOND FLOOR DEMO

Sheet:  
**3**  
of: 1

- GENERAL ROOF NOTES:**
- ROOFING CONSTRUCTION:**
    - REMOVE GIBBS ARCHITECTURAL ASPHALT SHINGLES ON EXISTING ROOF AND INSTALL SATURATED FELT PAPER OR EQUIVALENT.
    - VALLEYS TO BE AIRMAILED CURED-OUT VALLEYS.
    - PROVIDE ICE AND WATER SHIELD MEMBRANE AT ALL BAYES AND VALLEYS. PROVIDE ICE AND WATER SHIELD AT ALL PENETRATIONS AND AT THE EXTERIOR WALL (LINE OF THE BUILDING SLAB ROOF).
    - PROVIDE SLOTTED COPING AT ALL BAYS AND BAYES.
    - FLASH ALL ROOF AND WALL INTERSECTIONS.
  - ROOF FRAMING:**
    - ROOF FRAMING TO BE 2x6 RAFTERS AT 16" OC.
    - ROOF SHEATHING TO BE 5/8" CDX.
    - ROOF SHEATHING TO BE 2x8 RAFTERS AT 16" OC.
    - ROOF SHEATHING TO BE 5/8" CDX.
    - PROVIDE STIFFENING BRACE AT LOCATIONS SHOWN AND PERMITTED BY LOCAL CODES.
    - PROVIDE STIFFENING STRIP OR STRIPS AT ALL BAYS AND VALLEYS TO BOTTOM EDGE OF RAFTERS.
    - PROVIDE BLOTTING AS REQUIRED TO PREVENT OF BAYING UP AND VALLEYS TO BOTTOM EDGE OF RAFTERS.
    - ROOF SHEATHING TO BE APA-RATED 1/2" SHEATHING.
  - ROOF VENTILATION:**
    - PROVIDE ROOF VENTILATION AS REQUIRED FOR PASSIVE AIR FLOW.
    - PROVIDE CONTINUOUS SOFFIT VENTS AT ALL BAYS AT ALL ROOF VENT LOCATIONS.
    - PROVIDE INSULATION BARRIER PROVIDING MINIMUM R-19 AIR RESISTANCE BETWEEN ROOF SHEATHING AND INSULATION WHERE REQUIRED.
    - PROVIDE OPENING IN ROOF SHEATHING AT ALL OVERLAY ROOFS TO ALLOW FOR CROSS VENTILATION WITH ATTIC.
    - NO SOFFIT VENTS WITHIN 4'-0" OF EXHAUST TERMINATIONS.



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



JAN. 22, 2024 - PROGRESS SET - NOT FOR CONSTRUCTION



STATE OF ILLINOIS  
DESIGN PRO  
REGISTRATION NUMBER  
84007511

PROPOSED HOUSE ADDITION AT:  
**401 S. 5TH STREET**  
ST. CHARLES, ILLINOIS  
DERRICO BUILDERS, LLC

PLOTTED: 1/22/2024

Revisions:


Commission: 2912  
Issue Date:  
Drawn By: CDZ  
ROOF PLAN

Sheet:  
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of: 7





STATE OF ILLINOIS  
DESIGN FIRM  
REGISTRATION NUMBER  
18007611

PROPOSED HOUSE ADDITION AT:  
**401 S. 5TH STREET**  
ST. CHARLES, ILLINOIS  
DERRICO BUILDERS, LLC

JAN. 22, 2024 - PROGRESS SET - NOT FOR CONSTRUCTION

PLOTTED: 1/22/2024

Revisions:

Prepared: CDZ  
All notes tabulated

Commission: 2412  
Issue Date:  
Drawn By: CDZ  
SOUTH AND WEST ELEVATIONS

Sheet:  
**6**  
of: 1



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

- TYPICAL ELEVATION GENERAL NOTES:**
- ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL. MINIMUM OF 6" OF GRANITE OR 12" OF 2000 P.S.F. AND TO BE A MINIMUM 2" BELOW FINISH GRADE.
  - ALL CONCRETE EXPOSED TO WEATHER IS TO BE 3000 PSI AND FINISHED TO MATCH EXISTING.
  - WINDOWS DRAWN AS MARIN ELEVATE-SERIES CASPNET WINDOWS. VERIFY WINDOW AND DOOR MANUFACTURERS WITH OWNER.
  - GLAZED FABRICATION TO PROVIDE A MINIMUM U-FACTOR OF .30 (SEE 2008 IRC R602).
  - WINDOWS TO BE 2 1/2" LITE ARGON FILLED.
  - INSTALL ALL DOORS AND WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
  - CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS AND ROUGH OPENINGS.
  - VERIFY HEIGHT OF WINDOW OPENINGS AND ROUGH OPENINGS. USE WINDOW MANUFACTURER'S NOTES FOR WINDOW HEIGHT.
  - VERIFY CALL PATTERNS DRAWN WITH OWNER.
  - INSTALL ALL FLASHING AS REQUIRED FOR WEATHERIGHT EXTERIOR.
  - NOTE: FLASHING IS TO BE INSTALLED BY THE OVERLAP FLASHING METHOD TO ALLOW DETAILS FROM SHEET METAL AND AIR CREATING CONTRACTORS. NATIONAL ASSOCIATION OF ARCHITECTURAL SHEET METAL FABRICATORS.
  - = FULLY THERMOPLASTIC GLASS
  - = REINFORCED GLASS FIBER (RFG) GLASS FIBER WITH 1/8" CLEARANCE WITHIN AND WITHIN OF CLEAR OPENING HEIGHT.
  - = SHOWN TO BE SHOWN WITH A FULL CEMENTITIOUS OPENING PATCH PER IRC R502.3.3 (ASTM F 3049).
  - ALL HANDICAP INCLUDING WHEELCHAIR BULL HEADS AND TURN COPIES TO BE COMPLIANT WITH 2010 INTERNATIONAL BUILDING CODE AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND RELATED TECHNICAL GUIDANCE.
  - PROVIDE ADDITIONAL FLASHING AND WEAP HOLES AS REQUIRED AT ALL INTERIOR WINDOW AND KIT WALLS.
  - PROVIDE ADDITIONAL BASE FLASHING AND WEAP HOLES ABOVE TOP OF FINISH FLOOR AND STOPS.
  - SEE ROOF PLAN AND SECTIONS FOR OVERHANG DIMENSIONS.









## **Option 1: Custom Door**

**LEAD TIME:** Around 12-16 weeks plus transit (Lead times fluctuate and are not guaranteed)

**Price:** Around \$8,300

**Lockset Hardware:** Starts at \$350

**Delivery:** \$119

### **WHAT MAKES OUR DOORS UNIQUE:**

- **Euro Technology construction** – Improved durability, quality, and performance for areas with harsh weather conditions
- **2.75” thick** for superior strength, warp-resistance, and a vault-like feel.
- **Real wood** construction.

