



LANDMARKS BOARD

AGENDA FOR REGULAR MEETING

January 26, 2026

LANDMARKS BOARD:

Steve Martin, Chair
Jill Ryan, Vice Chair
Michelle Beucke
Dave Settle
John Donnelly
Tom Smith
Christi Tennyson
Steve Hollander, Council Liaison

Mesdames and Gentlemen:

On Monday, January 26, 2026, at 6:00 p.m., the City of St. Charles Landmarks Board will hold its regular monthly meeting in the Council Chambers on the fourth floor of City Hall, 200 North Second Street, St. Charles, Missouri. The agenda for this meeting is as follows:

1. Call to order and call the roll

2. Pledge of Allegiance

3. Consent Agenda

(A) Case No. EC-2026-1 130 McDonough Street. Autumn Malon. The applicant is requesting permission to install eight new windows on the dwelling [Extended Historic Preservation District, Ward 2].

4. Removed Consent Items

5. Sign Permit Applications

(A) Sign Permit No. 2025-6643 1417 North 2nd Street. Paige Johnson. The applicant is requesting permission to install a new building-mounted sign for the business “Well Dwelt LLC” [Frenchtown Preservation District, Ward 1].

(B) Sign Permit No. 2026-171 142 North Main Street. Monica Zumwalt. The applicant is requesting permission to install a new projecting sign for the business “Arzola’s Fajitas & Margaritas” [Historic Downtown District, Ward 1].

6. Structure Review

(A) Case No. SP-2024-012 710 Clark Street. Michelle Beucke. The applicant is requesting permission to construct a new garage in the rear of the property [Commons Preservation District, Ward 1].

(B) Case No. EC-2026-2 553 Jefferson Street. Jesse Ray. The applicant is requesting to install a new two-tier deck and stairs on the rear of the structure [Extended Historic Preservation District, Ward 2].

- (C) Case No. EC-2026-3 908-912 Jefferson Street. Tina Meier. The applicant is requesting permission to install a new fence around the rear parking lot [Extended Historic Preservation District, Ward 2].
- (D) Case No. SP-2026-2 1203 South Main Street. Leslie Duncan. The applicant is requesting permission to construct a new single-family dwelling on the property [Landmarks Preservation District, Ward 2].
- (E) Case No. D-2025-20 900 Main Street. BAX Engineering. The applicant is requesting permission to demolish Building 90 on the American Car Foundry complex [Frenchtown Preservation District, Ward 1].
- (F) Case No. D-2026-1 550 Main Street. BAX Engineering. The applicant is requesting permission to demolish a portion of Building 91A on the American Car Foundry complex [Frenchtown Preservation District, Ward 1].

- 7. Announcements/Report of Officers**
- 8. Staff Reports**
- 9. Approval of December 15, 2025 regular meeting minutes**
- 10. Adjournment**

The next regular meeting of the Landmarks Board is scheduled for

Monday, February 23, 2026 at 6:00pm

The submittal deadline for the February 23, 2026 meeting is January 26, 2026.

(February 2, 2026 for signs)

INCLEMENT WEATHER: In case of inclement weather, please call 636-949-3222 after 4:00 p.m. on the day of the meeting to be informed of the status of the meeting.

The City of St. Charles offers all interested citizens the opportunity to attend public meetings. If you wish to attend this public meeting and require an accommodation due to a disability, please contact the Office of the City Clerk to coordinate an accommodation at least two (2) business days in advance of the scheduled meeting at 636-949-3282 or 636-949-3289 (TTY – for the hearing impaired).

The City of St. Charles, Missouri fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information or to obtain a Title VI Complaint Form, please call the City Clerk's Office at 636-949-3282 or visit City Hall located at 200 North Second Street, St. Charles, Missouri, 63301.

Agenda posted on 1/22/2026 @ 12pm by TRM



AGENDA ITEM #3A

**STAFF REPORT
WINDOWS
130 MCDONOUGH STREET
CASE NO. EC-2026-1**

BY TAYLOR MOORE

APPLICANT: Autumn Malon
Window World
3600 Rider Trails
Earth City, MO 63045

OWNER: Robert Dodd
130 McDonough Street
St. Charles, MO 63301

ADDRESS/LOCATION: 130 McDonough Street

ZONING: CRD II—Central Residential District
EHP—Extended Historic Preservation District

USE: Single-Family Residential

MEETING DATE: January 26, 2026

BACKGROUND

Built in 1896, the subject property is the 2½-story, brick, Queen Anne style house located at 130 McDonough Street in the Extended Historic Preservation District. The applicant is proposing to replace eight (8) deteriorated windows on the first and second floors of the dwelling. The new windows will be vinyl and will match the original in light configuration and operation. At the September 16, 2024 Landmarks Board meeting, the applicant received approval to replace six (6) windows in the same design as this proposal. Additional photographs of the house appear at the end of this report and a scope of work showing the windows is attached.

APPLICABLE DESIGN GUIDELINES

SECTION 400.340: “EPD” EXTENDED HISTORIC PRESERVATION DISTRICT

- A. Purposes. The purposes of the “EHP” Extended Historic Preservation District are to preserve historic buildings which contribute or will contribute to the heritage of the City or the State and to preserve existing neighborhood architecture by protecting the buildings and their surroundings from obviously incongruous development or uses or land.
- C. *Architectural Review for Properties Constructed During or Prior to 1945.* No person shall alter the exterior appearance of any building without first obtaining a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board (HLPARB). In reviewing applications for a Certificate of Appropriateness,

guidelines established in Section 400.1270 shall be used.

REVIEW DESIGN GUIDELINES FOR THE EXTENDED HISTORIC DISTRICT

Section 5.1 ARCHITECTURAL DESIGN GUIDELINES

3. Building Design

c. Materials

- (1) Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
- (2) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
- (3) Materials shall be of durable quality.

e. Colors shall be harmonious and shall use only compatible accents.

7. Maintenance-Planning and Design Factors

- a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.

8. Factors for Evaluation

- a. Conformance to ordinances and the Appearance Code.
- e. Attractiveness
- f. Material selection
- g. Harmony and compatibility
- i. Maintenance aspects.

STAFF RECOMMENDATION

The proposed vinyl windows will maintain the same configuration and operation as the originals. Likewise, six (6) windows were replaced with vinyl on the home in 2024 utilizing the same proposal. The scope of work consists of windows that are and are not prominently visible from McDonough or South Second. With these changes being compliant with the guidelines of the district, Staff recommends approval of the project, as submitted.

Recommended Motion:

Motion to approve the installation of eight new vinyl windows at 130 McDonough Street, as submitted.



Figure 1: Subject property seen from McDonough Street.

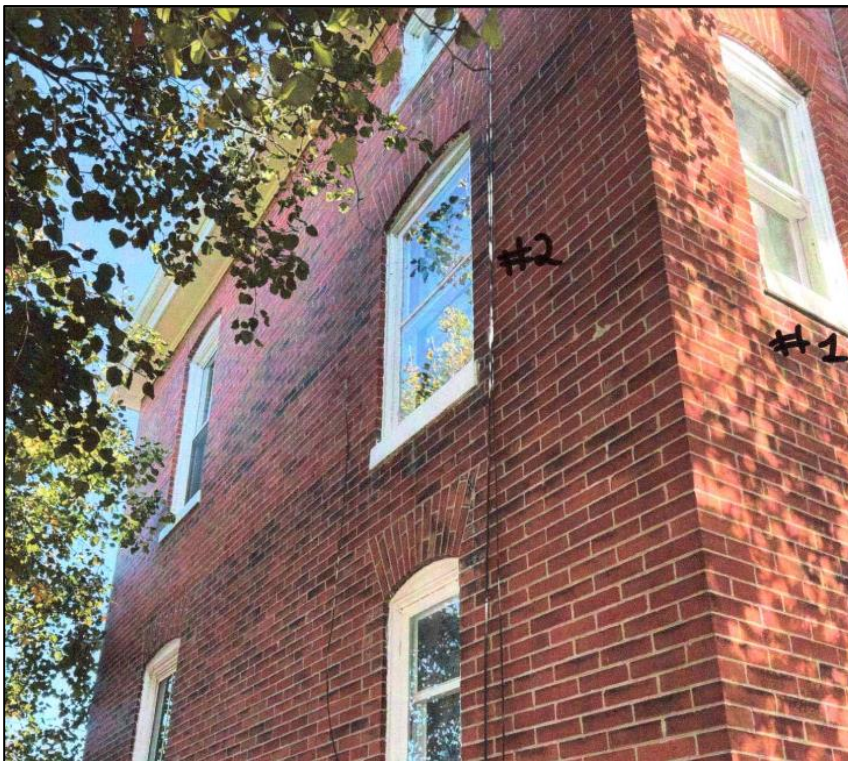


Figure 2: Windows #1 and #2 for replacement.



Figure 3: Windows #3 through #7 for replacement.



Figure 4: Windows #8 for replacement.



Figure 5: Subject properties location.

CASE # (assigned by Staff): _____



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street
Saint Charles, MO 63301
636-949-3222
FAX 636-949-3557

CERTIFICATE OF APPROPRIATENESS APPLICATION

ADDRESS OF SUBJECT PROPERTY: 130 McDonough St

BUSINESS NAME (if applicable): _____

APPLICANT:

Window World of St. Louis, Autumn Malon
(Name)

3600 Rider Trail S, Earth City MO 63045
(Address)

314-993-1800 Autumn.Malon@windowworldstl.com
(Phone & Email Address)

PROPERTY OWNER:

Robert Dodd
(Name)

130 McDonough St, St. Charles MO 63301
(Address)

(636) 699-9467 rgd450@sbcglobal.net
(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

- Commons Preservation District
- Extended Historic Preservation District
- Frenchtown Preservation District
- Historic Downtown Preservation District
- South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1896

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

PROJECT DESCRIPTION (mark and explain each that may apply):

- Rehabilitate or restore: Replacing 8 windows
 - Construct a new structure: _____
 - Demolish or move structure: _____
 - Construct a new addition: _____
 - New sign or awning: _____
 - Site work (patio, fence, etc.): _____
 - Other (briefly explain): _____
-
-

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

Replacing wooden windows with vinyl double Hung windows.

APPLICATION SUBMITTAL:

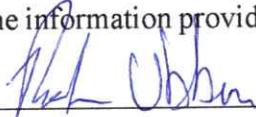
Every Certificate of Appropriateness and Sign Permit application submitted to the Landmarks Board for their review and approval must contain the following information. If the information does not appear on the plan or accompany the application, the proposal will not be scheduled for the Landmarks Board meeting requested.

A copy of required information shall be submitted to the Community Development Department prior to the scheduled meeting (digital submittal preferred via Landmarks@stcharlescitymo.gov). Directions for digital submittal are attached. The following shall be submitted when filing for a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board:

1. A complete application.
2. A complete site plan of the property and all structures located on the property, (necessary for all new construction, additions, and site work) including but not limited to:
 - a. The actual shape and dimension of the lot.
 - b. Any existing or proposed building, accessory building, and their locations upon the lot.
 - c. Photos of existing structures.
 - d. Colored elevations of proposed structures or modifications.
3. Samples of all proposed materials (i.e. brick, siding, roofing materials, fencing material, windows, doors, etc.)
4. Proposed colors of any sign or structure (must be from approved color chart if applicable)

* Depending on the specifics of the application, the applicant(s) may be required to submit further information deemed necessary.

I hereby certify that I am the owner in fee or agent authorized to apply for this Certificate of Appropriateness, and that the information provided is true and correct to the best of my knowledge.

Signature of the applicant:  Date: 11/13/25

Signature of the property owner: _____ Date: _____

- *Approval of this Certificate of Appropriateness does not authorize the building of a structure. Building Permits are required prior to construction.*

Application Fees:

Exterior Changes & Demolitions:	\$50.00
Site Plan (separate application required):	\$200.00

St. Louis
 3600 Rider Trail South
 Earth City, MO 63045
 (314) 993-1800
 Fax (314) 993-1815



Kansas City
 16501 E Truman Road
 Independence, MO 64050
 (816) 799-0820
 Fax (816) 799-0827

Columbia
 2313D Industrial Dr.
 Columbia, MO 65202
 (573) 814-2600
 Fax (573) 814-2605

Springfield
 6200 S 2nd Street, Unit B
 Springfield, IL 62711
 (217) 544-0400
 Fax (217) 544-0500

Peoria
 8224 N University St.
 Peoria, IL 61615
 (309) 698-3910
 Fax (309) 698-3310

Lenexa
 9160 Marshall Dr.
 Lenexa, KS 66215
 (913) 647-0435
 Fax (913) 307-0755

Customer: Robert Dodd Phone (h) (636) 899-9469
 Install Address: 302 McDonough St. St. Charles MO 63301 Phone (w) _____
 Bill Address: _____ E-mail _____
 Property Type: Owner Occupied Vacant Rental/Tenant Occupied

WINDOW WORLD WINDOWS		WINDOW FEATURES	
8 4000 Series DH All-Weld	\$439 <u>3,512</u>	8 SolarZone™ SF ThermD	\$169 <u>1,352</u>
2 Lite Slider: Size _____	\$ _____	SolarZone™ Quattro ThermD	\$169
2 Lite Slider: Size _____	\$ _____	SolarZone™ Elite	\$149
3 Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$990	SolarZone™ PRIME TG2	\$379
Picture: Size _____	\$ _____	1/2 Screens	\$29 <u>Included</u>
Picture: Size _____	\$ _____	Foam Insulation on Jamb and Head	\$29 <u>Included</u>
Awning	\$539	Double Strength Glass	\$29 <u>Included</u>
Casement	\$639	Double Locks (> 27")	\$19 <u>Included</u>
Basement Hopper	\$369	Full Screens	\$49
Bay Window	\$ _____	Colonial Grids (Contoured/Flat)	\$79
Bow Window	\$ _____	Prairie/Perimeter Grids	\$89
Garden Window	\$ _____	Diamond Grids	\$109
Specialty Window	\$ _____	Specialty Grid	\$ _____
Beige/Classic Clay	\$59	Tempered DH Sash (BSO) (TSO)	\$75
8 Wood Grain Interior	\$ <u>1,272</u>	Obscure Glass (BSO) (TSO)	\$35
Exterior Paint (includes full screen)	\$ _____	Oriel Style	\$39
Exterior Paint + Wood Grain Combination	\$50	Foam Enhanced Frame	\$50
Window Color <u>Cherry Wood / White</u>			
Inside _____ Outside _____			
DOORS		MISCELLANEOUS	
Sliding Patio Door 5' 3" / 5" / French	\$ _____	8 Custom Exterior Trim (includes installation)	\$239 <u>1912</u>
Sliding Patio Door 6' 3" / 5" / French	\$ _____	Exterior Trim Style/Color <u>White</u>	
Sliding Patio Door 8' 3" / 5" / French	\$ _____	Shutters (pair)	\$125
Sliding Patio Door 9' 3" / 5" / French	\$ _____	Shutter Color _____	
Sliding Patio Door 12' 3" / 5" / French	\$ _____	Build In Opening	\$ _____
Finished Interior Handle	\$75	Interior Cap	\$25
Custom Patio Door	\$ _____	Interior Casing	\$75
Grids Patio Door	\$ _____	Repair Sill or Jamb	\$75
SolarZone™ Plus SF	\$ _____	Mullion Removal (Quarter Round/TrimQuick)	\$70
Patio Door SolarZone™ Elite	\$ _____	Reframe Opening	\$ _____
SolarZone™ ThermD BBG	\$ _____	Permit Fee	\$ _____
Beige/Classic Clay	\$ _____	Extra Labor	\$ _____
Wood Grain Interior	\$ _____		
Exterior Paint	\$ _____		
Exterior Paint + Wood Grain Combination	\$175		
Door Color _____ / _____			
Inside _____ Outside _____			

NO EXTRA WORK IF NOT IN WRITING!
 Cannot guarantee install by end of year. Windows to be ordered after permit is approved R.D.
 Approximate Lead Time: 6 to 12 weeks Initial: R.D.
 See Section 1 on back of contract for more information.

Customer agrees to the terms of payment as follows:

Delivery & Environmental Fee \$ 250.00
 TOTAL AMOUNT \$ 8,298
 Custom Order Deposit \$ 4,149 Ck# _____
 Balance Paid to Installer upon Completion \$ 4,149
 Amount Financed \$ _____
 CC 5156768352737616
 Exp. Date 10/26 CVC 159

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day. THIS IS A CUSTOM ORDER NOT FOR RESALE!

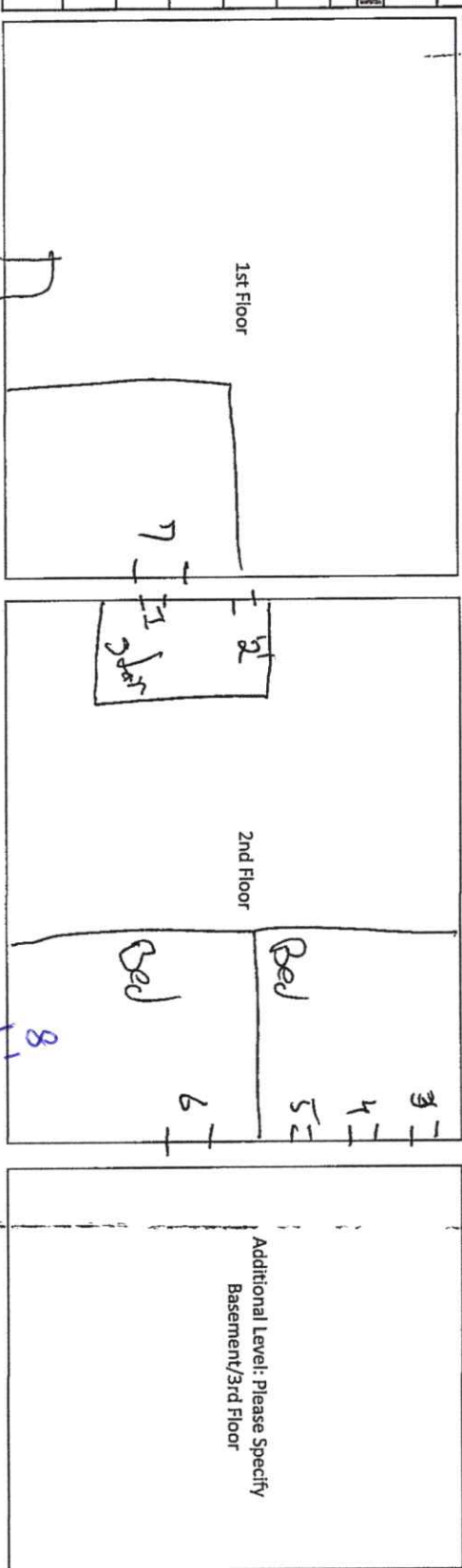
(314) 893-3910
Rob Ubben 10/27/25
 Salesman Date
 Docusign by Robert Dodd 10/27/2025
 Owner Date
 Window Contract 09-24 White Copy - Original Yellow Copy - File Pink Copy - Customer Hayes Printing 336-667-1116

Customer: Robert Dodd

Address: 130 McDonald St Charles MO 63301 Sales Rep and Phone: Bob U/314)893-3910 MW Contract #: 25160

Tearout:	Wood
Exterior:	Paint
Interior:	Plastic
Wrap Color:	White
Wrap Type:	GS
Int. Cap #s:	
3rd Flor Ext Y/N - Lead Safe Y/N	
Extra Labor Charged	YES NO
Remeasure	YES NO

#	Qty	Model	Mull/Hinge	Color	Inlaminare	Ext Paint	Grid	Pattern	Temp	OBS	LE	Screen	Oriel	Sales	Remeasure
1	1	3201		V	CV										
2	1	3201		V	CV										
3	1	3201		V	CV										
4	1	3201		V	CV										
5	1	3201		V	CV										
6	1	3201		V	CV										
7	1	3201		V	CV										
8	1	3201		V	CV										
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															



← Front →

Window/Door #	Style	Location	Window/Door Dimensions	U Factor	SHG	Tempered	Egress	WOLD Required
1	Double Hung	Stair well	21 5/8 x 50	0.24	0.27	none	1.997	
2	Double Hung	Stair well	29 5/8 x 53 1/4	0.24	0.27	none	3.248	
3	Double Hung	2nd Floor Bed Room	27 5/8 x 70 1/4	0.24	0.27	none	4.302	
4	Double Hung	2nd Floor Bed Room	37 5/8 x 70 1/4	0.24	0.27	none	6.225	
5	Double Hung	2nd Floor Bed Room	27 5/8 x 70 1/4	0.24	0.27	none	4.302	
6	Double Hung	2nd Floor Bed Room	33 5/8 x 70 1/4	0.24	0.27	none	5.456	
7	Double Hung	1st Floor Living Room	33 5/8 x 70 1/4	0.24	0.27	none	5.456	
8	Double Hung	2nd Floor Bed Room	41 5/8 x 70 1/4	0.24	0.27	none	6.802	
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								

Notes

Replacing Wood windows with same style Vinyl windows.

NUMBER ONE AND TIME TO SHINE

[Discontinued Models](#)

Tools Technical Info IG Guideline Grid/Muntin FAQ Project Review Links

[Calculated Specs](#) | [Min./Max.](#) | [Shape Calculator](#) | [Wind Speed](#) | [ENERGY STAR 7.0 Reqmt.](#) | [ENERGY STAR M.E](#) | [Part Code Converter](#)

Region	Series	Model	Option	Glass Package
East Coast	4000 Series	3001	Comp. Reinf.	Solarzone SF ThermD

[Double Hung]

Performance Overview Parts Accessories Installation Search U-Value Search DP/PG

1 / U-Value = R-Value

[ENERGY STAR Map](#)

Window Efficiency

Model	GlassPack	GlassThickness	Description	UFactor	SHGC	VT	CR
3001	Solarzone SF ThermD	Double Strength	3/4" IG, DS LE-S4, Argon, ThermD	0.24	0.27	0.51	48
3001	Solarzone SF ThermD	Triple Strength	3/4" IG, TS LE-S4, Argon, ThermD				

Composite Reinforcement

Mull Configurations & Limitations

Structural Test Results

Model	Width	Height	DP/PG	Air	Water	Load	FBC	TDI	Description	Report No.
3001	41	60	35	0.04	5.43	+/- 52.63			Composite Reinforcement	I0241.01
3001	36	65	35	0.04	5.43	+/- 52.63			Composite Reinforcement	I0241.01
3001	48	78	25	0.17	5.43	+/- 37.59			Composite Reinforcement	I0241.01
3001	48	84	20	0.17	5.43	+/- 30.08			Composite Reinforcement - Two Locks	I0241.01
3001	48	84	15	0.17	5.43	+/- 22.5			Composite Reinforcement - One Lock	I0241.01

Ratings are for stand-alone units and not for combination of mull units

Acoustical Test Results

Glass Package	STC	OITC
3/4" IG (1/8" Annealed, 1/2" Air space, 1/8" Annealed)	28	23
3/4" IG (1/8" Annealed, 3/8" Air space, 1/4" Laminated)	34	28

Select a Model

(Model 3001)	
4000 Series Double Hung	
Top Sash Width	17.5000
Top Sash Height	23.5625
Bottom Sash Width	18.5000
Bottom Sash Height	24.5625
Top Glass Width	15.8125
Top Glass Height	21.9375
Bottom Glass Width	16.3125
Bottom Glass Height	22.4375
Screen Width	17.0625
Screen Height	24.2500
Top Sash Weight (Plus 5 lb)	15 lb
Top Balance Size (C.F)	8LG
Bottom Sash Weight	11 lb
Bottom Balance Size (C.F)	6YW
Egress Opening Width	16.3750
Egress Opening Height	17.5625
Egress Opening Area (sq.ft.)	1.9970

Min. W: 12	Max W: 48
Min. H: 20	Max H: 84
Max UI: 126	

Exact Size	
Width:	21 5/8 # 21.625
Height:	50 50

Reinforce:	Composite
Opening:	Exact Size
Type:	Standard
Screen:	Half
Glass:	Double Strength (3 mm)

Add Grid for Weight Calculation

AC Sash Calculator

Window #1

Select a Model

(Model 3001)	
3001	
4000 Series Double Hung	
Top Sash Width	25.5000
Top Sash Height	25.1875
Bottom Sash Width	26.5000
Bottom Sash Height	26.1875
Top Glass Width	23.8125
Top Glass Height	23.5625
Bottom Glass Width	24.3125
Bottom Glass Height	24.0625
Screen Width	25.0625
Screen Height	25.8750
Top Sash Weight (Plus 5 lb)	21 lb
Top Balance Size (C.F)	56BU
Bottom Sash Weight	16 lb
Bottom Balance Size (C.F)	8LG
Egress Opening Width	24.3750
Egress Opening Height	19.1875
Egress Opening Area (sq.ft.)	3.2480

Min. W: 12	Max W: 48
Min. H: 20	Max H: 84
Max UI: 126	

Exact Size	
Width:	29 5/8 # 29.625
Height:	53 1/4 53.25

Reinforce:	Composite
Opening:	Exact Size
Type:	Standard
Screen:	Half
Glass:	Double Strength (3 mm)

Add Grid for Weight Calculation

AC Sash Calculator

Window #2

Select a Model

(Model 3001)	
4000 Series Double Hung	
Top Sash Width	23.5000
Top Sash Height	33.6875
Bottom Sash Width	24.5000
Bottom Sash Height	34.6875
Top Glass Width	21.8125
Top Glass Height	32.0625
Bottom Glass Width	22.3125
Bottom Glass Height	32.5625
Screen Width	23.0625
Screen Height	34.3750
Top Sash Weight (Plus 5 lb)	24 lb
Top Balance Size (C.F)	66YW
Bottom Sash Weight	20 lb
Bottom Balance Size (C.F)	10PK
Egress Opening Width	22.3750
Egress Opening Height	27.6875
Egress Opening Area (sq.ft.)	4.3020

Min. W: 12	Max W: 48
Min. H: 20	Max H: 84
Max UI: 126	

Exact Size	
Width: 27 5/8	# 27.625
Height: 70 1/4	70.25

Reinforce:	Composite
Opening:	Exact Size
Type:	Standard
Screen:	Half
Glass:	Double Strength (3 mm)

Add Grid for Weight Calculation

AC Sash Calculator

Windows #3+5

Select a Model

(Model 3001)	
4000 Series Double Hung	
Top Sash Width	33.5000
Top Sash Height	33.6875
Bottom Sash Width	34.5000
Bottom Sash Height	34.6875
Top Glass Width	31.8125
Top Glass Height	32.0625
Bottom Glass Width	32.3125
Bottom Glass Height	32.5625
Screen Width	33.0625
Screen Height	34.3750
Top Sash Weight (Plus 5 lb)	32 lb
Top Balance Size (C.F)	88WT
Bottom Sash Weight	28 lb
Bottom Balance Size (C.F)	77LG
Egress Opening Width	32.3750
Egress Opening Height	27.6875
Egress Opening Area (sq.ft.)	6.2250

Min. W: 12	Max W: 48
Min. H: 20	Max H: 84
Max UI: 126	

Exact Size	
Width:	37 5/8 # 37.625
Height:	70 1/4 # 70.25

Reinforce:	Composite
Opening:	Exact Size
Type:	Standard
Screen:	Half
Glass:	Double Strength (3 mm)

Add Grid for Weight Calculation

AC Sash Calculator

Window # 4

Select a Model

(Model 3001)	
4000 Series Double Hung	
Top Sash Width	29.5000
Top Sash Height	33.6875
Bottom Sash Width	30.5000
Bottom Sash Height	34.6875
Top Glass Width	27.8125
Top Glass Height	32.0625
Bottom Glass Width	28.3125
Bottom Glass Height	32.5625
Screen Width	29.0625
Screen Height	34.3750
Top Sash Weight (Plus 5 lb)	29 lb
Top Balance Size (C.F)	78OR
Bottom Sash Weight	25 lb
Bottom Balance Size (C.F)	67GN
Egress Opening Width	28.3750
Egress Opening Height	27.6875
Egress Opening Area (sq.ft.)	5.4560

Min. W: 12	Max W: 48
Min. H: 20	Max H: 84
Max UI: 126	

Exact Size	
Width: 33 5/8	# 33.625
Height: 70 1/4	70.25

Reinforce	Composite
Opening:	Exact Size
Type:	Standard
Screen:	Half
Glass:	Double Strength (3 mm)

Add Grid for Weight Calculation

AC Sash Calculator

Windows # 6 + 7

Select a Model

(Model 3001)	
3001	
4000 Series Double Hung	
Top Sash Width	36.5000
Top Sash Height	33.6875
Bottom Sash Width	37.5000
Bottom Sash Height	34.6875
Top Glass Width	34.8125
Top Glass Height	32.0625
Bottom Glass Width	35.3125
Bottom Glass Height	32.5625
Screen Width	36.0625
Screen Height	34.3750
Top Sash Weight (Plus 5 lb)	34 lb
Top Balance Size (C.F)	89NAT
Bottom Sash Weight	30 lb
Bottom Balance Size (C.F)	78OR
Egress Opening Width	35.3750
Egress Opening Height	27.6875
Egress Opening Area (sq.ft.)	6.8020

Min. W: 12	Max W: 48
Min. H: 20	Max H: 84
Max Ul: 126	

Exact Size	
Width:	40 5/8 # 40.625
Height:	70 1/4 70.25

Reinforce:	Composite
Opening:	Exact Size
Type:	Standard
Screen:	Half
Glass:	Double Strength (3 mm)

Add Grid for Weight Calculation

AC Sash Calculator

Window # 8





#2

#1





6

5

4

3

7





AGENDA ITEM #5A

STAFF REPORT
NEW SIGNAGE
1417 NORTH 2ND STREET
PERMIT NO. 2025-6643

BY TAYLOR MOORE

APPLICANT: Paige Johnson
1036 Charleville Avenue
St. Louis, MO 63319

OWNER: Dustin Hoog
LBD Properties LLC
1417 North 2nd Street
St. Charles, MO 63301

ADDRESS/LOCATION: 1417 North 2nd Street

ZONING: FD—Frenchtown District
FPD—Frenchtown Preservation District

PROPOSED USE: Commercial—Well Dwelt LLC

MEETING DATE: January 26, 2026

BACKGROUND

The subject property is 1417 North 2nd Street in the Frenchtown Preservation District. The applicant is requesting approval to install a metal, building-mounted sign for the business “Well Dwelt LLC.” The 4’7” x 1’ (4.58 square feet) sign will have a white background with black lettering displaying the business name. Accompanying the application is an illustration of the proposed sign and photographs of the building and mounting brackets.

APPLICABLE GUIDELINES

SECTION 400.1530: BUILDING MOUNTED SIGNS IN THE SUPERIMPOSED DISTRICTS

A. Wall Signs.

1. Sign Allowances. All uses shall comply with the wall sign allowances listed in [Table Section 400.1530.1](#)

Staff Comments: FHD Wall Sign Allows for a maximum of 1 per lot or tenant with 1 additional sign for buildings with a rear entry.

2. Number

- a. Generally, single-use lots are allowed one (1) wall sign on the wall with the primary public entrance.
- b. Additional Allowance for Rear Entry Signs. One (1) additional sign is permitted on the rear elevation of each building with a public entry at the rear of the building.

3. Sign Area

- a. Generally. The wall sign area allowance is based on the width in linear feet of the wall on which the sign is located, as measured at the foundation of the building.
 - b. Additional Allowance for Rear Entry Signs. The maximum area of the rear elevation sign is fifty percent (50%) of the area allowed on the front. The area of the rear elevation sign counts toward the total sign area for the building.
4. Cumulative Area Allowances in the "HDD" And "FHD" Districts.
- a. Each building in the "HDD" and "FHD" Districts is permitted a cumulative maximum of all wall, projecting, awning and canopy, and window signs of one (1) square foot of sign per linear foot of facade frontage for the building.
 - b. Multiple Frontages. Where a lot has two (2) or more street frontages, the average of the facade width of the facades facing the streets determines the sign allowance under this formula.
5. Design Standards. Wall signs are not allowed above second-story windows.

ARCHITECTURAL DESIGN GUIDELINES FOR THE FRENCHTOWN PRESERVATION DISTRICT

Chapter VII: Guidelines for Signs

Sign Context

- 7.1 Consider the building front as part of an overall sign program.
- a. Coordinate the overall façade composition, including ornamental details and signs.
 - b. Signs also should be in proportion to the building such that they do not dominate the appearance.
- 7.2 A sign must be subordinate to the overall building composition.
- a. A sign shall appear to be in scale with the façade.
 - b. Locate a sign on a building such that it will emphasize design elements of the façade itself. In no case should a sign obscure architecture details or features.
 - c. Mount signs to fit within existing architectural features. Use signs to help reinforce the horizontal lines of moldings and transoms seen along the street.
- 7.3 A sign shall be in character with the material, color and detail of the building.
- a. Simple letter styles and graphic designs are more appropriate on many of the restrained, vernacular structures found on North Second Street.
 - b. Coordination of sign colors with building color scheme is encouraged.

Permitted Sign Types

- 7.6 Projecting signs may be considered.
- a. A projecting sign should be located near the business entrance at eye level, just above the door or to the side of it.
 - b. In general, only one projecting sign per building façade is allowed. However, where the Board determines that the result would be compatible with the district, one projecting sign shall be allowed for each distinct façade module of a building.
 - c. Note that other approvals may be required to allow a sign to overhang the public right-of-way.

Sign Content

- 7.16 Coordination of sign colors with that of the building is encouraged.

STAFF RECOMMENDATION

The proposed sign is to be mounted on the front elevation of the building above the primary storefront. The sign will be centered and positioned below the roofline, allowing it to remain subordinate to the façade while maintaining easy visibility from the street. The metal sign will be mounted using heavy duty L-brackets and secured to the front soffit framing. This mounting method provides a secure installation while minimizing physical alterations to the building's materials. Staff finds the proposed placement, size, colors, and mounting method compatible with the building and surrounding historic context. Therefore, Staff recommends approval of the new sign, as submitted.

Recommended Motion:

Motion to approve the installation of a building-mounted sign for the business “Well Dwelt LLC” at 1417 North 2nd Street, as submitted.



Figure 1: Proposed sign and location on subject property.



Figure 2: Proposed sign with dimensions.

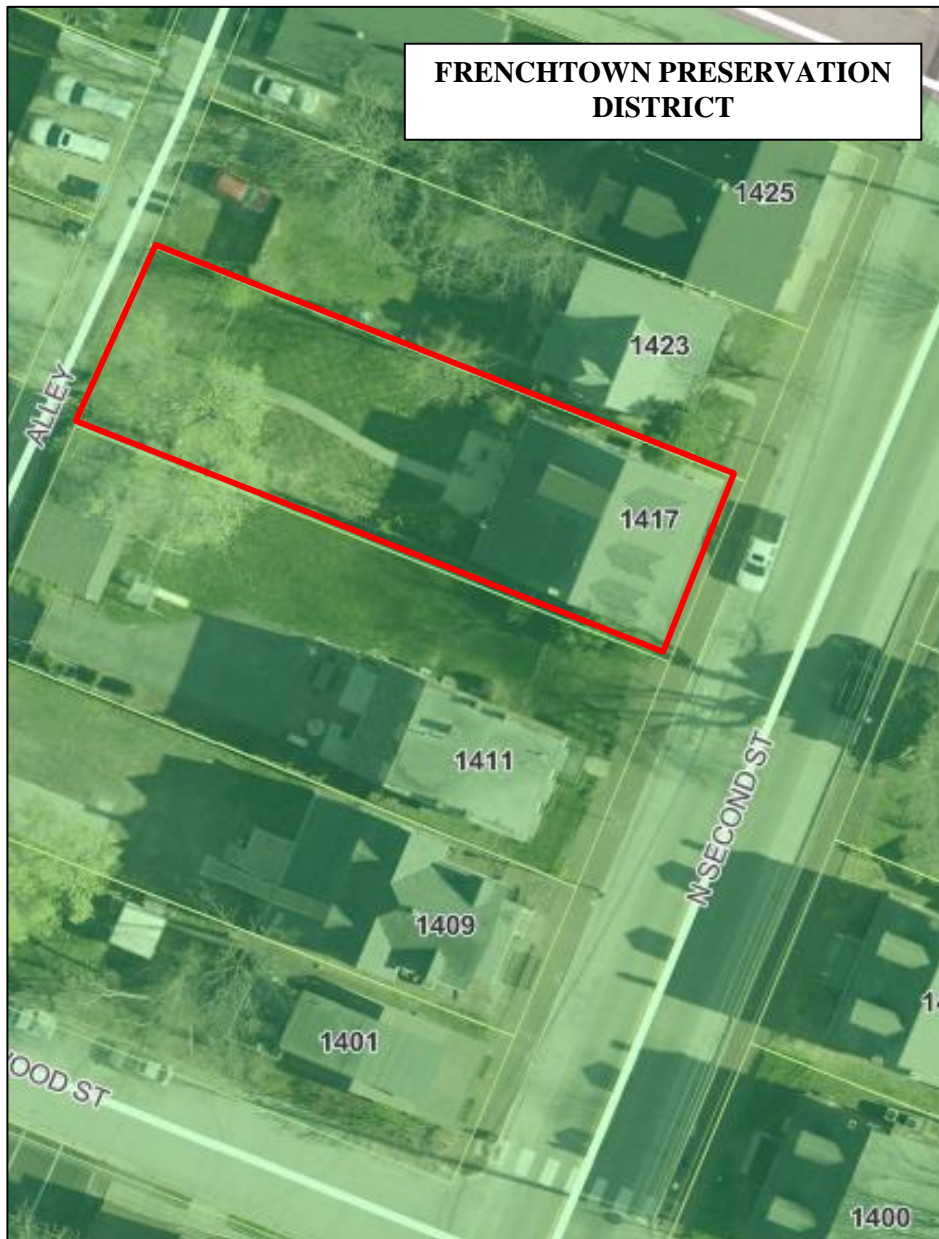


Figure 3: Subject property's location.



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street, Suite 303
St. Charles, MO 63301
Phone: 636-949-3227
Fax: 636-949-3557

RECEIVED
DEC 23 2025
COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

Date Received: 12/23/25

Permit #: 25-6643

DOCUMENTS REQUIRED WITH APPLICATION

Colored copies of the following:

- Sketches of the proposed sign(s) (including dimensions and detail of how the sign will be attached)
Scaled drawing/plot plan showing the location of the sign(s) (on building or property)
Pictures/Dimensions/Location of existing signage on property

PERMIT FEES: \$75 for Non-Illuminated; \$99 for Illuminated (Payment due at time of pick up)

Application and plans may be submitted electronically to Building@stcharlescitemo.gov.

SIGN LOCATION:

NAME OF BUSINESS: Well Dwelt LLC

ADDRESS: 1417 N 2nd Street. St. Charles, MO 63301

Is this property located in a historic district? (Check One): YES [checked] NO

*If yes, Landmarks Board approval is required. All requested documents must be submitted fourteen (14) days prior to the meeting date (see meeting schedule for application dates and deadlines).

APPLICANT:

Name: Paige Johnson Phone: 480-710-0618

Address: 1036 Charleville Ave City, State & Zip: Saint Louis, MO 63119

Email: helb@welldwelt.com

SIGN CONTRACTOR:

Name: https://tailormaderooms.com/ Phone:

Address:

Email: tammy@tailormaderooms.com

PROPERTY OWNER:

Name: Dustin Hoog - LBD Properties LLC Phone: 314-260-7879

Address: City, State & Zip:

Email:

TYPE OF SIGN(S): (mark all that apply)

- Freestanding [checked] Building-Mounted [checked] Incidental [] Temporary [] Mural ("FPD" only) []

SIGN INFORMATION:

Total number of signs being requested? 1

Building Façade of occupant's portion of the building: 330 sq fr (in square feet)

Road Frontage, Property line where the lot is adjacent to a public street or private street: 33.5 ln ft (in linear feet)

Who is installing the signage? Owner/Tenant [checked] Contractor [] Other (Specify) []

Will the sign(s) be illuminated? YES [] NO [checked] *If yes, will new wiring be required? YES [] NO []

Company name of licensed electrician (if required):

SIGNATURE OF APPLICANT Paige Johnson

SIGNATURE OF PROPERTY OWNER:

Heavy Duty L brackets will be secured to the back of the metal sign through the pre-drilled holes with bolts / nuts. Then the bracket will be secured to the underside of the soffit using heavy duty fasteners / screws.

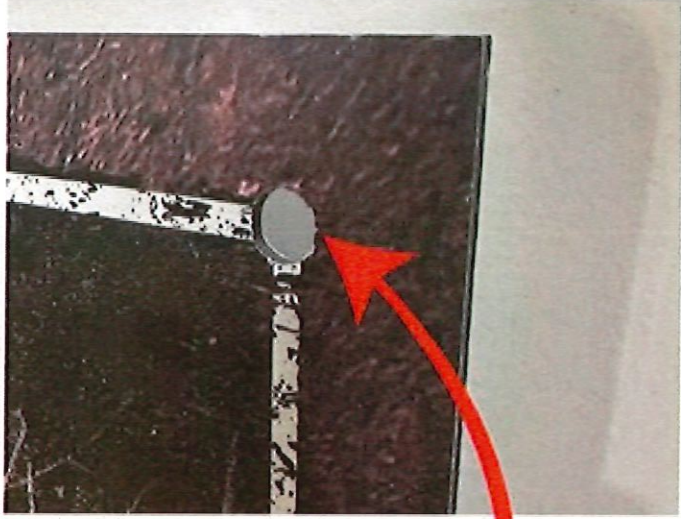
Mounting:

Heavy duty 9" L Brackets

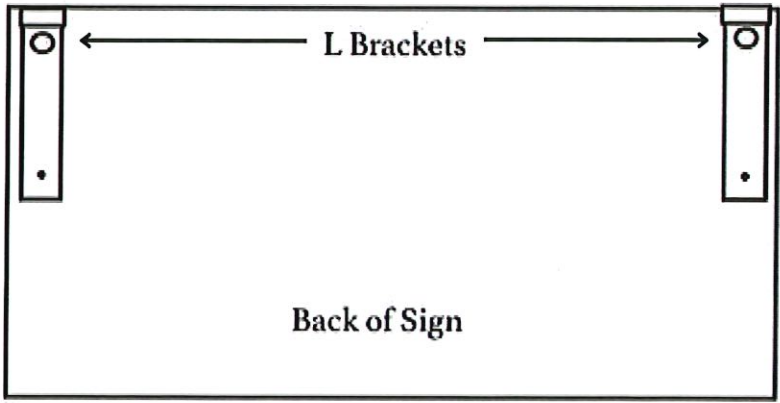
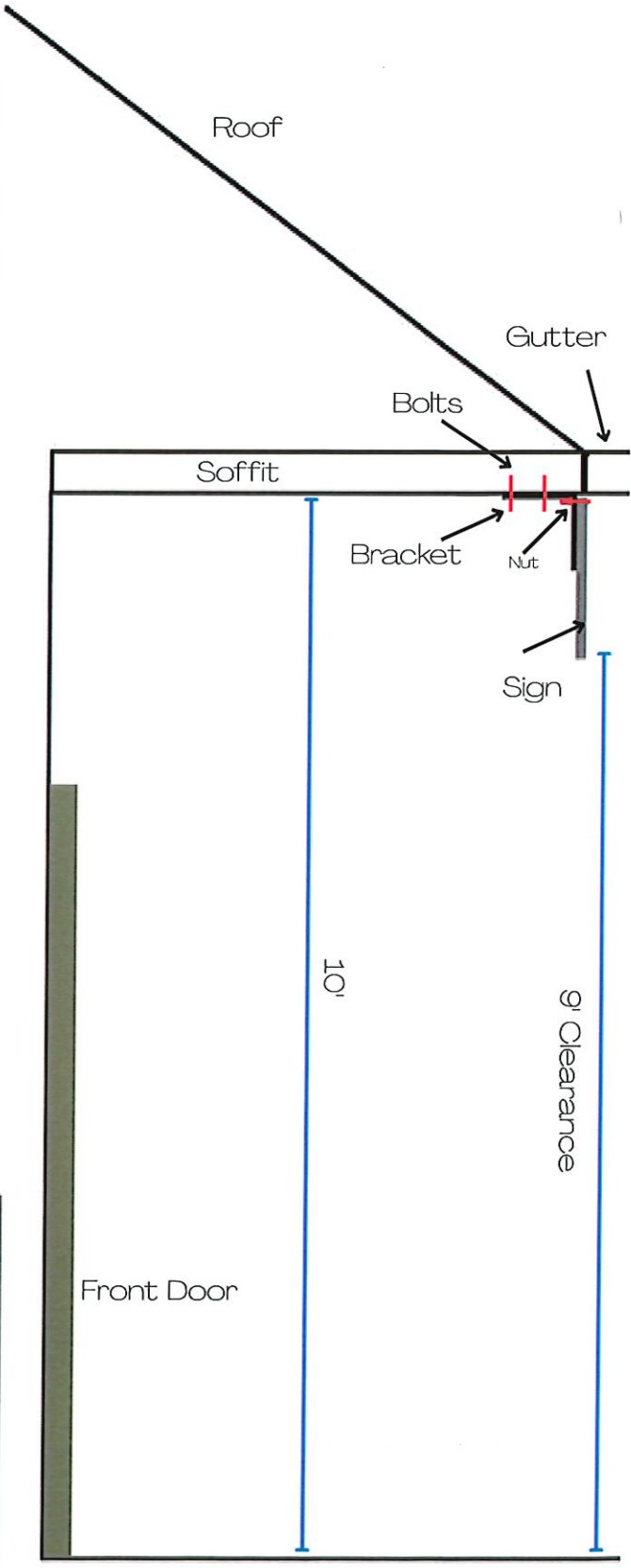
Size	SKU	Weight
3"	10200002	22 lb
5"	10500002	28 lb
7"	10700002	30 lb
9"	10900002	34 lb
11"	11100002	39 lb
13"	11300002	43 lb
15"	11500002	48 lb

The information on this drawing is proprietary and shall not be disclosed, used, or duplicated for procurement or manufacturing purposes without the express written consent of Cascade Iron Co.

Weight: 15" Unit: 15" Title: Heavy Duty L Bracket! CASCADE IRON CO.



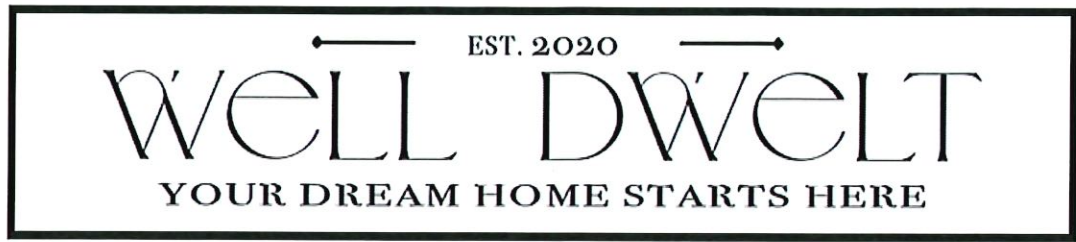
Sign comes with pre-drilled holes in top corners



Side Elevation

Sign Proof:

55"



Building is approx. 402" wide. Sign is 55" wide this is a visual of the sign placement and scale





**STAFF REPORT
HANGING SIGN
142 NORTH MAIN STREET
PERMIT NO. 2026-171**

BY TAYLOR MOORE

APPLICANT: Monica Zumwalt
Print Media Co.
3401 E. Broadway
Alton, IL 62002

OWNER: Dustin English
38 Sag Harbor Court
St. Charles, MO 63303

ADDRESS/LOCATION: 142 North Main Street

ZONING: CBD—Central Business District
HDD—Historic Downtown District

USE: Commercial—Arzola’s Fajitas and Margaritas

MEETING DATE: January 26, 2026

BACKGROUND

Built in 1890, the subject property is located at 142 North Main Street within the Historic Downtown District. The applicant is requesting approval to hang a sign from an existing black metal arm bracket. The 24” x 48” (8 sq. ft.) metal sign will feature the logo for the restaurant, “Arzola’s Fajitas and Margaritas” in white lettering over a black background. Accompanying the application are illustrations of the proposed sign and photos of the existing structure.

APPLICABLE DESIGN GUIDELINES

SECTION 400.350: “HDD” HISTORIC DOWNTOWN DISTRICT.

C. Building, Sign and Occupancy Permits.

1. No person shall be permitted to build, erect, construct, alter, destroy or remove buildings or structures, including signs, or in any way change the outward appearance of any building or structure in the Historic Downtown District overlay without having obtained a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board (HLPARB). The painting of buildings does not require a Certificate of Appropriateness when colors listed on the approved color chart are utilized.

SECTION 400.1510: GENERAL STANDARDS FOR THE SUPERIMPOSED DISTRICTS

A. Approval Required.

1. Generally, Signs in the "SMPD," "HDD," "FHD," and "LMPD" Superimposed Districts require a Certificate of Appropriateness from the HLPARB before their installation unless exempted from the permitting requirement by this Division.
2. "EHP" District. Signs in the "EHP" District require a Certificate of Appropriateness from the HLPARB if they are displayed on a building constructed before 1960, unless exempted from the permitting requirement by this Division.

SECTION 400.1530: BUILDING MOUNTED SIGNS IN THE SUPERIMPOSED DISTRICTS

B. Projecting Signs.

- 1 Projecting sign permitted per business in the HDD.

ARCHITECTURAL DESIGN GUIDELINES FOR THE HISTORIC DOWNTOWN DISTRICT

Chapter 8: Guidelines for Signs

Sign Context

- 8.1 Consider the building front as part of an overall sign program.
 - a. Coordinate the overall façade composition, ornamental details, and signs.
 - b. Signs also should be in proportion to the building, such that they do not dominate the appearance.
- 8.2 A sign should be subordinate to the overall building composition.
 - a. A sign should appear to be in scale with the façade.
- 8.3 A sign should be in character with the material, color and detail of the building.
 - a. Letter styles and graphic designs used historically are most appropriate.
 - b. If letter styles are to be used that were not seen in the district historically, they should have serifs.

Permitted Sign Types

- 8.4 Each building is permitted a maximum total area of signage (from all signs: wall, projecting and window) of one square foot per each lineal foot of frontage of the building.

Sign Materials

- 8.13 Sign materials should be compatible with that of the building façade.
 - a. Plastic is not permitted, except for flush, adhesive lettering.
 - b. Highly reflective materials are inappropriate.
- 8.14 Sign colors should be from the approved Victorian paint color equivalency chart.

Sign Content

- 8.17 Use colors for the sign that are compatible with those of the building front.
 - a. Also limit the number of colors used on a sign. In general, no more than three colors should be used.
- 8.18 Typefaces that are in keeping with those seen in the area historically are encouraged.
 - a. Generally, these are typefaces with serifs.
 - b. Avoid sign types that appear too contemporary.
- 8.19 Select letter styles and sizes that will be compatible with the building front.
 - a. Avoid hard-to-read or overly intricate typeface styles.
 - b. Signs in the district should be oriented to pedestrians rather than automobiles.

STAFF RECOMMENDATION

The sign permit originally requested the projecting sign, a wall sign, and window signage. However, the square footage for all three signs would have been over the allocated amount for the business. Therefore, the applicant is only requesting one projecting sign for the time being. The proposed sign is compliant with the zoning code in terms of size, placement and color. The white and black color scheme is simple and complies with the recommendations in the design guidelines. Additionally, the hanging sign will have a head clearance of 8' as required by code. Therefore, Staff recommends approval of the signage as submitted.

Recommended Motion:

Motion to approve one projecting sign for the business “Arzola’s Fajitas and Margaritas” at 142 North Main Street, as submitted.



Figure 1: Subject property seen currently and proposed sign location.

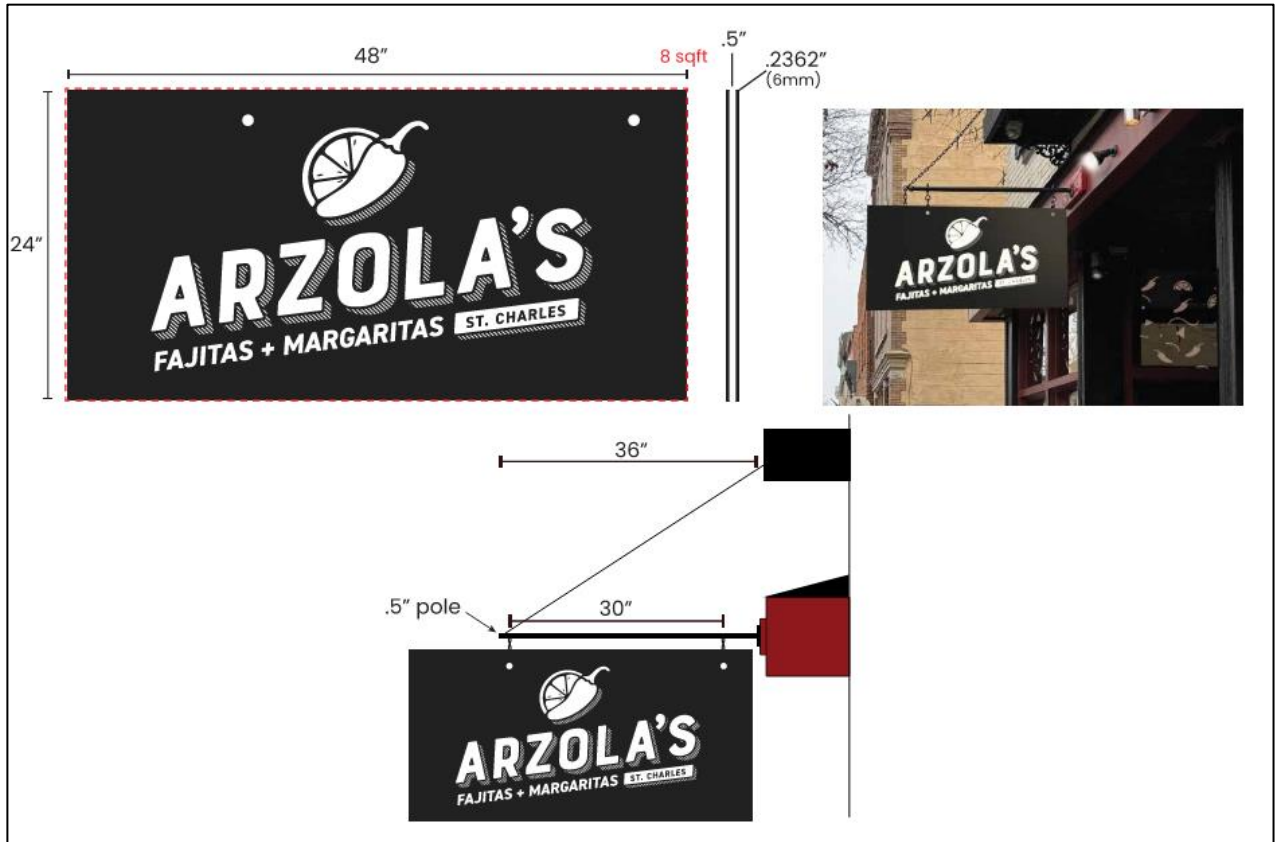


Figure 2: Proposed sign specifications.



Figure 3: Existing black bracket and chains.



Figure 4: Subject property's location.



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street, Suite 303

St. Charles, MO 63301

Phone: 636-949-3227

Fax: 636-949-3557

SIGN PERMIT APPLICATION

Date Received: _____

Permit #: _____

DOCUMENTS REQUIRED WITH APPLICATION

Colored copies of the following:

- Sketches of the proposed sign(s) (including dimensions and detail of how the sign will be attached)
• Scaled drawing/plot plan showing the location of the sign(s) (on building or property)
• Pictures/Dimensions/Location of existing signage on property

PERMIT FEES: \$75 for Non-Illuminated; \$99 for Illuminated (Payment due at time of pick up)

Application and plans may be submitted electronically to Building@stcharlescitemo.gov.

SIGN LOCATION:

NAME OF BUSINESS: Arzola's Fajitas & Margaritas
ADDRESS: 142 N Main St.

Is this property located in a historic district? (Check One): YES [checked] NO
*If yes, Landmarks Board approval is required. All requested documents must be submitted fourteen (14) days prior to the meeting date (see meeting schedule for application dates and deadlines).

APPLICANT:

Name: Monica Zumwalt Phone: 618-418-5320
Address: 3401 E Broadway City, State & Zip: Alton, IL 62002
Email: mzumwalt@printmediaco.com

SIGN CONTRACTOR:

Name: Print Media Corporation Phone: 618-310-5838
Address: 3401 E Broadway City, State & Zip: Alton, IL 62002
Email: mzumwalt@printmediaco.com

PROPERTY OWNER:

Name: Dustin English Phone: 636-795-8130
Address: 38 Sag Harbor Court City, State & Zip: Saint Charles, MO 63303
Email: English.Dustin101@gmail.com

TYPE OF SIGN(S): (mark all that apply)

- [] Freestanding [X] Building-Mounted [] Incidental [] Temporary [] Mural ("FPD" only)

SIGN INFORMATION:

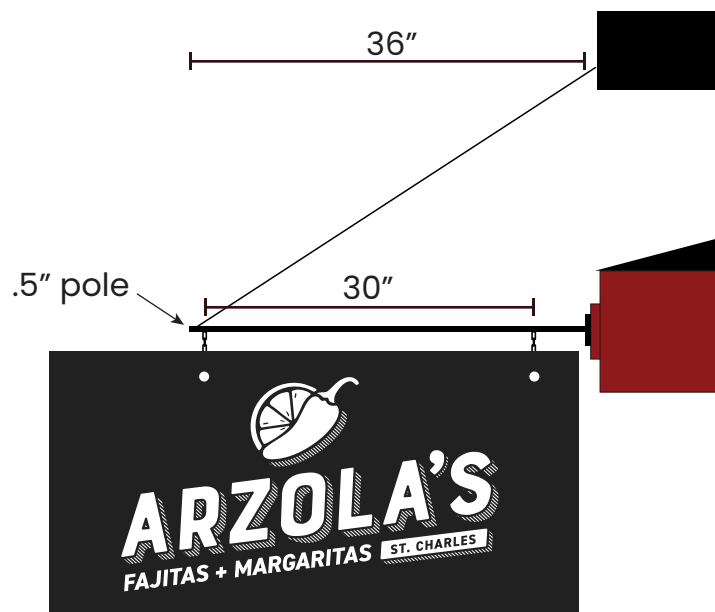
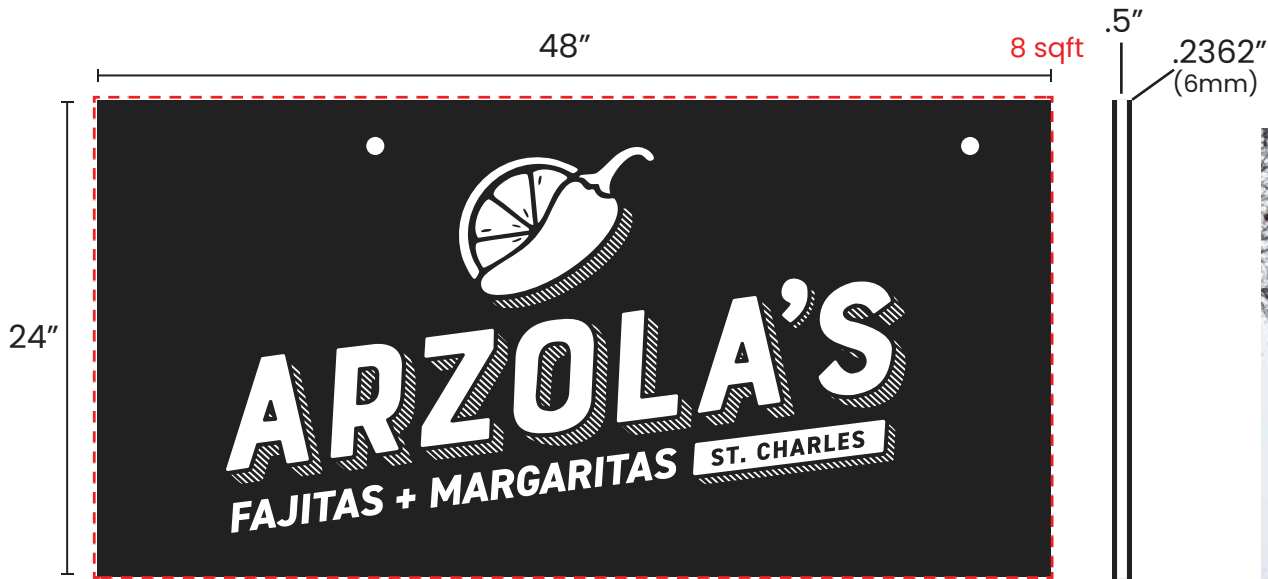
Total number of signs being requested? 2 and window vinyl
Building Façade of occupant's portion of the building: 375.7 (in square feet)
Road Frontage, Property line where the lot is adjacent to a public street or private street: 27 ft. (in linear feet)
Who is installing the signage? Owner/Tenant Contractor [X] Other (Specify)
Will the sign(s) be illuminated? YES NO [X] *If yes, will new wiring be required? YES NO
Company name of licensed electrician (if required): N/A

SIGNATURE OF APPLICANT: [Signature]

SIGNATURE OF PROPERTY OWNER: [Signature]

Frontage Square Feet





SIGN 1

Logo Hanging Sign

Type: Hanging Sign

Illumination: Externally Illuminated

Square Footage:

Total 8 sqft

To Grade:

Top of Sign to Grade= ~127"

Bottom of Sign to Grade= ~103"

Existing hanging sign location





Memorandum

To: Landmarks Board

From: Taylor Moore, Preservation Planner

Date: January 26, 2026

Subject: Case No. SP-2024-12 710 Clark Street

On July 15, 2024, the Landmarks Board reviewed and approved an application to construct a new 1½-story garage in the rear at the above address. The applicant has since submitted revised drawings with their building permit for the garage that require additional review from the Board. The alterations include relocating the steps to the second floor to the exterior of the structure and changing the two (2) gable end dormers into one larger shed roof style dormer to make the upstairs space more functional. The original staff report is attached to this memo for reference.

The new exterior stairwell will be constructed with composite wood with solid risers. The use of a composite wood is appropriate for the structure as well as the district. In regard to the dormer, the combination of two gable dormers into one shed dormer is also appropriate for the architectural styles of the district. The cladding for the structure will be the same as the previously approved fiber cement siding.

While the applicant has not indicate a change in use, the introduction of a dedicated exterior stair raises concerns that the second floor may be intended for use as a dwelling unit. In accordance with [Section 400.530\(A\)\(1\)](#), no accessory structure shall be used for a dwelling. The City's Building Commissioner, Dale Nicolas, stated that the stairs would only be required to exit directly to the exterior if the second floor met the definition of a dwelling or living space. However, the second floor does not provide complete independent living facilities for one or more persons, including all required permanent provisions for living, sleeping, eating, cooking, and sanitation.

Additionally, the property received a Conditional Use Permit (Case No. CU-2022-87) for a Short Term Rental use in late 2022. The conditions placed on this approval only allows for a specific number of bedrooms and occupancy for the short term rental use (see attached Council approval letter with conditions). Any non-compliance with this condition, such as creating an additional dwelling-unit, would be grounds for revocation of this conditional use approval. Staff recommends a condition be placed on this approval that the second-floor of the proposed garage will only be utilized for storage as intended and not an accessory dwelling unit.

Overall, the changes are compliant with the standards of the district. All materials being utilized are also appropriate for new construction within the area. Therefore, Staff recommends approval of the revised garage design, subject to the following condition:

1. The second-floor of the structure shall not be utilized as a dwelling unit to comply with Section 400.530(A)(1) and the conditions within CU-2022-87.

Recommended Motion:

Motion to approve the exterior design changes to a new garage at 710 Clark Street, subject to the condition recommended by Staff.

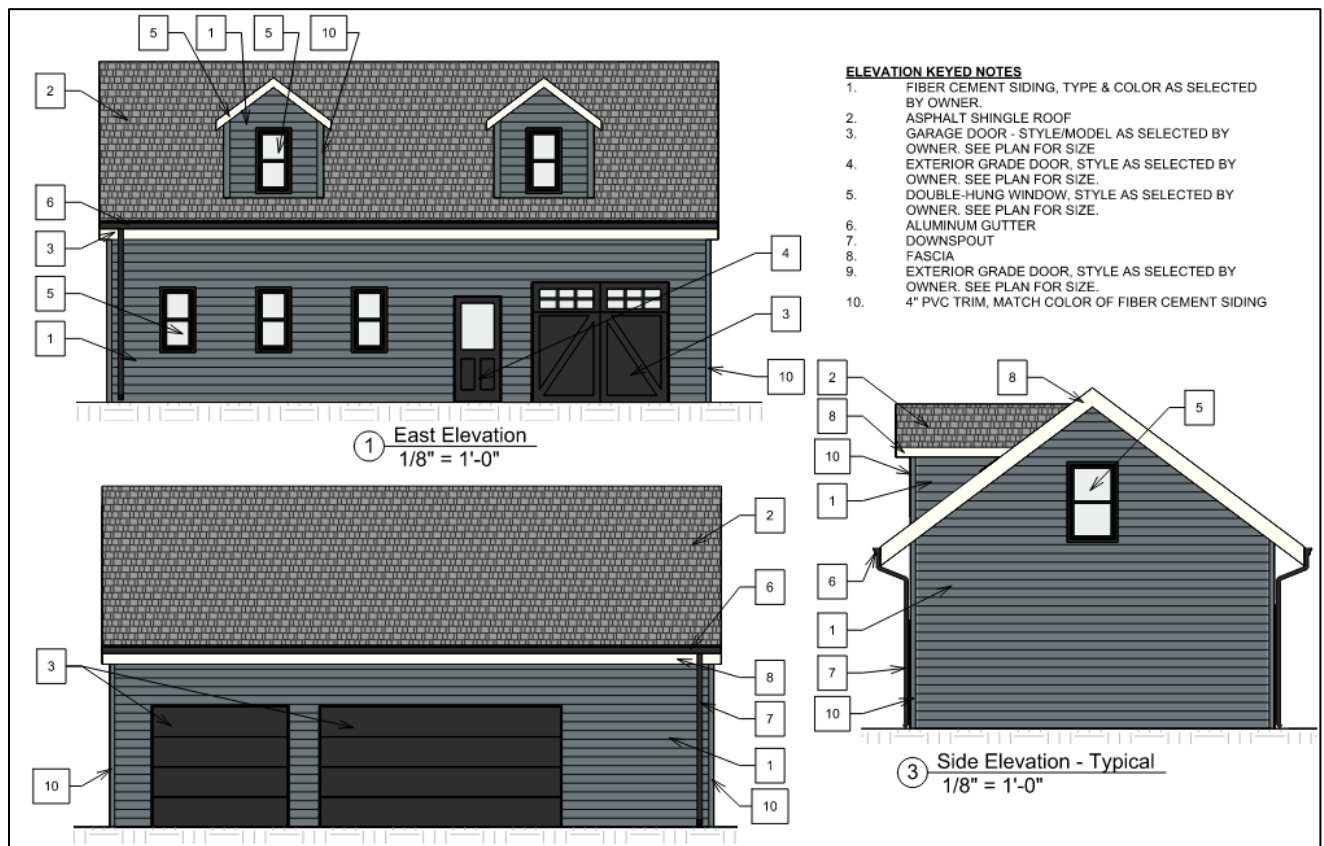


Figure 1: Previously approved design from July 2024

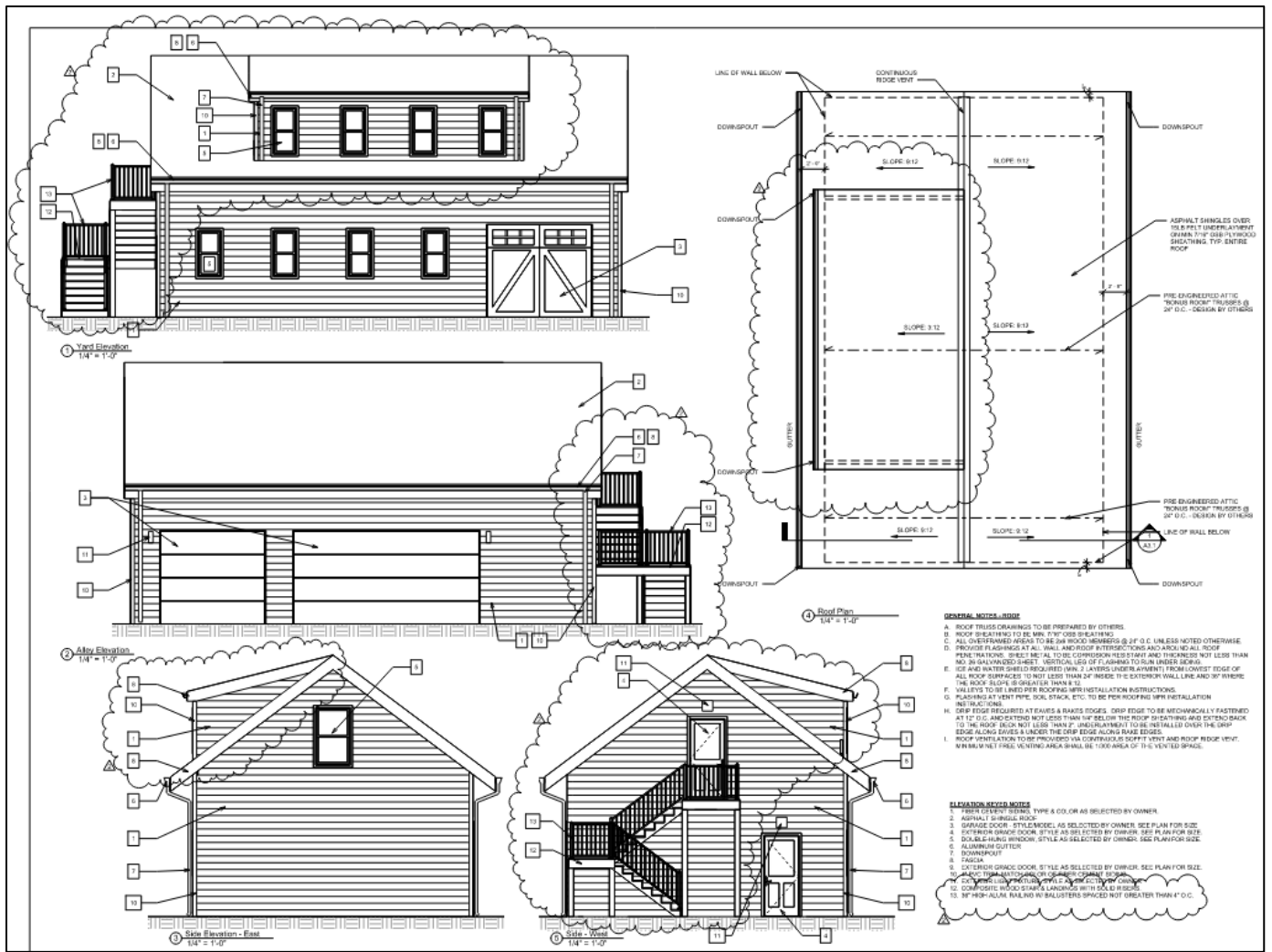


Figure 2: Proposed new design featuring exterior staircase and large shed dormer.



**STAFF REPORT
DEMOLISH GARAGE
CONSTRUCT NEW GARAGE
710 CLARK STREET
CASE NO. C/A SP-2024-012**

BY TAYLOR MOORE

APPLICANT: Micki Beucke – Little Hills Architecture
602 North Benton Avenue
St. Charles, MO 63301

OWNER: Matt & Tina Barker
7 Silver City Ct.
St. Peters, MO 63376

ADDRESS/LOCATION: 710 Clark Street

ZONING: R-1E – Single-Family Residential District
CPD—Commons Preservation District

MEETING DATE: July 15, 2024

BACKGROUND

The subject property is 710 Clark Street which is located in the Commons Preservation District. According to the County’s tax parcels database, the two-and-one-half story, brick Queen Anne Free Classic house was built in 1900. The rear garage was built in 1998 and is topped with a cupola. Both the house and garage are listed on the Commons Neighborhood National Register Historic District, but only the house is considered a contributing resource. The applicant is requesting approval to demolish the garage and to construct a new garage in its place. Photographs of the existing garage, and a site plan and renderings for the new garage accompany this report.

APPLICABLE STANDARDS FOR REVIEW

SECTION 400.340: “EHP” EXTENDED HISTORIC PRESERVATION DISTRICT.

B. *Certificate of Demolition or Removal.* No person shall be permitted to remove or demolish any building in the Extended Historic Preservation District without the issuance of a certificate of demolition or removal by the Historic Landmarks Preservation and Architectural Review Board (HLPARB). The HLPARB shall base its decision upon the review criteria set forth in Section 400.1280; further, the HLPARB shall process all requests for certificates of demolition and removal in accordance with the procedures set forth in the aforesaid Sections of the Code. This provision shall not apply to accessory buildings which have less than five hundred (500) square feet nor to properties less than fifty (50) years old, unless the Director of Community Development determines that the building may have historical significance and refers the question to the HLPARB.

Current Garage Demolition

Built in 1998, the 1-car frame garage has a front-gabled roof topped by a cupola with pyramidal roof and weathervane, and bargeboard trims the gable ends. A paneled metal overhead door is on the east façade and the walls are finished with vertical board siding with scalloped corner boards. Scalloped trim is also around the overhead door and jigsaw floral ornaments are to each side of the door.



Figure 1: Existing 1-car garage on the property.

Due to its age being less than fifty (50) years old, the rear garage does not need to be taken through the demolition process for Landmarks. However, due to utility connections and being more than 144 square feet, the garage will need a demolition permit from the Community Development Department before it is removed. As a non-contributing structure, the removal of the garage will have no impact on the Commons Neighborhood District.

New Garage Proposal

The applicant is also proposing to construct a new frame 1½ story garage on the site. The garage will be accessed by the alley and will be in similar located as the one being demolished but with a larger footprint. The new garage will feature three garage doors, two on the alley side and one facing towards the home. The door visible from the rear yard and Clark Street will be a decorative carriage styled door. The alley facing garage doors will be aluminum or steel panels. The structure will be clad in fiber cement lap siding that will be an appropriate color for the district. There will be seven (7) windows, all 1/1 and black in color to match the existing home. Likewise, the roof will feature asphalt shingles that will also match the primary structure.

APPLICABLE DESIGN GUIDELINES

SECTION 400.370: “CPD” COMMONS PRESERVATION DISTRICT

- C. *Architectural review for contributing properties.*
2. Every application for a building permit for construction of, additions to and exterior alterations of, any contributing building or structure and for every new structure shall be submitted to the HLPARB for issuance of a Certificate of Appropriateness.
- E. *Design guidelines.* “Design Guidelines for the Saint Charles Commons Neighborhood” prepared by the St. Charles Commons Neighborhood Association and dated October 30, 1996, hereby adopted by reference and incorporated as if fully set out herein, are adopted as the design guidelines for the Commons Preservation (CP) District.

DESIGN GUIDELINES FOR THE ST. CHARLES COMMONS NEIGHBORHOOD

Chapter 5: New Construction

Building Scale Standards

- 5.3 New buildings should be constructed to reinforce a sense of human scale, similar in scale to that established in the block.
- 5.7 City zoning codes limit the square footage of new accessory buildings to no more than one half the ground floor area of the main building on the lot.

Building Form Standards

- 5.8 Use building forms traditionally found on the block.
- a. Simple rectangular shapes are most common. Complex or irregular building shapes are usually appropriate for only late Victorian buildings which had more elaborate massing.
- 5.9 Use roof forms similar to those traditionally found on the block.

Building Details

- 5.13 The City requires gutters to be installed on nearly all new buildings.
- a. These guidelines require them on accessory buildings as well.
- 5.15 Where possible, new garage doors should face the alley or side yard instead of the front or street.
- 5.16 Where lots adjoin an alleyway, new driveways should not connect to the front street.

STAFF RECOMMENDATION

The placement and size is in keeping with the City’s zoning ordinance and the design guidelines for the Commons Preservation District. The garage is only slightly street visible, and the design will have no detrimental effect to the streetscape. Due to having an upper-story, Staff has made the applicant aware it is prohibited by City Code to utilize that space as a dwelling. Overall, the garage meets all requirements, and will be an improvement to the property. Therefore, Staff recommends approval of the garage, subject to the following conditions:

1. A demolition permit is received from the Community Development Department for the existing rear garage.
2. The upper floor of the new garage shall not be utilized as a dwelling space.

Recommended Motion:

Motion to approve the removal of the existing garage and the construction of new a frame garage in the rear yard of 710 Clark Street, subject to the conditions recommended by Staff.



Figure 2: 710 Clark Street property seen currently.

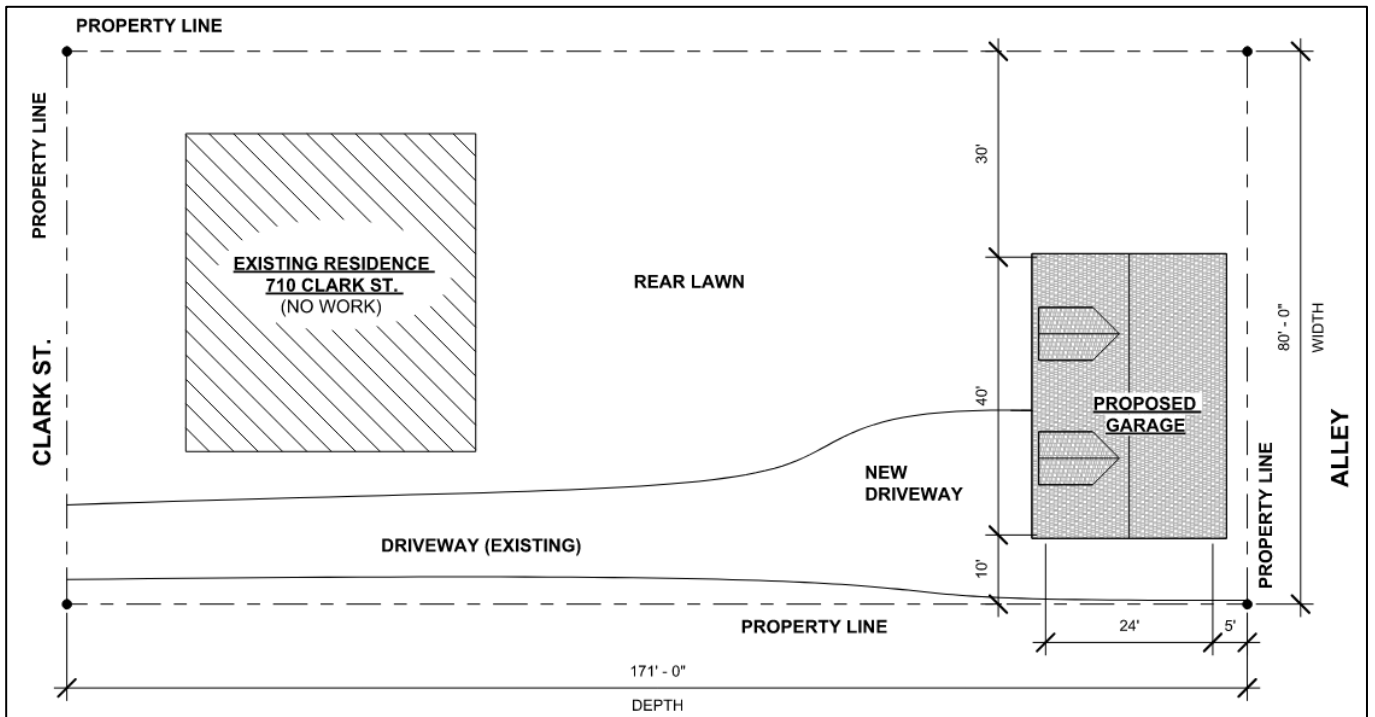


Figure 3: Proposed site plan for new garage.



Figure 4: View from rear of primary structure.



Figure 5: View from Alley.

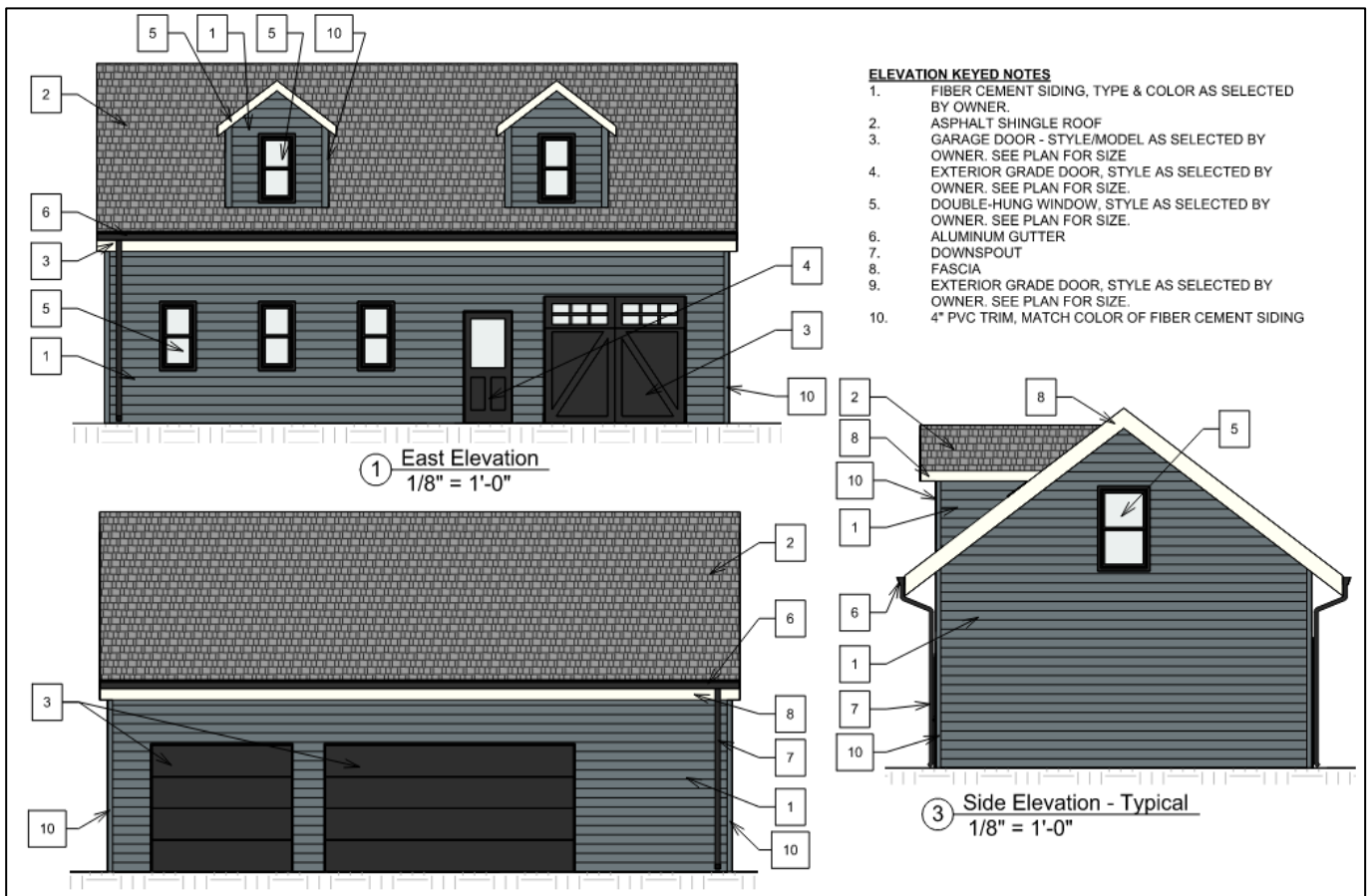


Figure 6: Elevations for new garage.



Figure 7: Existing garage seen from alley.

CASE # (assigned by Staff): _____



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street
Saint Charles, MO 63301
636-949-3222
FAX 636-949-3557

CERTIFICATE OF APPROPRIATENESS APPLICATION

ADDRESS OF SUBJECT PROPERTY: 710 Clark Street

BUSINESS NAME (if applicable): _____

APPLICANT: Micki Beucke, Little Hills Architecture

(Name)

602 N. Benton Ave., St. Charles, MO 63301

(Address)

636.578,9973 micki@littlehillsarchitecture.com

(Phone & Email Address)

PROPERTY OWNER: Tina Barker & Matt Barker

(Name)

7 Silver City Ct.

(Address)

St. Peters, MO 63376

(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

- Commons Preservation District Extended Historic Preservation District
 Frenchtown Preservation District Historic Downtown Preservation District
 South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: Home - 1900; Garage - mid-1970s

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

2 1/2 Story Masonry home w/ detached garage in rear yard

PROJECT DESCRIPTION (mark and explain each that may apply):

- Rehabilitate or restore: _____
- Construct a new structure: New 1 1/2 story detached garage
- Demolish or move structure: Demolish existing garage, age of structure less than 50 years
- Construct a new addition: _____
- New sign or awning: _____
- Site work (patio, fence, etc.): Driveway & parking pad adjacent to garage
- Other (briefly explain): _____

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

Demolish existing detached garage building in rear yard of current home. Construct new detached
1 1/2 story garage building in rear yard of current home, similar location to existing. Provide new
driveway and parking pad for new garage. New garage will be clad in fiber cement lap siding.
Windows will be 1/1, color to be black to match existing house. Roof will be asphalt shingles to
match the primary structure. Garage door visible from rear yard & Clark St. will be decorative
carriage style door. Alley facing garage doors will be aluminum or steel panel.

APPLICATION SUBMITTAL:

Every Certificate of Appropriateness and Sign Permit application submitted to the Landmarks Board for their review and approval must contain the following information. If the information does not appear on the plan or accompany the application, the proposal will not be scheduled for the Landmarks Board meeting requested.

A copy of required information shall be submitted to the Community Development Department prior to the scheduled meeting (digital submittal preferred via Landmarks@stcharlescitemo.gov). Directions for digital submittal are attached. The following shall be submitted when filing for a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board:

1. A complete application.
2. A complete site plan of the property and all structures located on the property, (necessary for all new construction, additions, and site work) including but not limited to:
 - a. The actual shape and dimension of the lot.
 - b. Any existing or proposed building, accessory building, and their locations upon the lot.
 - c. Photos of existing structures.
 - d. Colored elevations of proposed structures or modifications.
3. Samples of all proposed materials (i.e. brick, siding, roofing materials, fencing material, windows, doors, etc.)
4. Proposed colors of any sign or structure (must be from approved color chart if applicable)

* Depending on the specifics of the application, the applicant(s) may be required to submit further information deemed necessary.

I hereby certify that I am the owner in fee or agent authorized to apply for this Certificate of Appropriateness, and that the information provided is true and correct to the best of my knowledge.

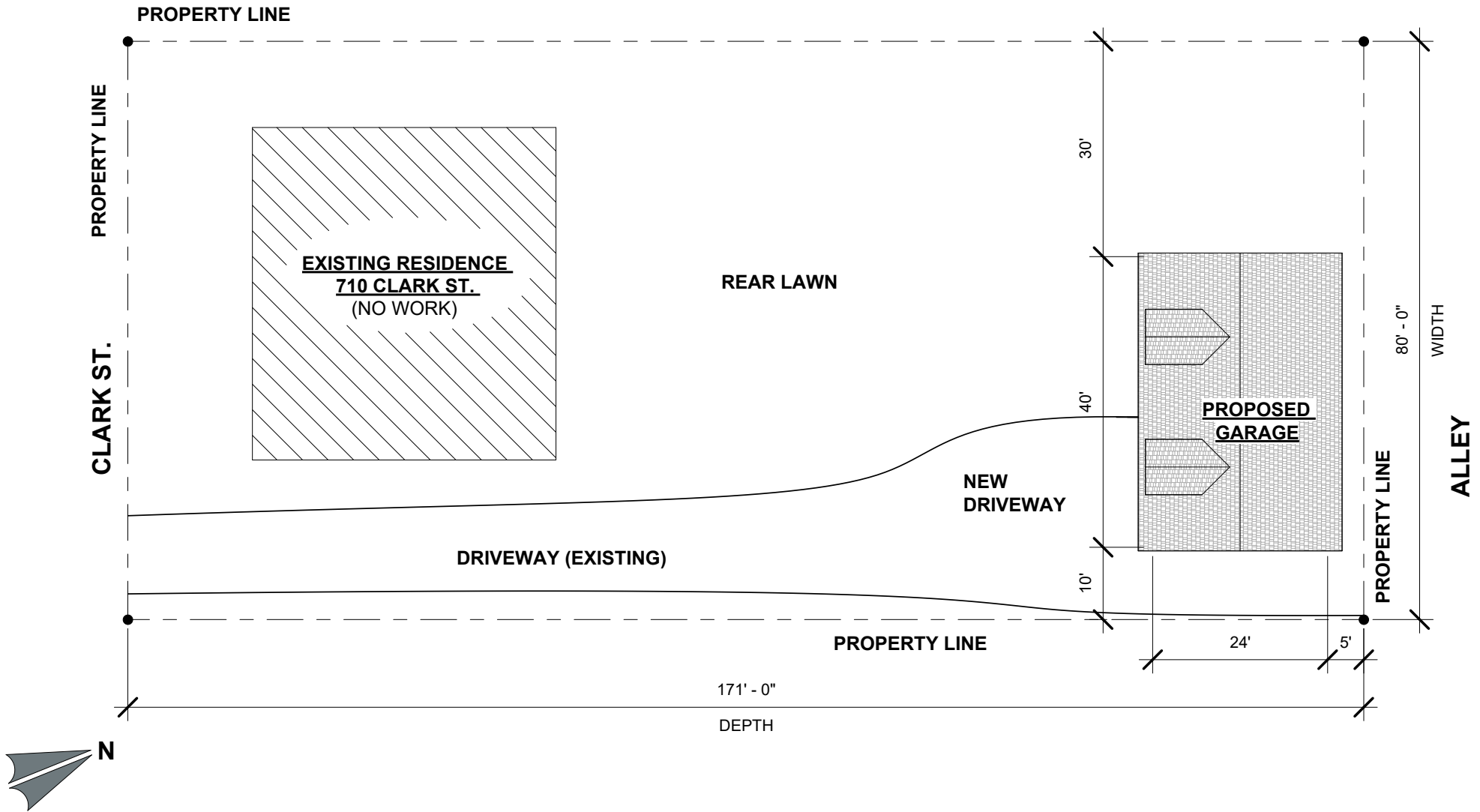
Signature of the applicant: Michael A. Brucke Date: 6/12/24

Signature of the property owner: Norm Johnson Date: 6/12/24

- *Approval of this Certificate of Appropriateness does not authorize the building of a structure. Building Permits are required prior to construction.*

Application Fees:

Exterior Changes & Demolitions:	\$50.00
Site Plan (separate application required):	\$200.00



Garage for:
710 Clark St.

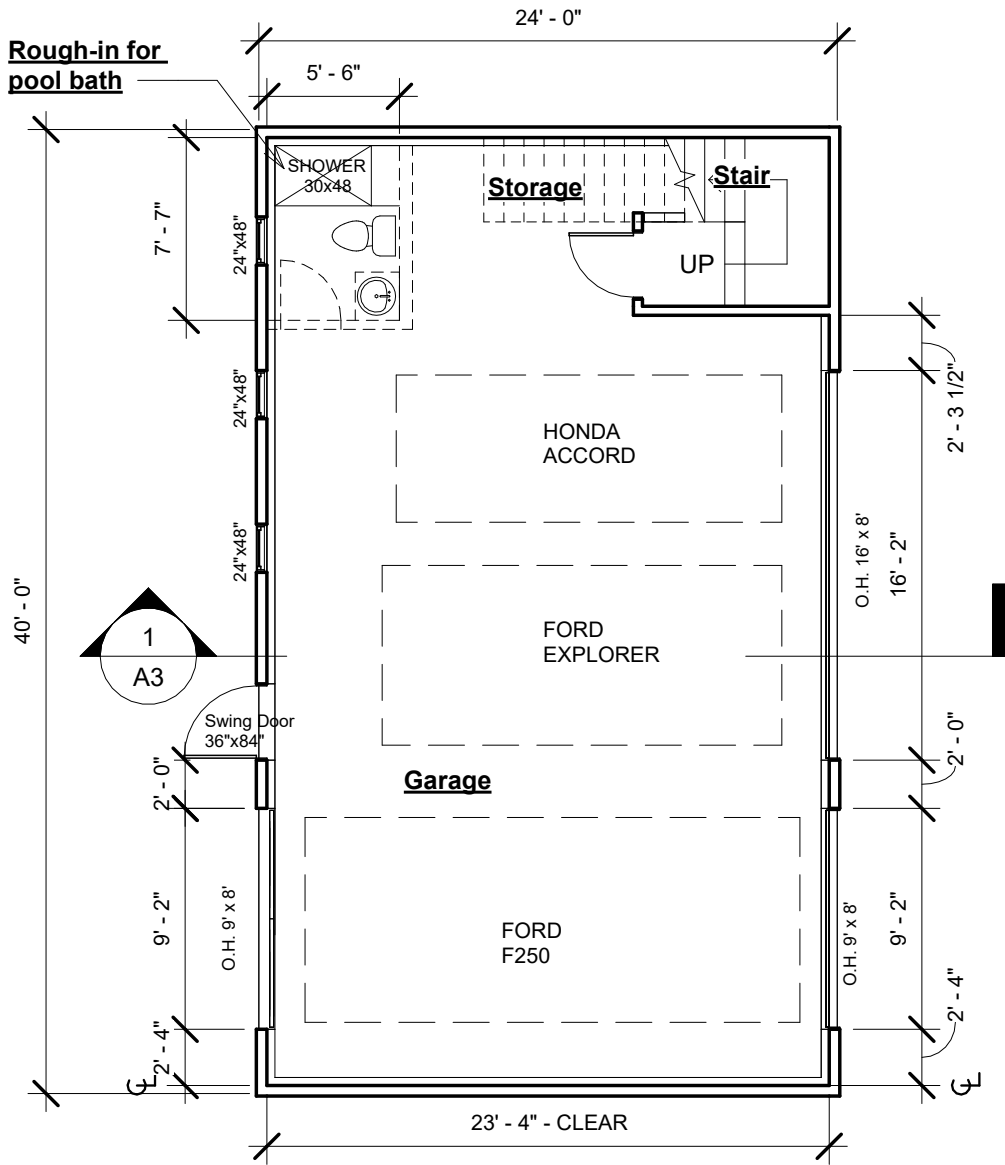
Project Number 24-005

little hills architecture

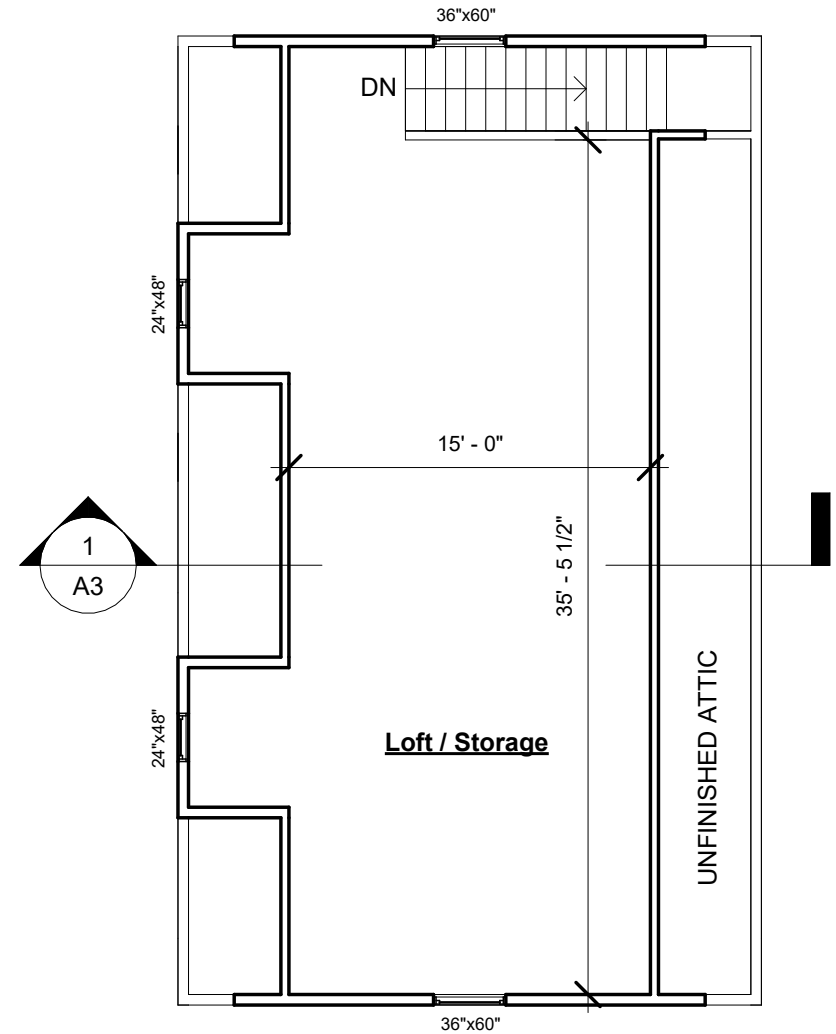
① Site Plan
1" = 20'-0"

**DESIGN REVIEW - NOT FOR
CONSTRUCTION**

Site Plan	Sheet
Date 6/11/2024	A0
Landmarks	



1 Garage Floor
1/8" = 1'-0"



2 Loft / Storage
1/8" = 1'-0"

Garage for:
710 Clark St.

Project Number 24-005

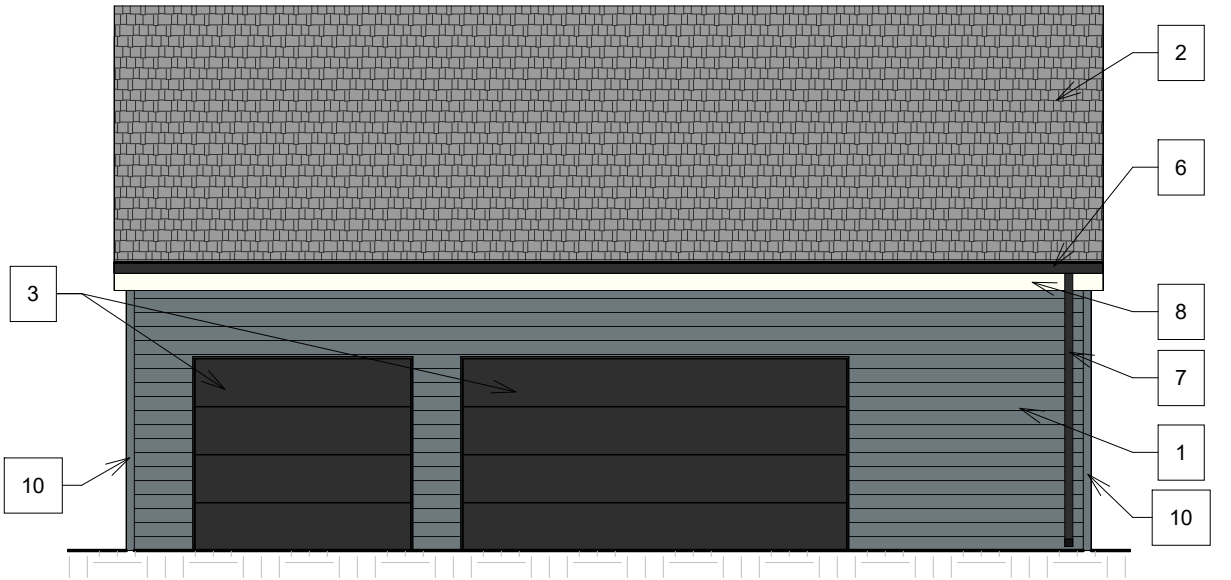
little hills architecture

DESIGN REVIEW - NOT FOR CONSTRUCTION

Floor Plans	Sheet
Date 6/11/2024	A1
Landmarks	



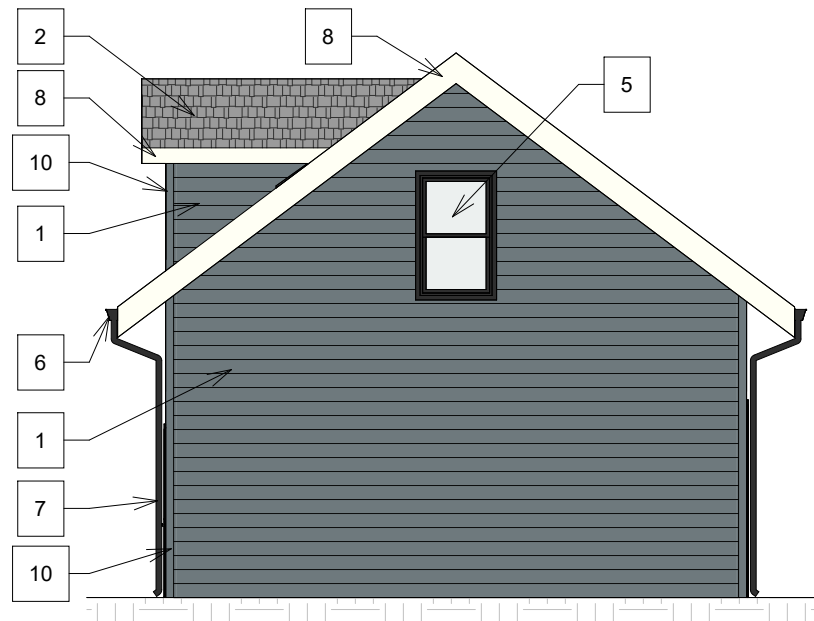
① East Elevation
1/8" = 1'-0"



② West Elevation
1/8" = 1'-0"

ELEVATION KEYED NOTES

1. FIBER CEMENT SIDING, TYPE & COLOR AS SELECTED BY OWNER.
2. ASPHALT SHINGLE ROOF
3. GARAGE DOOR - STYLE/MODEL AS SELECTED BY OWNER. SEE PLAN FOR SIZE
4. EXTERIOR GRADE DOOR, STYLE AS SELECTED BY OWNER. SEE PLAN FOR SIZE.
5. DOUBLE-HUNG WINDOW, STYLE AS SELECTED BY OWNER. SEE PLAN FOR SIZE.
6. ALUMINUM GUTTER
7. DOWNSPOUT
8. FASCIA
9. EXTERIOR GRADE DOOR, STYLE AS SELECTED BY OWNER. SEE PLAN FOR SIZE.
10. 4" PVC TRIM, MATCH COLOR OF FIBER CEMENT SIDING



③ Side Elevation - Typical
1/8" = 1'-0"

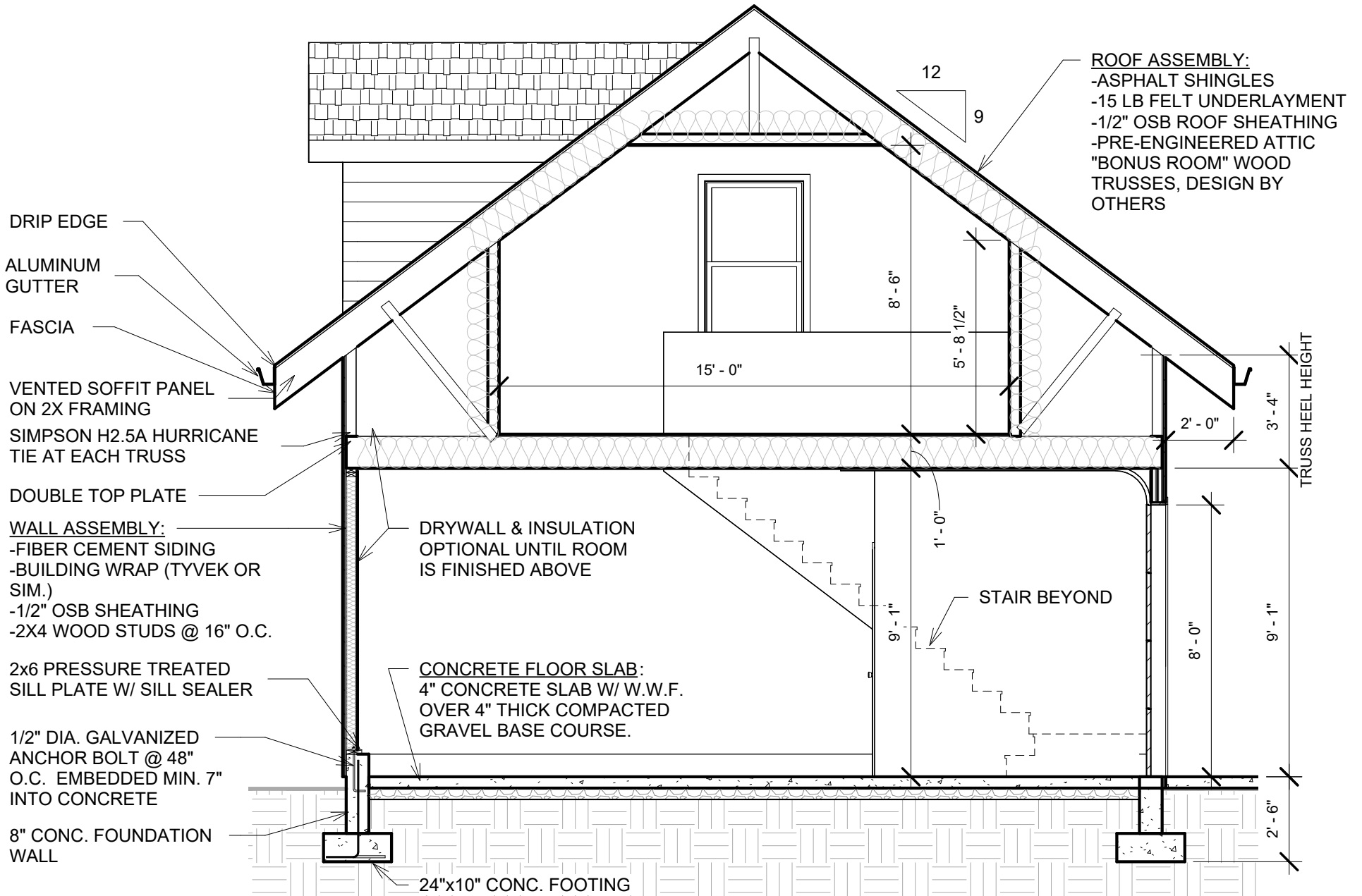
Garage for:
710 Clark St.

Project Number 24-005

little hills architecture

DESIGN REVIEW - NOT FOR CONSTRUCTION

Elevations	Sheet
Date 6/11/2024	A2
Landmarks	



① Building Section
 1/4" = 1'-0"

Garage for:
 710 Clark St.

Project Number 24-005

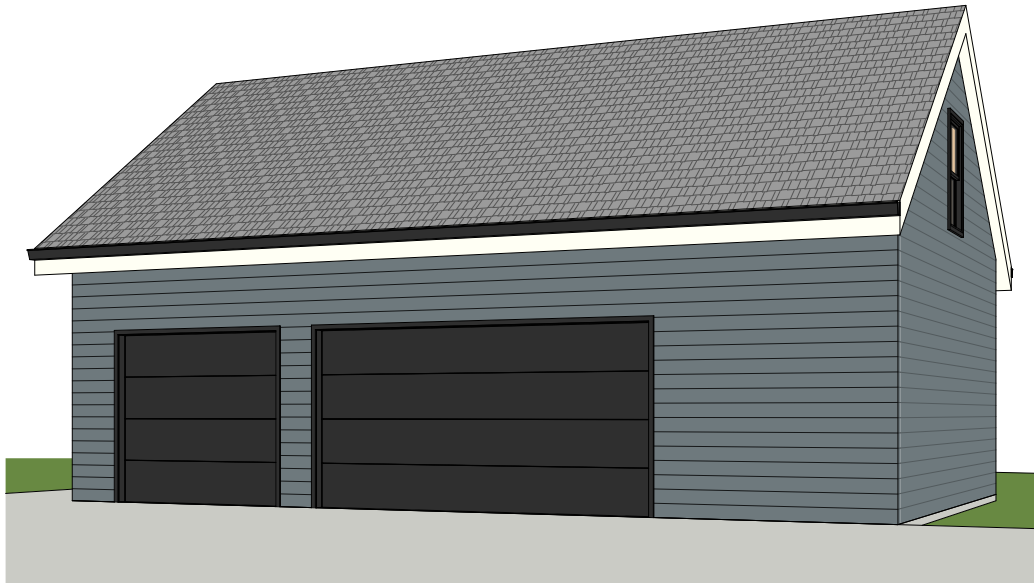
little hills architecture

DESIGN REVIEW - NOT FOR CONSTRUCTION

Building Section	Sheet
Date 6/11/2024	A3
Landmarks	



① Back Lawn 3D View



② Alley 3D View

Garage for:
710 Clark St.

Project Number 24-005

little hills architecture

**DESIGN REVIEW - NOT FOR
CONSTRUCTION**

3D Views	Sheet
Date 6/11/2024	A4
Landmarks	



Discover.

January 17, 2023

Matthew and Tina Barker
211 Perry Street
St. Charles, MO 63301

RE: Conditional Use Permit – Case No. CU-2022-87

Dear Applicant:

At the City Council Meeting held on January 3, 2023, the City Council of the City of Saint Charles, Missouri, approved a Conditional Use Permit, from §400.150(D)(1)(n) for a Short Term Rental (specifically for a new Short Term Rental) within the R-1E/CPD Single-Family Residential District within the Commons Preservation District located at 710 Clark Street.

The following conditions were placed on the Conditional Use Approval, as follows:

1. This conditional use permit for a Short Term Rental use is issued to Matthew & Tina Barker only for the property at 710 Clark Street only and is not transferable to another structure or location.
2. An annual rental inspection for 710 Clark Street will be required. Failure to obtain and receive the annual inspection will render this Conditional Use Null and Void.
3. Records of active use of the Short Term Rental shall be maintained for City inspection. Failure to provide proof of active use of the Short Term Rental upon request will render this Conditional Use Null and Void.
4. Total occupancy shall not exceed ten (10) occupants based upon existing review of the Fire Marshall and Building Official. Violation of this occupancy limit will be grounds for revocation of the conditional use approval.
5. Compliance with all applicable requirements of Section 400.421 Short Term Rental shall be required. Failure to comply with standards of Section 400.421 will render this Conditional Use Null and Void.
6. The applicant shall make all afforded effort to include the Conditional Use approval number on all listings for the Short Term Rental.

City Clerk's Office

City of Saint Charles
200 North Second Street
Saint Charles, MO 63301
636.949.3282
www.stcharlescitymo.gov

7. The Short Term Rental owner and/or applicant must provide contact information (including name, phone number, and email) of the responsible party to the immediately adjacent properties.
8. The Short Term Rental occupancy shall be limited to all floors minus the 3rd Floor.
9. Non-compliance with any building code, property maintenance codes, fire codes or conditions of this approval is grounds for revocation of the conditional use approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laura L. Whitehead". The signature is fluid and cursive, with the first name "Laura" being the most prominent.

Laura L. Whitehead
City Clerk

Cc: Zachary Tusinger, Director of Community Development



STAFF REPORT
NEW REAR PORCH REPAIR
553 JEFFERSON STREET
CASE NO. EC-2026-2

BY TAYLOR MOORE

APPLICANT: Jesse Ray
812 Midpoint Drive
O’Fallon, MO 63366

OWNER: Ray Property Investments
812 Midpoint Drive
O’Fallon, MO 63366

ADDRESS/LOCATION: 553 Jefferson Street

ZONING: CBD—Central Business District
EHD—Extended Historic Preservation District

USE: Multi-Family

MEETING DATE: January 26, 2026

BACKGROUND

Constructed in 1917, this 2½-story brick Colonial Revival style house is located within the Extended Historic Preservation District. Additionally, the property is located within the Midtown Neighborhood National Historic District, and is considered a contributing resource. The applicant is requesting approval to construct a new two-tier rear deck and stairs in the same location as the previously removed rear porch. The previous decking and stairs was removed due to deterioration, but the existing roof covering remains in place. Accompanying the application are elevations and a site plan, and additional photographs of the building appear at the end of this report.

APPLICABLE DESIGN GUIDELINES

SECTION 400.340: “EPD” EXTENDED HISTORIC PRESERVATION DISTRICT

- A. Purposes. The purposes of the “EHP” Extended Historic Preservation District are to preserve historic buildings which contribute or will contribute to the heritage of the City or the State and to preserve existing neighborhood architecture by protecting the buildings and their surroundings from obviously incongruous development or uses or land.
- C. *Architectural Review for Properties Constructed During or Prior to 1945.* No person shall alter the exterior appearance of any building without first obtaining a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board (HLPARB). In reviewing applications for a Certificate of Appropriateness, guidelines established in Section 400.1270 shall be used.

REVIEW DESIGN GUIDELINES FOR THE EXTENDED HISTORIC DISTRICT

Section 5.1 ARCHITECTURAL DESIGN GUIDELINES

1. Relationship of Buildings to Site
 - d. Without restricting the permissible limits of the application zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
2. Relationship of Buildings and Site to Adjoining Area
 - a. Proposed new buildings and buildings to be remodeled adjacent to different architectural styles shall be made more compatible by such means as screens, sight breaks and appropriate selection of building materials.
 - c. Harmony in texture, lines and masses is required. Monotony shall be avoided.
3. Building Design
 - a. Architectural style is not restricted but historically significant architectural style shall be conserved. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
 - b. Building shall have good scale and be in harmonious conformance with permanent neighborhood development.
 - c. Materials
 - (1) Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - (2) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
 - (3) Materials shall be of durable quality.
 - d. Building components, such as windows, doors, eaves, and parapets shall have good proportions and relationships to one another.
 - e. Colors shall be harmonious and shall use only compatible accents.
7. Maintenance-Planning and Design Factors
 - a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
 - b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.
8. Factors for Evaluation
 - a. Conformance to ordinances and the Appearance Code.
 - b. Logic of design.
 - c. Exterior space utilization.
 - d. Architectural character
 - e. Attractiveness
 - f. Material selection
 - g. Harmony and compatibility
 - i. Maintenance aspects.

STAFF RECOMMENDATION

The proposed new two-tier rear porch will be constructed of composite wood decking on treated 2x framing. New 42” black aluminum Westbury, Tuscan series railings will be installed at both levels of the deck. The new stairs will be constructed to comply with 2021 IBC codes, and shall be relocated to outside of the roof footprint to comply with code size. The stairs will be a composite wood material for treads and feature solid risers and the same 42” guardrail design as mentioned above. Additionally, the stairs will feature a 36” handrail to comply with code. The proposed relocation and reconfiguration of the stairs is compatible with the building, as it is located at the rear elevation and will not be visible from the streetscape.

While the proposed black aluminum railing is generally appropriate for the new rear deck, Staff finds that a white railing system may be a more compatible alternative. The previously existing two-tiered deck featured white-painted wood railings, and the use of a white railing system would better reflect that historic appearance. Additionally, a lighter-colored railing would reduce visual heaviness and provide a more subtle, cohesive appearance given the amount of railing proposed.

Overall, the design is complimentary to the building and will only be visible from the alleyway. Therefore, Staff recommends approval of the new rear porch, subject to the following condition:

1. The rear porch railing system be a white color to reflect the previously existing rear porch.

Recommended Motion:

Motion to approve the installation of a new rear porch and handrail replacement at 553 Jefferson Street, subject to the condition recommended by Staff.



Figure 1: Subject property seen from Jefferson Street.

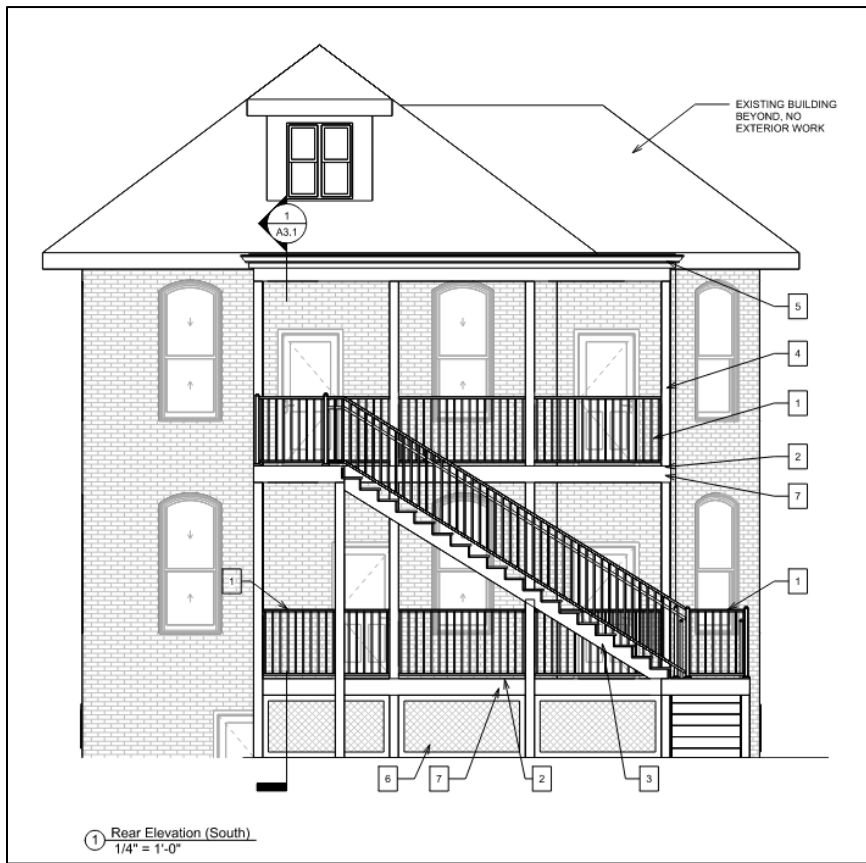


Figure 2: Proposed rear (south) elevation.

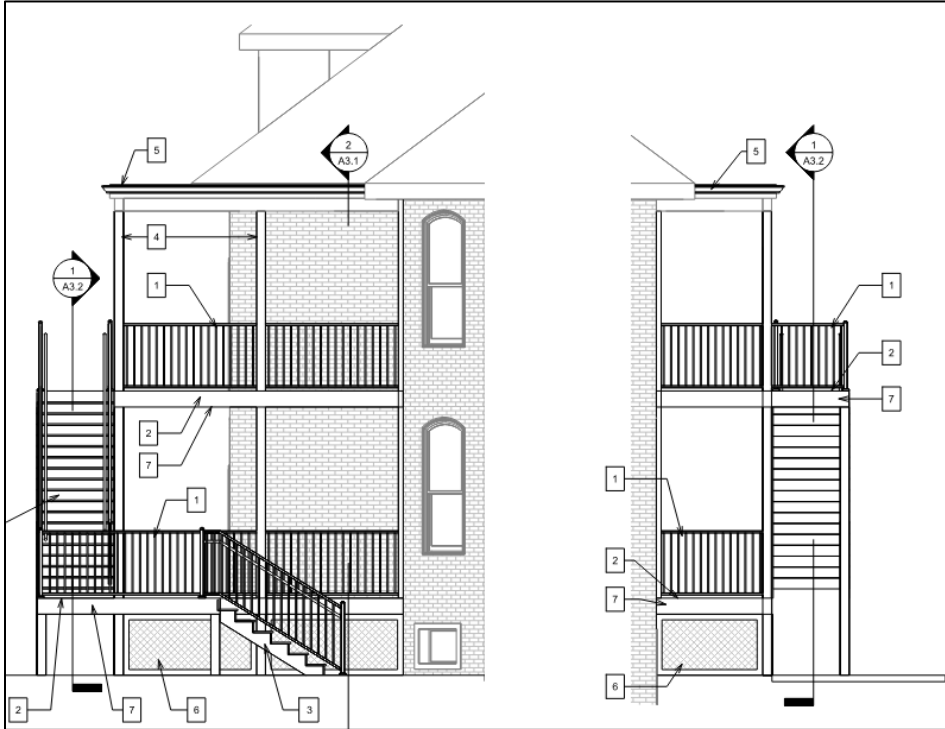


Figure 3: Proposed side elevations (east and west).



Figure 4: Previous two-tiered porch featuring wooden white railings.

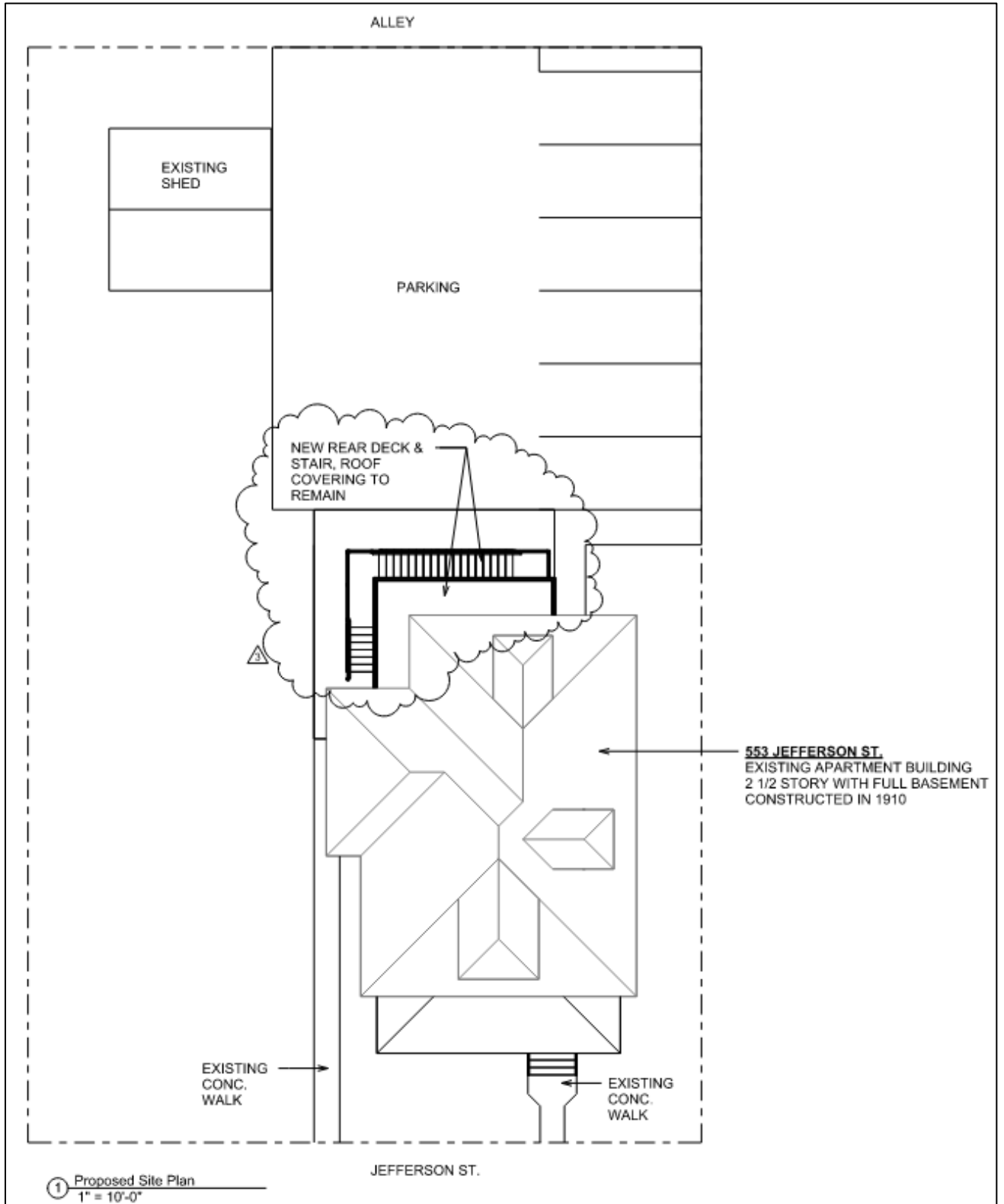


Figure 5: Proposed site plan featuring new rear two-tier porch and stairs.



Figure 6: Westbury Tuscany balcony example.

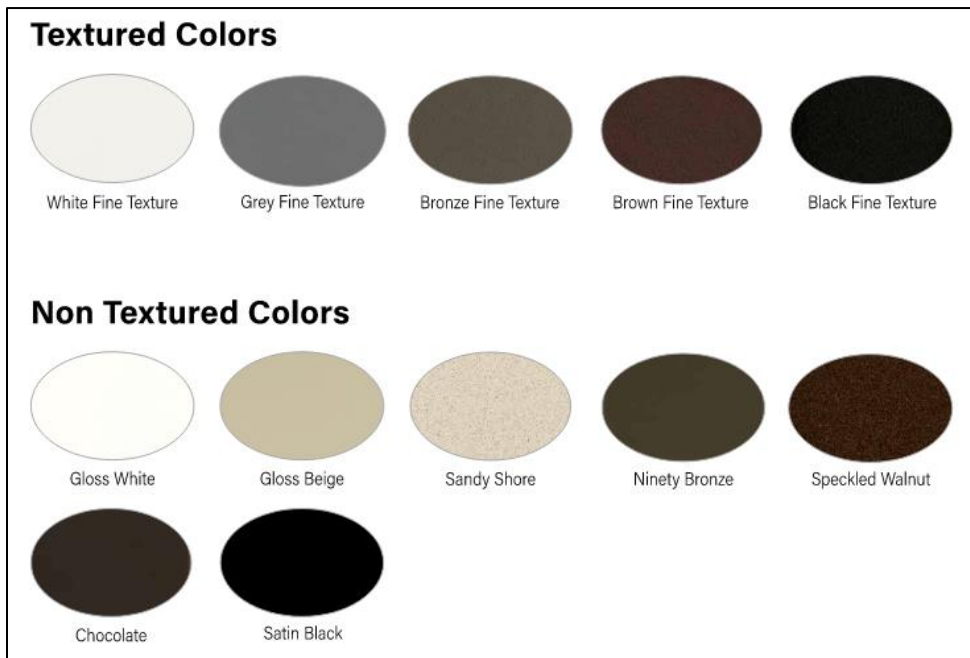


Figure 7: Railing color examples.



Figure 8: Subject property's location.

CASE # (assigned by Staff): _____



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street
Saint Charles, MO 63301
636-949-3222
FAX 636-949-3557

CERTIFICATE OF APPROPRIATENESS APPLICATION

ADDRESS OF SUBJECT PROPERTY: 553 Jefferson St.

BUSINESS NAME (if applicable): Ray Property Investments

APPLICANT: Jesse Ray
(Name)

812 Midpoint Dr. O'Fallon, MO 63366
(Address)

636-346-8753 - precisionplumbers@yahoo.com
(Phone & Email Address)

PROPERTY OWNER: Ray Property Investments
(Name)

812 Midpoint Dr. O'Fallon, MO 63366
(Address)

636-887-4367 - precisionplumbers@yahoo.com
(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

- Commons Preservation District Extended Historic Preservation District
 Frenchtown Preservation District Historic Downtown Preservation District
 South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1910

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

4 unit apartment building currently under renovation to convert to a 5 unit building. Building had a rear two level covered deck and stair that serves as a second means of egress from the upper level apartment units. Original intent in the renovation was to keep the existing and repair in place, however, the rehabilitation of the deck wasn't economically feasible and city building inspectors also requested that it be rebuilt so the stair and railings would comply with current building codes.

PROJECT DESCRIPTION (mark and explain each that may apply):

Rehabilitate or restore: _____

Construct a new structure: _____

Demolish or move structure: _____

Construct a new addition: _____

New sign or awning: _____

Site work (patio, fence, etc.): _____

Other (briefly explain): Retain existing porch roof. Construct new 2 level rear deck & stair in existing location

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

Construct a new 2 level rear deck & stair in existing location. Existing roof covering to remain. New deck will be composite wood decking on treated 2x framing. New 42" high guardrails will be installed at both levels of deck. Proposed product to be black aluminum railing system (Westbury, Tuscan Series). New stairs will be constructed to comply with 2021 IBC codes. Stair from second level of deck will be relocated to outside of the roof footprint due to compliance with code size. Stair will be composite wood treads and solid risers and also have a 42" high guardrail of same style with a 36" handrail. Beneath the deck will be enclosed with lattice in a wood frame to match the previous condition and that of the front porch. The porch roof posts will be replaced and wrapped in trim to be painted white.

APPLICATION SUBMITTAL:

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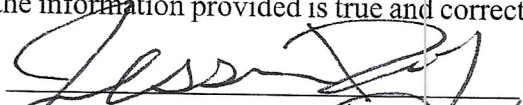
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2. A complete site plan of the property and all structures located on the property, (necessary for all new construction, additions, and site work) including but not limited to:
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 - b. Any existing or proposed building, accessory building, and their locations upon the lot.
 - c. Photos of existing structures.
 - d. Colored elevations of proposed structures or modifications.
3. Samples of all proposed materials (i.e. brick, siding, roofing materials, fencing material, windows, doors, etc.)
4. Proposed colors of any sign or structure (must be from approved color chart if applicable)

* Depending on the specifics of the application, the applicant(s) may be required to submit further information deemed necessary.


I hereby certify that I am the owner in fee or agent authorized to apply for this Certificate of Appropriateness, and that the information provided is true and correct to the best of my knowledge.

Signature of the applicant:



Date: 12/15/25

Signature of the property owner:



Date: 12/15/25

- *Approval of this Certificate of Appropriateness does not authorize the building of a structure. Building Permits are required prior to construction.*

Application Fees:

Exterior Changes & Demolitions:	\$50.00
Site Plan (separate application required):	\$200.00

DIVISION 1 - GENERAL REQUIREMENTS

- THE FOLLOWING DRAWINGS AND NOTES ARE BASED ON 2021 INTERNATIONAL EXISTING BUILDING CODE AND CITY OF ST. CHARLES ORDINANCES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO COMPLETE ALL WORK IN ACCORDANCE W/ ALL APPLICABLE LOCAL, STATE & FEDERAL CODES, ORDINANCES, AND IN ACCORDANCE W/ INDUSTRY STANDARDS. COMPLIANCE W/ THESE NOTES AND DRAWINGS DOES NOT NECESSARILY COVER ALL RESTRICTIONS REQUIRED. BUILDING PERMIT APPROVAL MUST BE OBTAINED BEFORE CONSTRUCTION STARTS.
- PRIOR TO BEGINNING THE WORK, PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THESE DOCUMENTS. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ONLY WRITTEN INTERPRETATIONS OR DOCUMENTED CHANGES FROM THE ARCHITECT ARE BINDING. ARCHITECT WILL NOT BE RESPONSIBLE FOR ORAL INSTRUCTION. CONTRACTOR SHALL VISIT THE SITE AND BE FAMILIAR W/ ALL CONDITIONS AFFECTING THE WORK.
- THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE CONTRACT DOCUMENTS BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXISTING IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT SHE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER ACTIONS ARE NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE CONTRACT DOCUMENTS OR THE ARCHITECT'S WRITTEN RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION. THE ARCHITECT ASSUMES NO RESPONSIBILITIES FOR CONSTRUCTION METHODS OR PROCESSES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING DURING ALL STAGES OF CONSTRUCTION.
- ALL MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WORK SHALL BE BY OTHERS. ANY EQUIPMENT OR FIXTURES WHERE SHOWN ARE FOR REFERENCE ONLY. MEP/FP CONTRACTORS SHALL PROVIDE ALL WORK REQUIRED TO COMPLY WITH APPLICABLE CODES INCLUDING PREPARATION OF ANY PERMIT DRAWINGS REQUIRED BY AUTHORITY HAVING JURISDICTION.
- COPYRIGHT: THESE PLANS ARE THE SOLE AND ABSOLUTE PROPERTY OF THE ARCHITECT. ANY USE, COPYING OR REPRODUCING OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT FROM THE ARCHITECT IS ILLEGAL.

WARRANTY:

CONTRACTOR(S) SHALL WARRANT THE WORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION. SHOULD ANY DEFECTS APPEAR WITHIN THIS PERIOD, THE CONTRACTOR SHALL REMEDY SUCH DEFECTS, AS WELL AS ANY DAMAGE TO THE BUILDING OR ITS CONTENTS CAUSED BY THE DEFECTIVE WORK. DEFECTIVE WORK SHALL BE REMEDIED WITHIN A REASONABLE PERIOD OF TIME, DURING NORMAL WORKING HOURS. DEFECTIVE WORK CORRECTED BY THE CONTRACTOR SHALL BE WARRANTED FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR FROM THE DATE OF OWNER'S ACCEPTANCE OF CONTRACTOR'S CORRECTION.

DIVISION 6 - WOOD AND CARPENTRY

- LUMBER FOR WALL STUDS AND LIGHT FRAMING: NO. 2 OR BETTER SOUTHERN PINE (SP), UNLESS OTHERWISE INDICATED.
- LUMBER FOR STRUCTURAL FLOOR AND CEILING JOISTS, RAFTER FRAMING, AND HEADERS: NO. 2 OR BETTER SOUTHERN PINE (SP) UNLESS OTHERWISE INDICATED, KD15, MAXIMUM MOISTURE CONTENT 15%.
- ENGINEERED LUMBER FOR STRUCTURAL BEAMS AND HEADERS: LAMINATED VENEER WOOD PRODUCTS, WITH THE FOLLOWING MINIMUM PROPERTIES:
 - E = 1,900,000 PSI
 - FB = 2,650 PSI
 - FV = 285 PSI
- PLYWOOD: AMERICAN PLYWOOD ASSOCIATION (APA) RATED PANELS, INSTALLED IN ACCORDANCE WITH APA DESIGN/CONSTRUCTION GUIDE.
- SUBFLOOR: 3/4" THICK, 32/16, EXPOSURE 2, 48" X 96" PANELS. GLUE AND SCREW TO JOISTS, WITH 1/8" GAP BETWEEN PANELS.
- UNDERLAYMENT: 1/4" THICK, EXPOSURE 1, WITH FULLY SANDED FACES. SUBSTITUTE 3/8" THICK UNDERLAYMENT WHERE SUBFLOOR IS UNEVEN AND RIDGES MAY TELEGRAPH THROUGH THINNER MATERIAL.
- CONSTRUCTION ADHESIVE FOR USE WITH PLYWOOD SUBFLOOR SHALL CONFORM TO APA SPECIFICATION AFG-01.
- EXTERIOR TRIM FOR PAINT FINISH: CELLULAR PVC DIMENSIONAL STICK. ALL EXTERIOR TRIM TO BE INSTALLED WITH SMOOTH SIDE EXPOSED TO VIEW. INSTALL ALL TRIM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, INCLUDING TYPE OF FASTENERS. IN LIEU OF PVC TRIM, CONTRACTOR MAY USE FIBER-CEMENT TRIM.
- INTERIOR TRIM:
 - BASEBOARD, CASED OPENINGS, MISC. INTERIOR TRIM: PAINT GRADE POPLAR OR WHITE PINE FOR PAINT FINISH. PROFILES AS SELECTED BY OWNER.
 - WINDOW SILLS AND APRONS: PAINT GRADE POPLAR OR WHITE PINE FOR PAINT FINISH, PROVIDE EASED FRONT EDGE AT WINDOW SILL. APRON PROFILE AS SELECTED BY OWNER.
 - WINDOW AND DOOR CASINGS: PAINT GRADE POPLAR OR WHITE PINE FOR PAINT FINISH. PROFILE AS SELECTED BY OWNER.
- FRAMING CONNECTORS: COMPLY WITH "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS." BY THE NFPA. SIMPSON STRONG TIE, MITEK USP STRUCTURAL CONNECTORS OR APPROVED EQUAL, PROVIDE CONNECTORS COMPLETE WITH REQUIRED NAIL RECOMMENDED BY CONNECTOR MANUFACTURER. ALL FRAMING CONNECTORS EXPOSED TO EXTERIOR CONDITIONS SHALL HAVE 1.85 OZ./SF ZINC COATING EQUAL TO SIMPSON "Z-MAX."
- ALL SILL PLATES AND LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED. PROVIDE PRODUCTS TREATED WITH WATER-BORNE COPPER AZOLE OR COPPER QUATERNARY PRESERVATIVES COMPLYING WITH AWPAC CBA-A.
- FRAME OPENINGS WITH MULTIPLE STUDS AND HEADERS. PROVIDE NAILED HEADER MEMBERS OF THICKNESS RECOMMENDED BY NFPA "MANUAL FOR HOUSE FRAMING."
- FILL ALL OPENINGS IN FLOOR FRAMING WITH MEMBERS OF SAME NOMINAL SIZE AS TYPICAL ADJACENT FRAMING.
- SUPPORT BEAMS, JOISTS AND HEADERS BY DIRECT BEARING OR JOIST HANGERS. TOE NAILING AND END NAILING ARE NOT PERMITTED.
- INSTALL PLYWOOD WITH LONG PANEL DIMENSION ACROSS SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS.
- DISCARD UNITS OF MATERIAL WHICH ARE UNSOUND, WARPED, BOWED, TWISTED, IMPROPERLY TREATED, NOT ADEQUATELY SEASONED, TOO SMALL TO FABRICATE, OR WHICH ARE OF DEFECTIVE MANUFACTURE WITH RESPECT TO SURFACES, SIZES OR PATTERNS.
- INSTALL STANDING AND RUNNING TRIM WITH MINIMUM NUMBER OF JOINTS POSSIBLE. USING FULL-LENGTH PIECES (FROM MAXIMUM LENGTHS OF LUMBER AVAILABLE) TO THE GREATEST EXTENT POSSIBLE. COPE AT RETURNS, MITER AT CORNERS, TO PRODUCE TIGHT-FITTING JOINTS WITH FULL SURFACE CONTACT THROUGHOUT LENGTH OF JOINT. USE SCARF JOINTS FOR END-TO-END JOINTS.
- FIT FINISH CARPENTRY WORK TO ALL OTHER WORK; SCRIBE AND COPE AS REQUIRED FOR ACCURATE FIT.
- COORDINATE LOCATION OF FURRING, NAILERS, BLOCKING, AND SIMILAR SUPPORTS TO ALLOW ATTACHMENT OF OTHER WORK.
- PROVIDE FASTENERS IN ACCORDANCE WITH LATEST ADOPTED EDITION OF APPLICABLE BUILDING CODE. ALL FASTENERS EXPOSED TO EXTERIOR CONDITIONS SHALL BE #304 STAINLESS STEEL OR HOT-DIP GALVANIZED.
- FIREBLOCKING: TOP & BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED. FIREBLOCKING REQUIRED AT ALL SOFFITS DROPPED CEILINGS. FIREBLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. FIREBLOCKING ALSO REQUIRED AROUND VENT, PIPE AND DUCT PENETRATIONS OF CEILING AND FLOORS.
- DRAFTSTOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFTSTOPPED AT MAXIMUM 1000 SF INTERVALS PARALLEL TO MAIN FRAMING MEMBERS.
- HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" INTO REQUIRED STAIRWAY WIDTH. HANDRAILS AT STRAIGHT RUN STAIRS TO BE CONTINUOUS. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION W/ A MINIMUM OF 1 1/4" DIA. BUT NOT MORE THAN 2" DIA. OTHER APPROVED SHAPES CAN BE USED HAVING A MAX. ALLOWABLE HORIZONTAL WIDTH OF 2 1/4". MAXIMUM GRASPABLE PERIMETER DIMENSION OF 6 1/4" AND A MINIMUM 4" GRASPABLE PERIMETER DIMENSION. A GRASPABLE PERIMETER EXCEEDING 6 1/4" SHALL COMPLY W/ SECTION R311.7.7.3. ALL HANDRAIL ENDS SHALL RETURN TO THE WALL OR NEWEL POST.
- GUARDS: PROVIDE MIN. 36" HEIGHT GUARDS ALONG BALCONIES, AREAWAYS, AND OPEN SIDED WALKING SURFACES AND PORCHES WHERE THE DIFFERENCE IN FLOOR LEVEL IS MORE THAN 30" GUARD SHALL NOT HAVE AN ORNAMENTAL PATTERN THAT WOULD PROVIDE A LADDER EFFECT.
- STAIRS: MAXIMUM RISER HEIGHT IS 7 3/4" AND THE MINIMUM TREAD DEPTH (MEASURED HORIZONTALLY FROM THE TREAD NOSE TO TREAD NOSE) IS 10". A 3/4" MIN. TREAD NOSING IS REQUIRED ON STAIRWAYS W/ A SOLID RISER, EXCEPT WHEN THE TREAD DEPTH IS 11". NOSING IS NOT REQUIRED.

DIVISION 8 - DOORS AND WINDOWS

- EXTERIOR DOORS (REPLACEMENT ONLY AS APPLICABLE): PROVIDE TYPE II TEMPERED SAFETY GLAZING. SEE "WOOD AND CARPENTRY" FOR INTERIOR CASING TRIM. DOOR UNIT SHALL BE ENERGY STAR QUALIFIED, WITH MAXIMUM U-VALUE OF 0.34 AND A MAXIMUM SHGC OF 0.40.
- INTERIOR DOORS: WOOD DOORS, IN SOLID WOOD FRAMES, STYLE AS SELECTED BY OWNER. SEE "WOOD AND CARPENTRY" FOR DOOR CASING TRIM.
- DOOR HARDWARE: PROVIDE COMPLETE FINISH HARDWARE REQUIRED FOR OPERATION OF EACH DOOR. HARDWARE STYLE AND FINISH AS SELECTED BY OWNER.
- DRAWINGS SHOW THE DIRECTION OF SWING OR HAND OF EACH DOOR LEAF. FURNISH EACH ITEM OF HARDWARE FOR PROPER INSTALLATION AND OPERATION OF DOOR MOVEMENT SHOWN. PROVIDE OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED, BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
- MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE" BY THE DOOR & HARDWARE INSTITUTE, EXCEPT AS REQUIRED TO COMPLY WITH GOVERNING REGULATIONS. ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR, TO ENSURE PROPER OPERATION.
- WINDOWS: VINYL WINDOWS EQUAL TO ANDERSEN 100 SERIES OR APPROVED EQUAL, IN SIZES AND CONFIGURATIONS SHOWN ON DRAWINGS. PROVIDE INSECT SCREENS AT ALL OPERABLE UNITS. WINDOWS SHALL BE ENERGY STAR QUALIFIED. COMPLETE WINDOW UNITS, INCLUDING GLAZING SHALL PROVIDE MAXIMUM U-VALUE OF 0.35 AND MAXIMUM SHGC OF 0.40. ALL WINDOWS ARE INDIVIDUAL UNITS, UNLESS NOTED ON DRAWINGS AS FACTORY-ASSEMBLED MULTI-WINDOW UNITS.
- GLAZING: LOW-EMISSIVITY (LOW-E) COATED, ARGON GAS FILLED, INSULATING GLASS. PROVIDE TEMPERED GLASS UNITS WHERE INDICATED ON DRAWINGS AND WHERE REQUIRED BY BUILDING CODES. SAFETY GLAZING SHALL BE TYPE II AND LABELED IN ACCORDANCE WITH CPSC 16 CFR PART 1201.
- ALL UNITS TO BE ERECTED IN PREPARED OPENINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION DRAWINGS AND INSTRUCTIONS. FRAMES TO BE SECURELY FASTENED, SET PLUMB AND LEVEL WITHOUT TWISTING, BOWING, OR SPRINGING. ALL UNITS TO BE ADJUSTED TO ENSURE EFFICIENT OPERATION.

DIVISION 9 - FINISHES

GYPSUM DRYWALL

- COMPLY WITH GA 216 "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD."
- INSTALL DRYWALL PANELS SUCH THAT END JOINTS ARE MINIMIZED. LOCATE PANEL JOINTS SO THAT NONE ALIGN WITH EDGES OF OPENINGS. EDGE JOINTS SHALL BE STAGGERED, AND JOINTS ON OPPOSITE SIDES OF A PARTITION SHALL NOT OCCUR ON THE SAME STUD. FASTENER SPACING SHALL BE PER IRC 2015 TABLE R702.3.5.
- INSTALL METAL CORNER BEADS AT ALL EXTERNAL CORNERS BOTH HORIZONTALLY AND VERTICALLY, INCLUDING JAMBS AND HEADS OF OPENINGS. INSTALL TAPEABLE METAL TRIM AT ALL JOINTS WHERE DRYWALL ABUTS ANOTHER FINISH SURFACE.
- APPLY A MINIMUM OF (3) LAYERS OF JOINT COMPOUND, AND AS MANY AS REQUIRED TO ENSURE THAT NO TAPE IS EXPOSED ON FINISHED SURFACE. SAND ALL COMPOUND TO PRODUCE A SMOOTH SURFACE.
- PROVIDE 1/2" CEMENT BOARD FULL HEIGHT TO CEILING IN SHOWER & BATH SURROUNDS, IN LIEU OF GYPSUM BOARD. PROVIDE MOISTURE RESISTANT GYPSUM BOARD TO MINIMUM 48" ABOVE FLOOR BEHIND BATHROOM VANITY AND TOILETS.

CONSTRUCTION CODE LISTING (WITH CITY OF ST. CHARLES AMMENDMENTS):
 2021 INTERNATIONAL EXISTING BUILDING CODE - PRESCRIPTIVE COMPLIANCE METHOD
 2021 INTERNATIONAL BUILDING CODE
 2020 NATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL FUEL-GAS CODE

CODE SUMMARY

RESIDENTIAL GROUP R-2

R-2 REQUIRED TO BE SPRINKLERED PER NFPA 13R (DESIGN BY OTHERS)

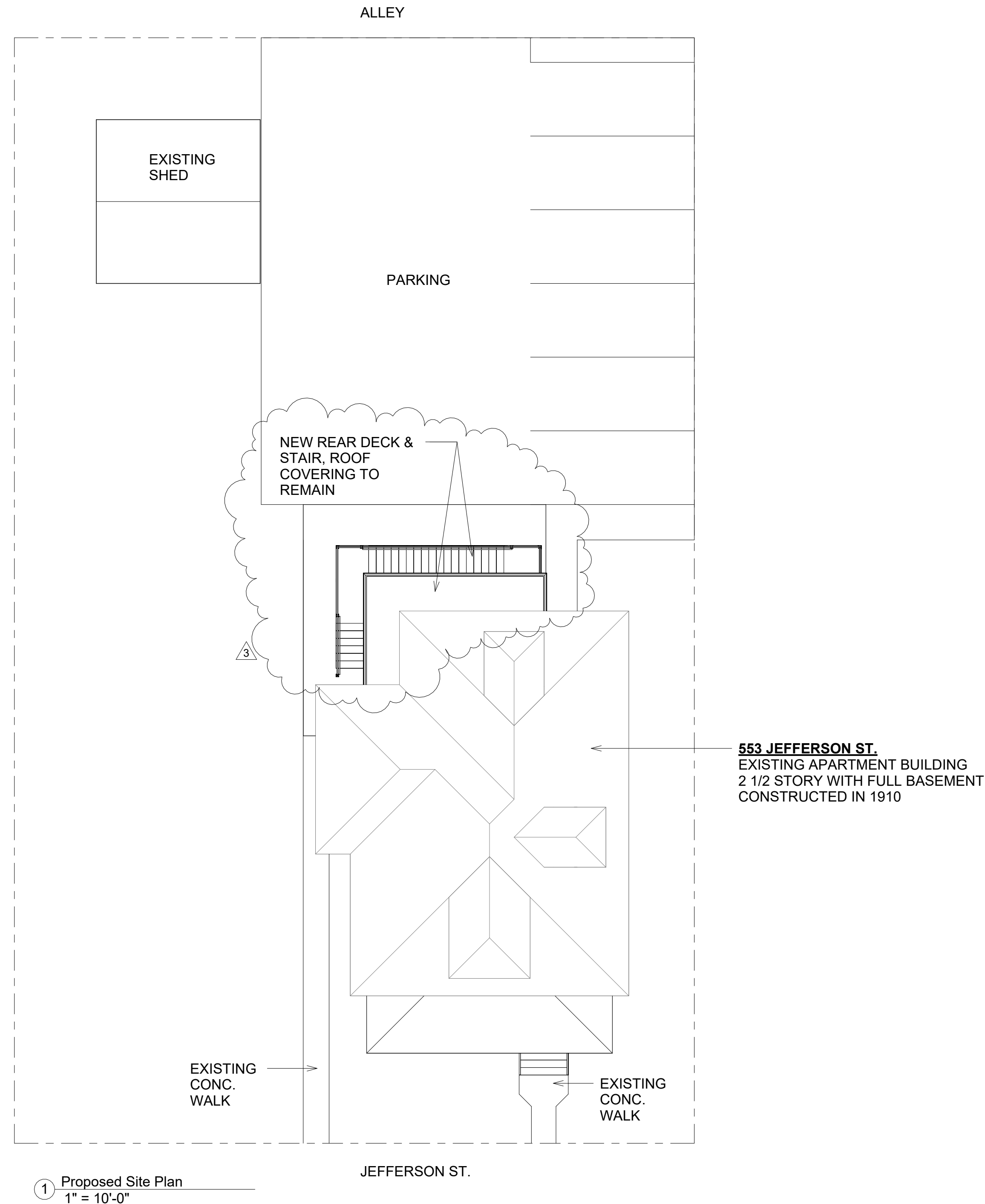
WALLS SEPARATING DWELLING UNITS RATED 1 HOUR

HORIZONTAL SEPARATION (LEVEL TO LEVEL) OF DWELLING UNITS IN THE SAME BUILDING RATED 1 HOUR

SCOPE OF WORK: EXISTING 4 UNIT APARTMENT BUILDING. FULL INTERIOR RENOVATION TO CONVERT TO 5 UNIT APARTMENT BUILDING. ADDITIONAL LIVING SPACE ADDED IN EXISTING BASEMENT & EXISTING ATTIC. EXTERIOR WORK LIMITED TO MINOR REPAIRS AND ADDITION OF EGRESS WINDOWS FOR BASEMENT & ATTIC.

ZONING: CBD - CENTRAL BUSINESS DISTRICT
 CURRENT USE: MULTI-FAMILY APARTMENT - 4 UNITS
 PROPOSED USE: MULTI-FAMILY APARTMENT - 5 UNITS

REQUIRED PARKING PER ZONING - WAIVED FOR EXISTING BUILDINGS, APPROVED USES



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St. Charles, MO 63301

636-578-9973

www.littlehillsarchitecture.com

Little Hills Architecture, LLC
 Missouri Certificate of Authority:
 2021039798



Michelle A. Beucke
5.3.24

Architect COA: Michelle Beucke MO A-2009008313

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Apartment Renovation

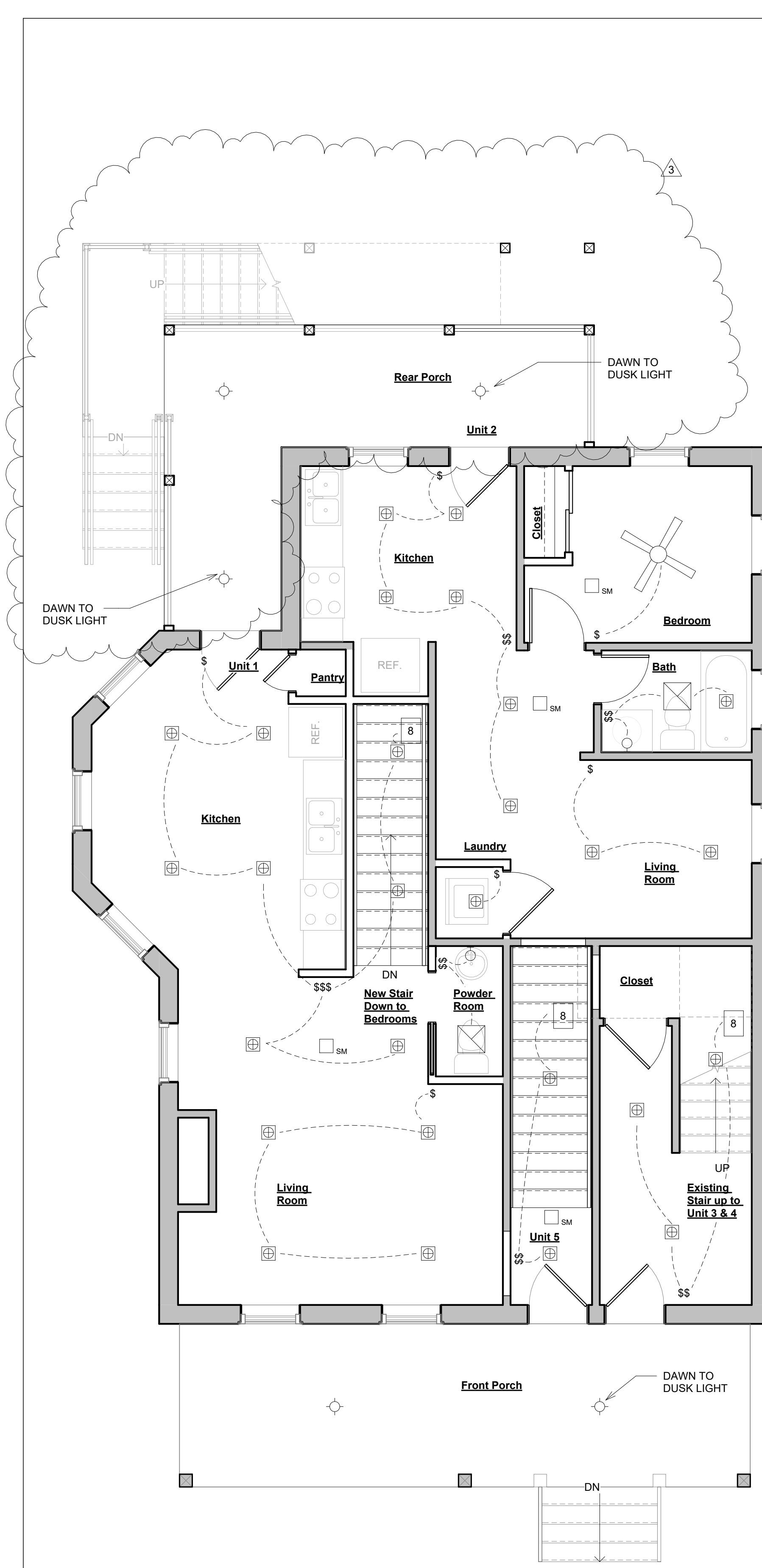
553 Jefferson St.
St. Charles, MO 63301

Project Name & Address:

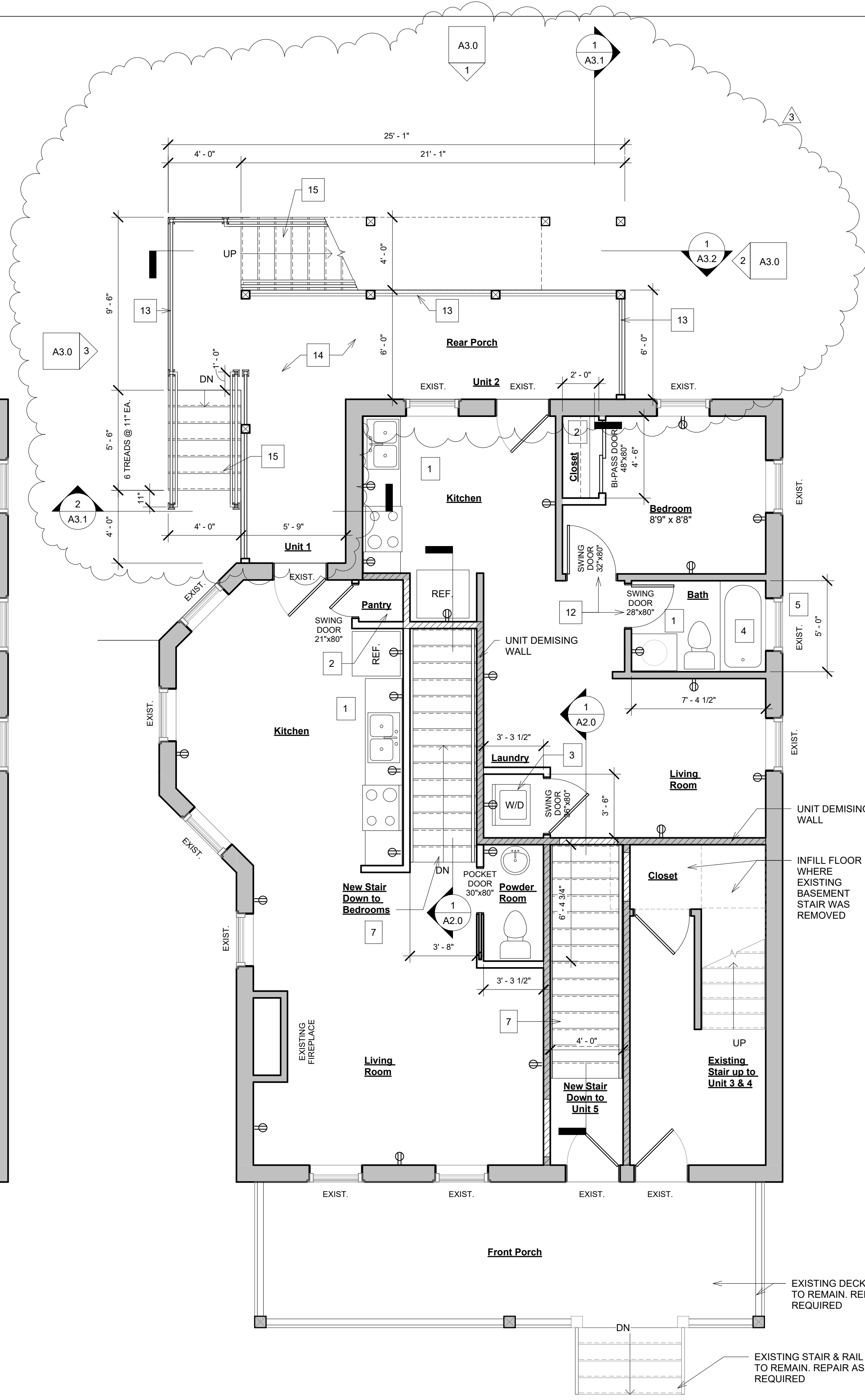
Project Number: 24-019

NO.	DESCRIPTION	DATE
1	PERMIT REVIEW RESPONSE	6.14.24
2	CONSTRUCTION REV.	4.24.25
3	REAR DECK & STAIR REPLACEMENT	12.12.25

Sheet Title:	Sheet Number:
Site Plan & General Info	A0.0
Issue Date:	5/3/2024



2 First Floor - Ceiling Plan
1/4" = 1'-0"



1 First Floor - Floor Plan
1/4" = 1'-0"

GENERAL NOTES - NEW CONSTRUCTION

- A. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND INFORM ARCHITECT OF MAJOR DISCREPANCIES PRIOR TO START OF WORK.
- B. BUILDING REQUIRED TO BE SPRINKLERED - NFPA 13R SYSTEM PERMITTED. SPRINKLER DESIGN BY OTHERS
- C. ALL EXISTING WALLS SHOWN AS DARK GRAY. ALL NEW WALLS SHOWN AS WHITE. ALL CEILINGS AND EXISTING WALLS TO REMAIN TO BE PATCHED WHERE EXISTING WALLS HAVE BEEN REMOVED. PROVIDE A SMOOTH, FLUSH FINISH.
- D. NEW DEMISING WALLS BETWEEN UNITS TO BE 1 HOUR RATED AND CONSTRUCTED PER UL ASSEMBLY U305 - 1 LAYER 5/8" TYPE 'X' GWB ON BOTH SIDES 2x4 WOOD STUDS AT 16" O.C. NEW WALLS WITHIN DWELLING UNIT TO BE 1/2" GWB ON BOTH SIDES OF 2x4 WOOD STUDS @ 16" O.C.
- E. PROVIDE WATER RESISTANT GYP. BOARD FOR ENCLOSURE OF SHOWER AND AT ANY LOCATION WHERE CERAMIC TILE OR OTHER NON-ABSORBENT FINISH MATERIALS MAY BE APPLIED. BATH OR SHOWER ENCLOSURES SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE FLOOR.
- F. EXTERIOR WALLS AT BASEMENT TO BE FURRED WITH 2x4 STUDS @ 16" O.C. - R-13 BATT INSULATION MIN. BETWEEN STUDS AND 1/2" GWB FINISH.
- G. ALL EXTERIOR WINDOWS & DOORS TO REMAIN UNLESS NOTED OTHERWISE.
- H. ALL APPLIANCES, PLUMBING FIXTURES, CASEWORK & COUNTERTOPS, FINISHES, AND LIGHT FIXTURES AS SELECTED BY OWNER.
- I. LIGHTING FIXTURES, SWITCHES, & RECEPTACLE LOCATIONS SHOWN FOR SCHEMATIC PURPOSES ONLY. ELECTRICAL DESIGN BY OTHERS.
- J. ALL CIRCUITS TO BE ARC FAULT PROTECTED WITH EXCEPTION OF BATHROOMS AS REQUIRED BY CODE.
- K. GFCI OUTLETS REQUIRED AT ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS & DISHWASHERS AND WITHIN 6 FT OF ANY SINK.
- L. SMOKE ALARMS TO BE AC POWERED WITH BATTERY BACK UP AND INTERCONNECTED TO OTHER REQUIRED SMOKE ALARMS WITHIN THE DWELLING UNIT. COMBINATION CO2 DETECTION REQUIRED IF COMBUSTIBLE APPLIANCES ARE USED.
- M. FLOOR CEILING ASSEMBLY TO BE PER UL ASSEMBLY L569. ALL CEILINGS REQUIRED TO BE OPENED FOR INSTALLATION OF NEW CONSTRUCTION ITEMS BETWEEN LEVELS 1 & 2 MUST BE REPAIRED/REPLACED WITH 5/8" TYPE 'C' OR TYPE 'X' DRYWALL TO MAINTAIN 1 HOUR FIRE SEPARATION BETWEEN UNITS.
- N. UNDERSIDE OF STAIRS TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GWB.

KEYED NOTES - FLOOR PLANS

- 1. NEW CASEWORK & COUNTERTOPS AS SELECTED BY OWNER. CONTRACTOR INSTALLED/FURNISHED.
- 2. CLOSET SHELVING AS SELECTED BY OWNER. CONTRACTOR FURNISHED/INSTALLED.
- 3. STACKED WASHER/DRYER - ELECTRIC. NEW WATER SUPPLY & DRAIN. DRYER VENT TO EXTERIOR.
- 4. VERIFY FRAMING DIMENSIONS WITH SHOWER/TUB UNIT SELECTED.
- 5. APPLY SAFETY FILM TO EXISTING WINDOW TO ACHIEVE TEMPERED GLASS EQUIVALENT.
- 6. NEW EGRESS WINDOW AND WINDOW WELL. SILL OF WINDOW SHALL BE NOT GREATER THAN 44" ABOVE FINISHED FLOOR. AREA WELL MIN. 36"x36" IN SIZE. FIXED LADDER OR STEPS REQUIRED IF WELL IS DEEPER THAN 44" - VERIFY IN FIELD.
- 7. NEW STAIR & HANDRAIL. STAIR TO BE SOLID TREADS & RISERS ON 2X12 CUT STAIR STRINGERS @ 12" O.C. MAX. RISER HEIGHT 7.34"; MIN. TREAD DEPTH 10". MIN. STAIR WIDTH 36". PROVIDE GRASPABLE HANDRAIL (OUTSIDE DIA. NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2") MIN. ONE SIDE OF STAIR. HANDRAIL TO BE MOUNTED MIN. 34" & MAX. 38" TO TOP OF RAIL. HANDRAIL NEED ONLY EXTEND FROM TOP RISER TO BOTTOM RISER. RETURN HANDRAIL TO WALL.
- 8. PROVIDE SWITCH CONTROL FOR LIGHT AT TOP AND BOTTOM OF STAIR.
- 9. 20 MIN. RATED FIRE DOOR, SELF CLOSING.
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MECHANICAL & ELECTRICAL LEGEND

- CEILING FAN
- UTILITY LIGHT
- LED "CAN" LIGHT
- WALL SCONCE
- PENDANT
- SWITCH
- RECEPTACLE
- SMOKE DETECTOR
- BATH EXHAUST FAN, MIN. 50 CFM. VENT TO EXTERIOR



Architect COA: Michelle Beucke MO A-2009008313

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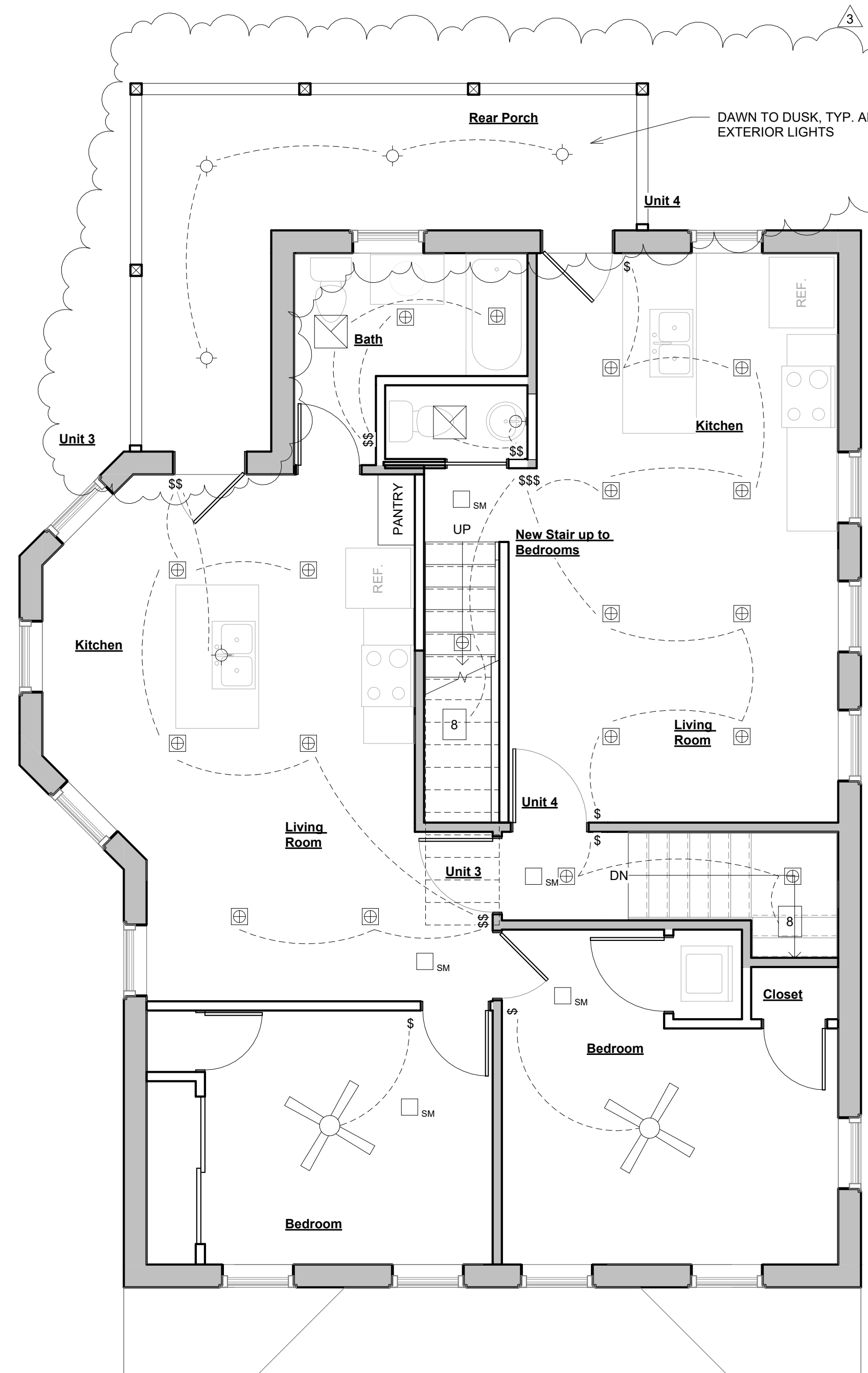
Apartment Renovation

553 Jefferson St.
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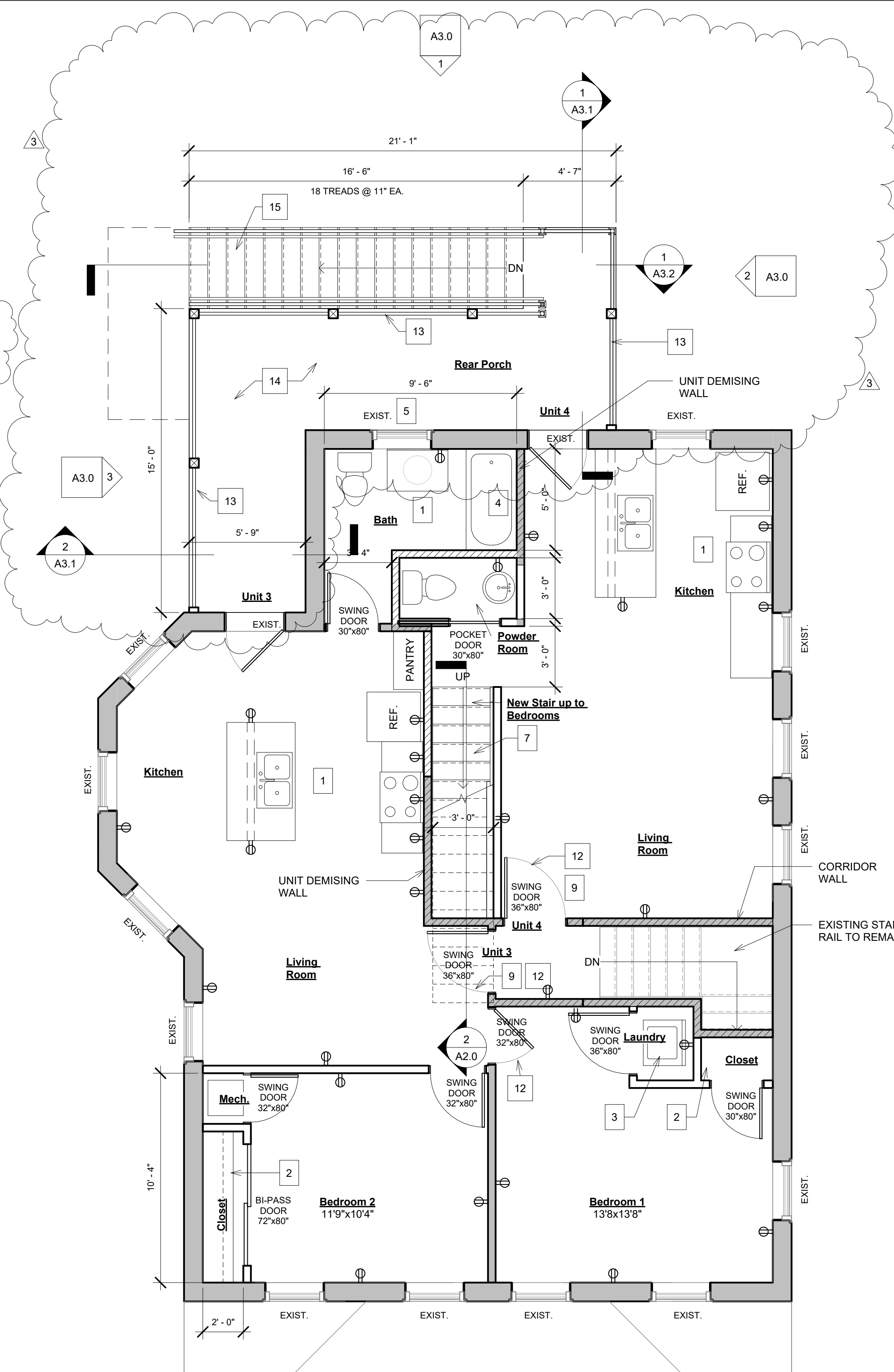
Project Name & Address:

Project Number: 24-019

NO.	DESCRIPTION	DATE
1	PERMIT REVIEW RESPONSE	6.14.24
2	CONSTRUCTION REV.	4.24.25
3	REAR DECK & STAIR REPLACEMENT	12.12.25



2 Second Floor - Ceiling Plan
1/4" = 1'-0"



1 Second Floor - Floor Plan
1/4" = 1'-0"

GENERAL NOTES - NEW CONSTRUCTION

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Apartment Renovation

553 Jefferson St.
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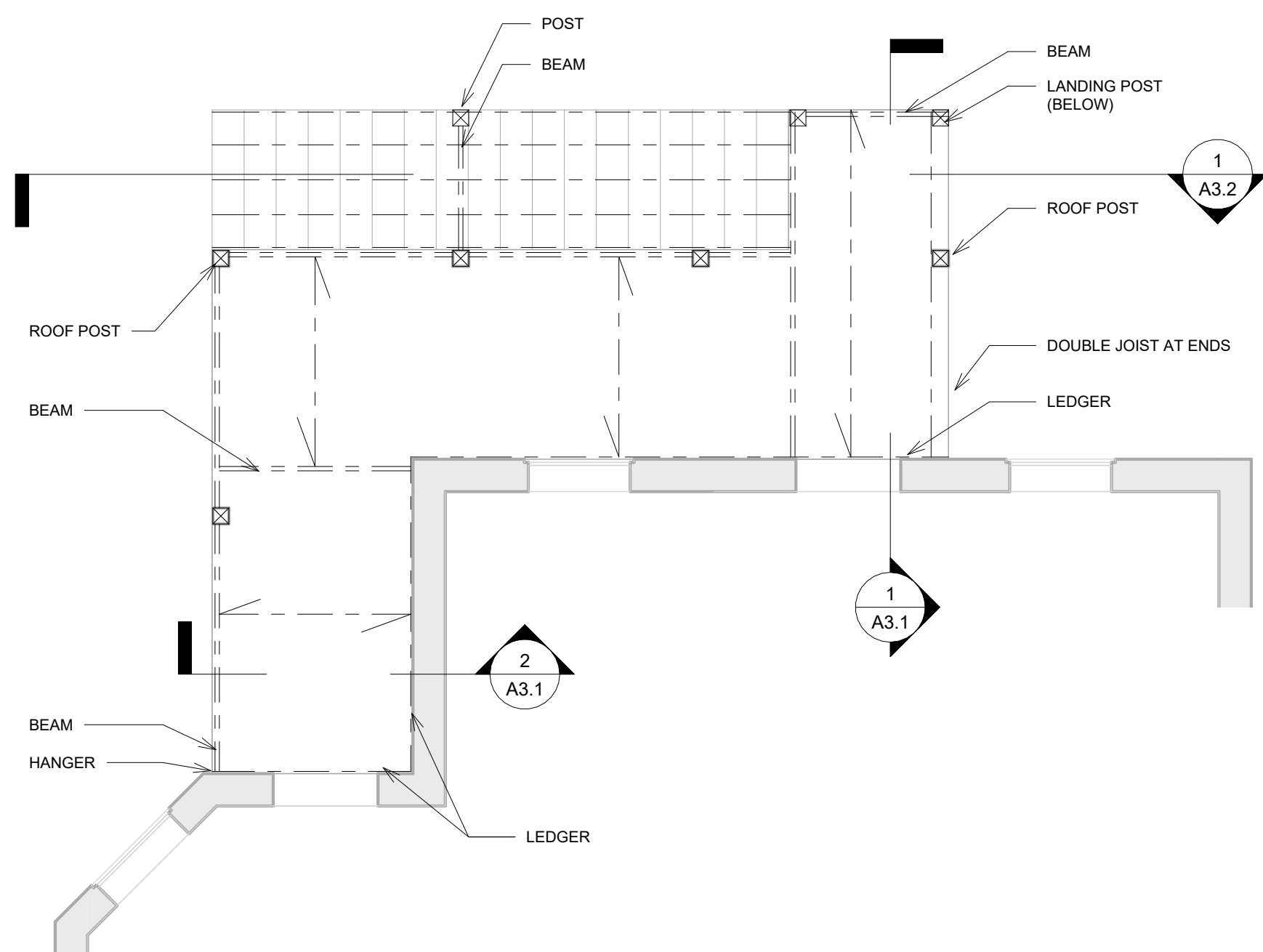
NO.	DESCRIPTION	DATE
1	PERMIT REVIEW RESPONSE	6.14.24
2	CONSTRUCTION REV.	4.24.25
3	REAR DECK & STAIR REPLACEMENT	12.12.25

Sheet Title:	Sheet Number:
Second Floor Plans	A1.2
Issue Date:	
5/3/2024	

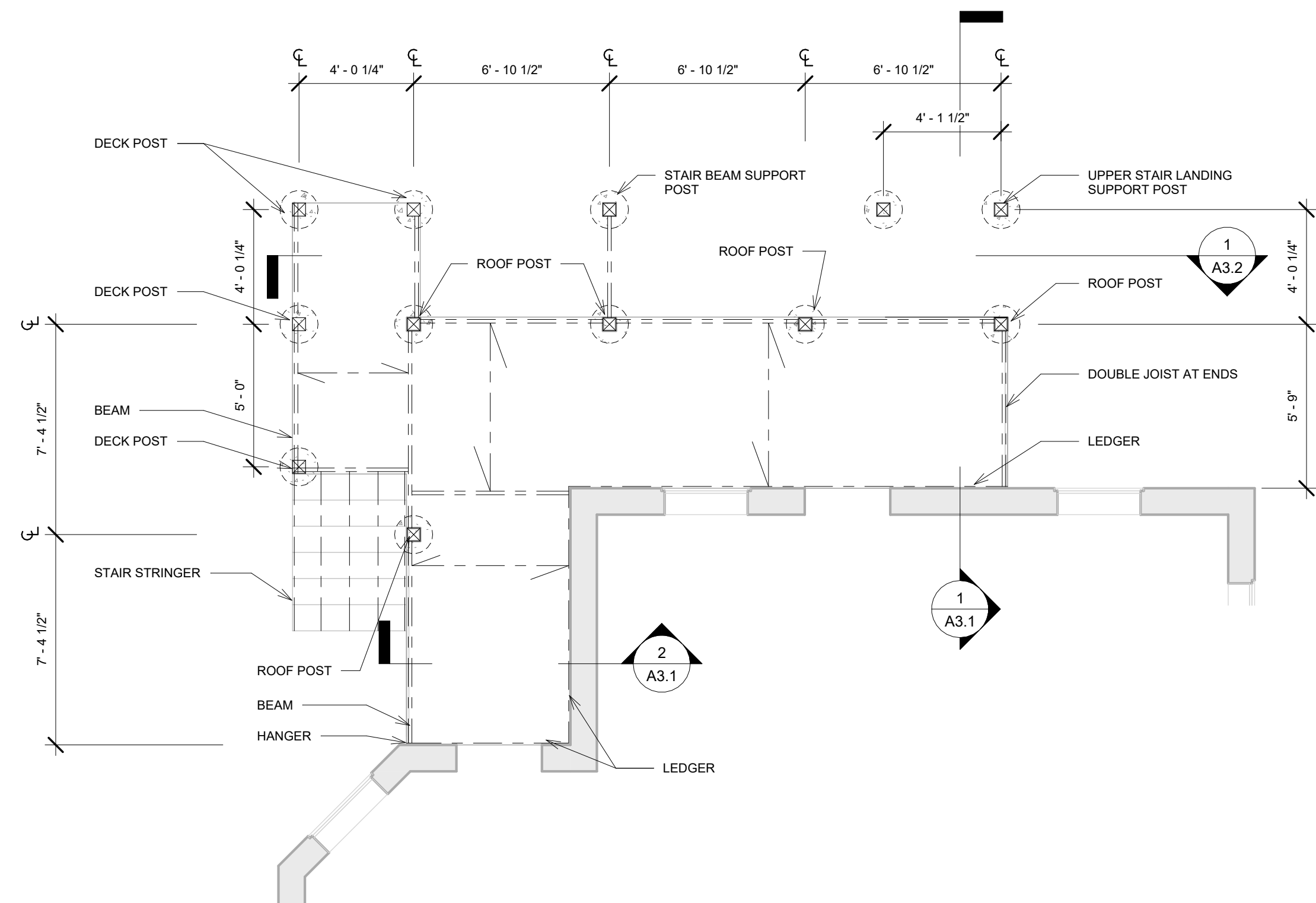


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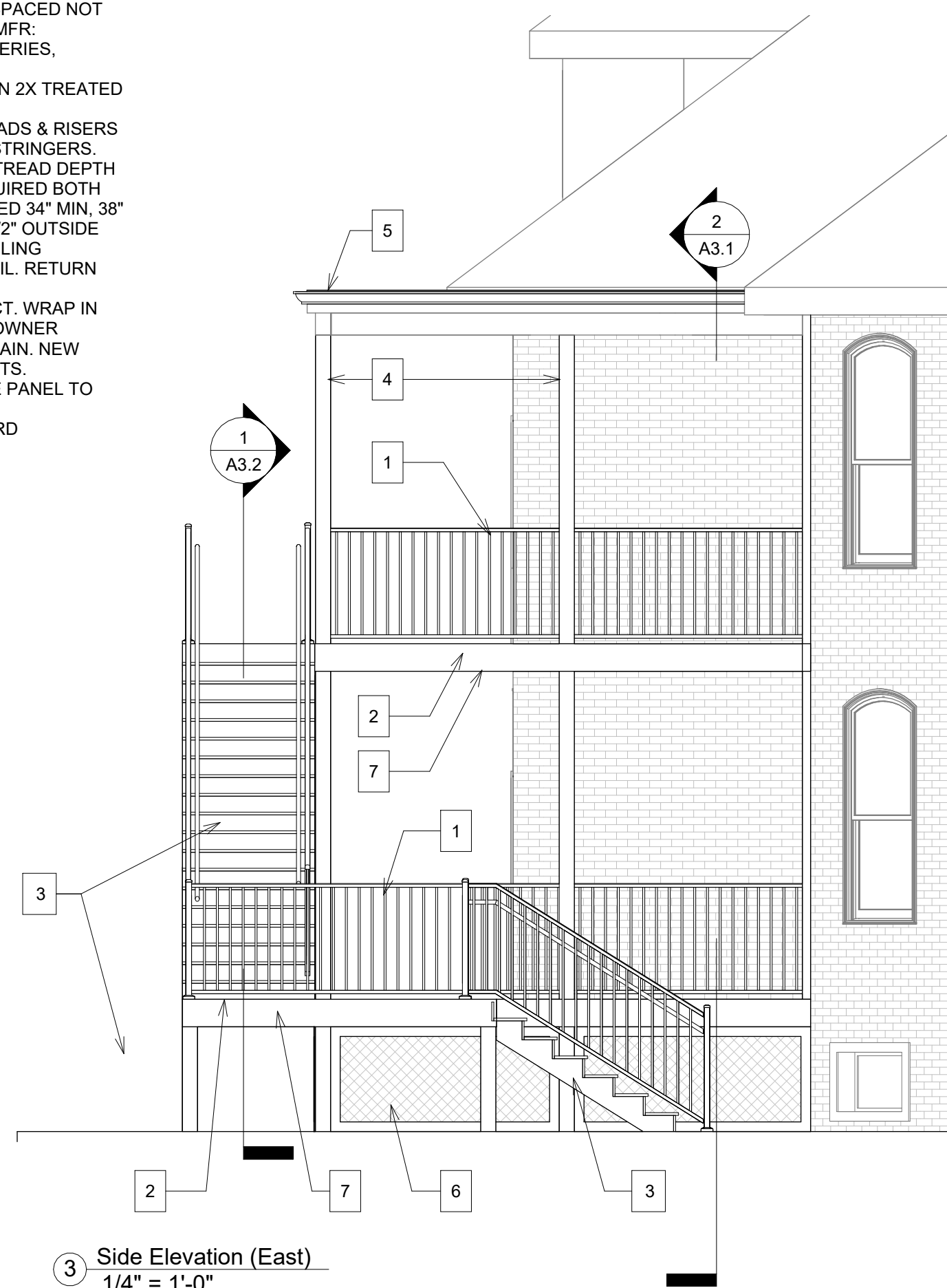
5 Deck Framing - Second Floor
1/4" = 1'-0"



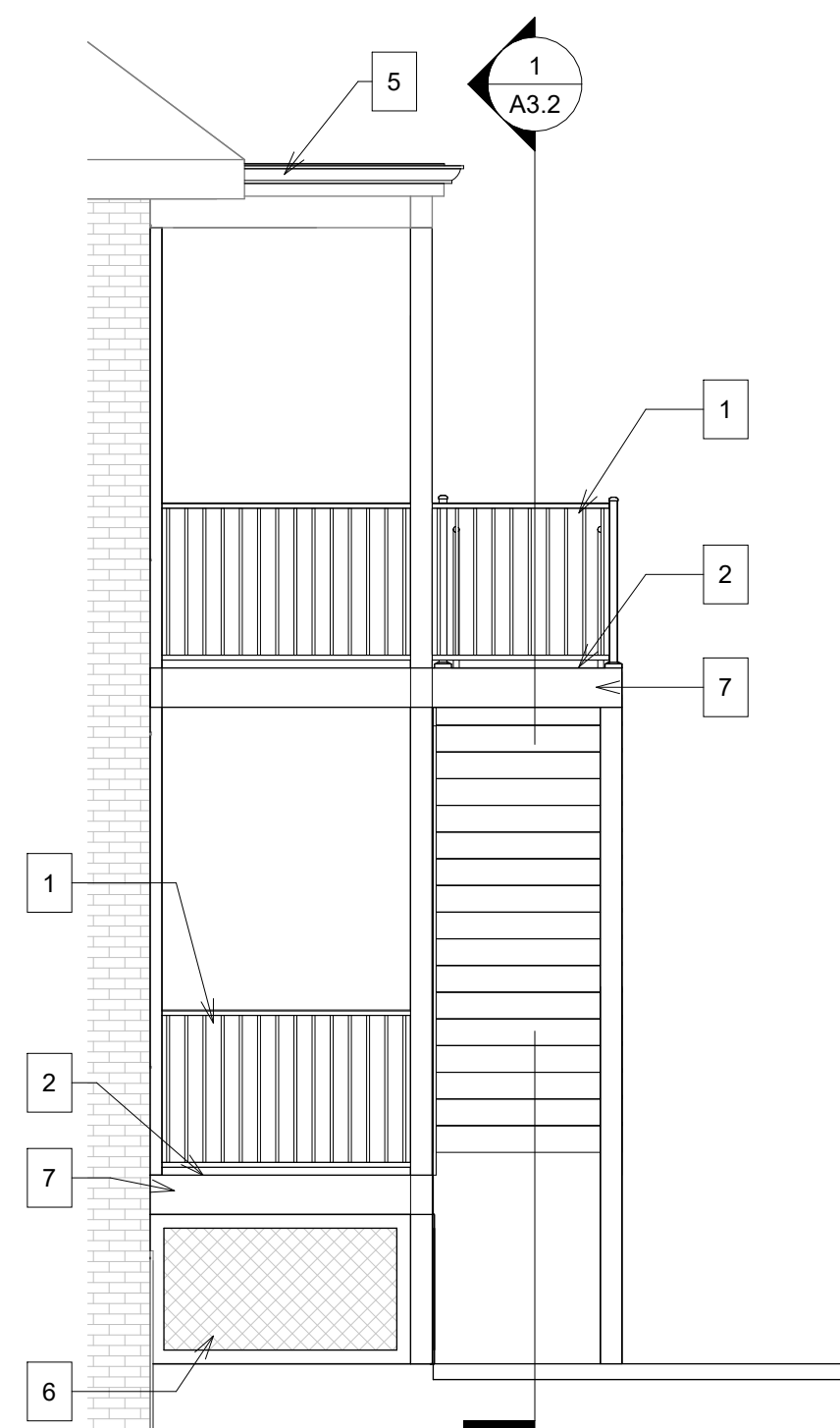
4 Deck Framing & Foundation - First Floor
1/4" = 1'-0"

KEYED NOTES - ELEVATIONS

1. 42" ALUMINUM GUARDRAIL WITH VERTICAL BALUSTERS SPACED NOT GREATER THAN 4" O.C. MFR: WESTBURY, TUSCANY SERIES, COLOR: BLACK
2. COMPOSITE DECKING ON 2X TREATED FRAMING
3. COMPOSITE WOOD TREADS & RISERS ON TREATED 2X STAIR STRINGERS. RISER HEIGHT 7" MAX., TREAD DEPTH 11" MIN. HANDRAIL REQUIRED BOTH SIDES OF STAIR MOUNTED 34" MIN., 38" MAX. ABOVE TREAD, 1 1/2" OUTSIDE DIA. ALUMINUM PIPE RAILING MOUNTED TO GUARDRAIL. RETURN ENDS TO POST.
4. ROOF POST. SEE STRUCT. WRAP IN TRIM AS SELECTED BY OWNER
5. EXISTING ROOF TO REMAIN. NEW GUTTERS & DOWNSPOUTS.
6. WOOD FRAMED LATTICE PANEL TO ENCLOSE BELOW DECK
7. COMPOSITE SKIRT BOARD



3 Side Elevation (East)
1/4" = 1'-0"



2 Side Elevation (West)
1/4" = 1'-0"



1 Rear Elevation (South)
1/4" = 1'-0"

Project Name & Address:

Apartment Renovation
553 Jefferson St.
St. Charles, MO 63301

Project Number: 24-019

NO.	DESCRIPTION	DATE
1	PERMIT REVIEW RESPONSE	6.14.24
2	CONSTRUCTION REV.	4.24.25
3	REAR DECK & STAIR REPLACEMENT	12.12.25

Sheet Title:
**Rear Deck Framing Plans,
Elevations**

Sheet Number:
A3.0

Issue Date:
5/3/2024

ALUMINUM COLORS



Westbury® Aluminum Railing is available in 12 standard AAMA 2604 colors to compliment your project; from satin colors to textured colors.

Custom colors and AAMA 2605 colors are available by special order.

Colors shown are a close approximation of the true color. Please consult actual samples for accurate powder coating colors.

Textured Colors



White Fine Texture



Grey Fine Texture



Bronze Fine Texture



Brown Fine Texture



Black Fine Texture

Non Textured Colors



Gloss White



Gloss Beige



Sandy Shore



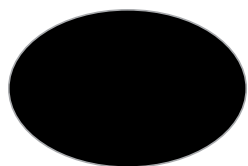
Ninety Bronze



Speckled Walnut



Chocolate



Satin Black



TUSCANY

BALUSTER RAILING





Classic and elegant, Tuscan Aluminum Railing enhances any outdoor space with smooth lines and a durable, powder-coated finish. Its timeless design blends beauty and functionality for lasting appeal.



Tuscany (C10)
3/4" x 3/4" Square Baluster



Tuscany (C101)
3/4" Round Baluster

BOXED KITS

Tuscany C10 and C101

Boxed Kits Include:

Rails, Balusters, Mounts (4), and Installation Instructions.

One Railing Support is also included with all 7' - 8' Straight Sections



ASSEMBLED SECTIONS

Tuscany C10

Assembled Sections Include:

Assembled Section (Compatible with Assembled Posts - See page 27) and Installation Instructions.

One Railing Support is also included with all 7' - 8' Straight Sections.



Sections are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.

Options



3' x 3' Welded Corner



Special Order Radius Sections



Juliette Balcony Section



AGENDA ITEM #6C

**STAFF REPORT
FRONT PORCH & ADA LIFT
908-912 JEFFERSON STREET
CASE NO. EC-2026-3**

BY TAYLOR MOORE

APPLICANT: Tina Meier
Megan Meier Foundation
910 Jefferson Street
St. Charles, MO 63301

OWNER: Same

ADDRESS/LOCATION: 908-912 Jefferson Street

ZONING: O-I—Office Institution District
EHP—Extended Historic Preservation District

USE: Offices—The Megan Meier Foundation

MEETING DATE: January 26, 2026

BACKGROUND

Located in the Extended Historic Preservation District, the subject property is the one-story, brick Colonial Revival structure at 908-912 Jefferson Street. The building was constructed circa 1890 and is considered a contributing resource to the Midtown Neighborhood Historic District. The applicant is requesting permission to fence in the rear parking area for security purposes. The proposed fence is to be 4' in height and a black aluminum material. A site plan, fence examples, and photographs of the property accompany this report.

APPLICABLE DESIGN GUIDELINES

SECTION 400.340: “EPD” EXTENDED HISTORIC PRESERVATION DISTRICT

- A. Purposes. The purposes of the “EHP” Extended Historic Preservation District are to preserve historic buildings which contribute or will contribute to the heritage of the City or the State and to preserve existing neighborhood architecture by protecting the buildings and their surroundings from obviously incongruous development or uses or land.
- C. *Architectural Review for Properties Constructed During or Prior to 1945.* No person shall alter the exterior appearance of any building without first obtaining a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board (HLPARB). In reviewing applications for a Certificate of Appropriateness, guidelines established in Section 400.1270 shall be used.

REVIEW DESIGN GUIDELINES FOR THE EXTENDED HISTORIC DISTRICT

Section 5.1 ARCHITECTURAL DESIGN GUIDELINES

3. Building Design

- c. Materials
 - (1) Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - (2) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
 - (3) Materials shall be of durable quality.
- e. Colors shall be harmonious and shall use only compatible accents.
- 7. Maintenance-Planning and Design Factors
 - a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
 - b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.
- 8. Factors for Evaluation
 - a. Conformance to ordinances and the Appearance Code.
 - e. Attractiveness
 - f. Material selection
 - g. Harmony and compatibility
 - i. Maintenance aspects.

STAFF RECOMMENDATION

Due to the property being located on a corner lot, the fence is subject to the review by the Landmarks Board. The intent of the fence addition is to improve safety and protect the well-being of the organization's staff, clients, parents/guardians, and all visitors to the facility. The materials of the proposed fence are appropriate for the district, and will complement the corner property. Additionally, during review Staff became aware there is no trash enclosure on the property as required by Code. The applicant has been made aware of this requirement and is in the process of receiving bids for the project.

The site plan features two motorized gates, one which leads to 10th Street and one that leads to the rear alleyway. While the proposed fence is located at the intersection of the alley and North 10th Street, the applicable corner visibility requirements pertain to intersections of public streets. Furthermore, the proposed fence height and open material design will maintain adequate sight visibility for vehicles exiting the alley on to 10th Street. Therefore, Staff recommends approval of the new fence, subject to the condition below:

- 1. A trash enclosure will need to be constructed to screen the dumpster.

Recommended Motion:

Motion to approve the installation of a fence around the rear parking area at 908-912 Jefferson Street, subject to the condition recommended by Staff.



Figure 1: Subject property seen from Jefferson Street.

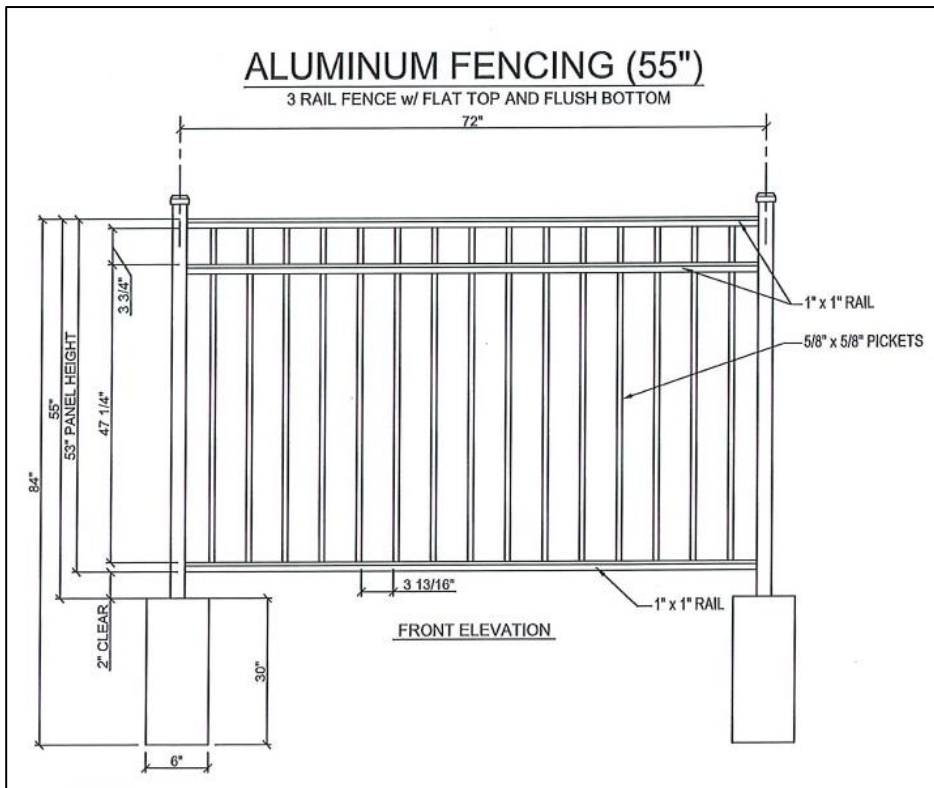


Figure 2: Proposed fence example.

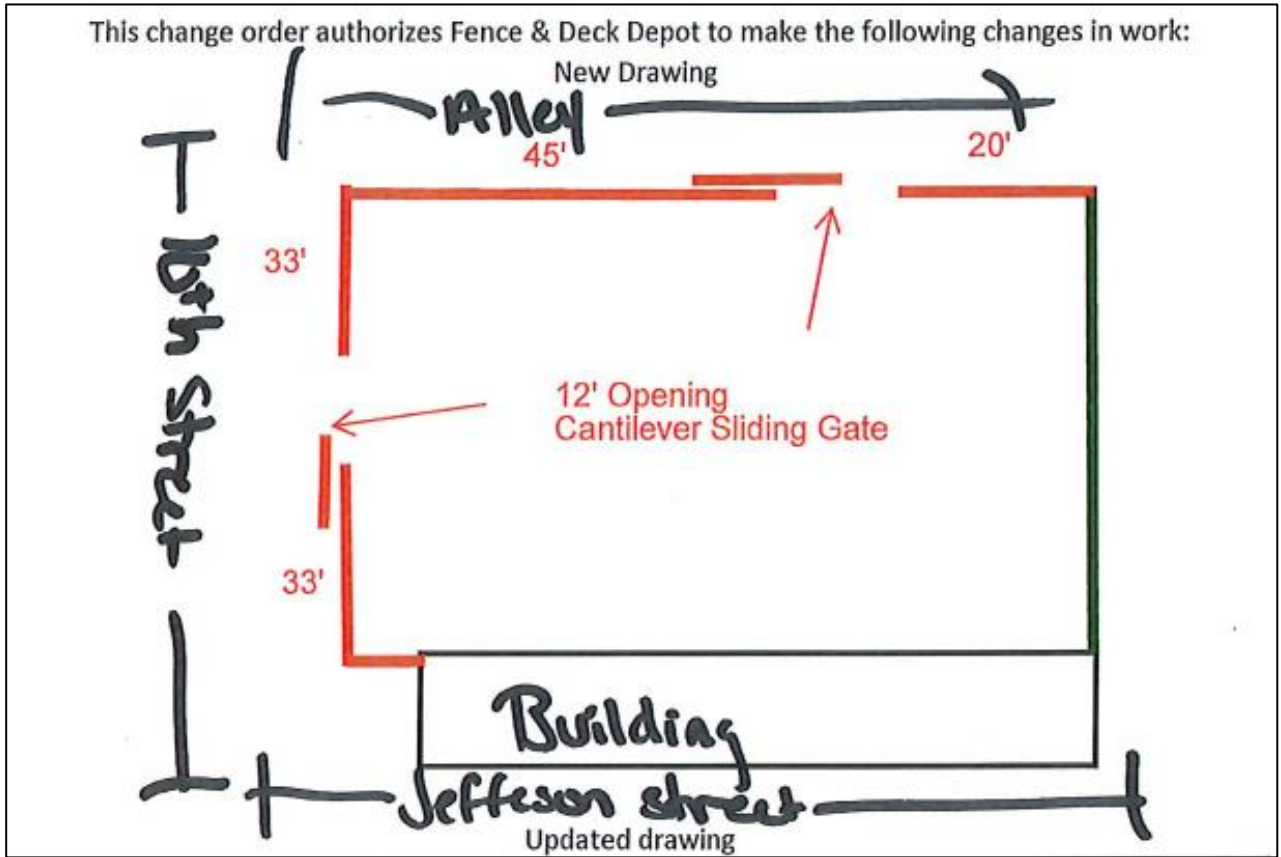


Figure 3: Proposed site plan for new fence.



Figure 4: Subject rear lot.

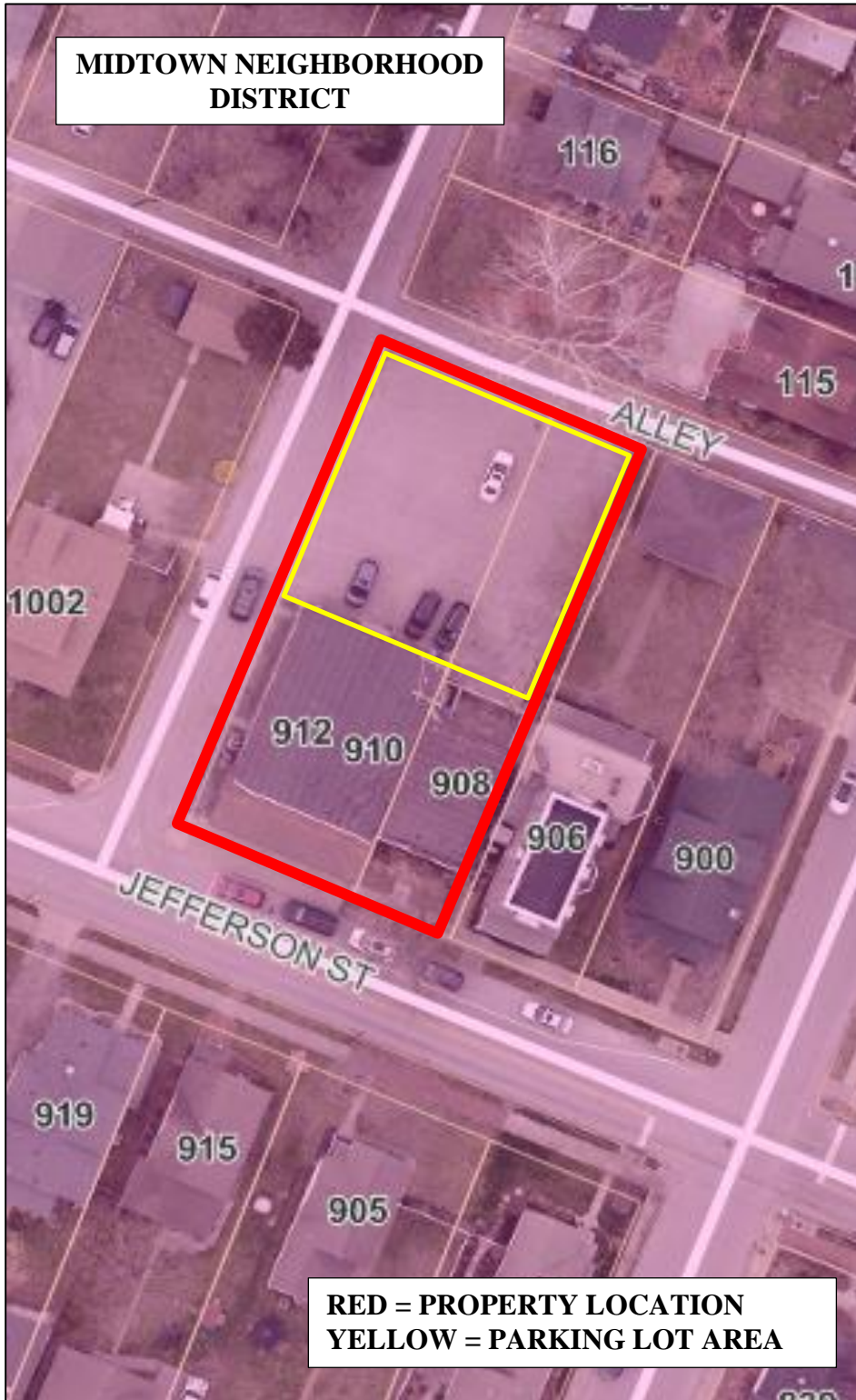


Figure 4: Subject property location.



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street
 Saint Charles, MO 63301
 Phone: 636-949-3222
 Fax: 636-949-3557

FENCE PERMIT APPLICATION

DOCUMENTS REQUIRED	
<u>Residential</u> Completed Application Two (2) sets of plans Site plan and fence specification Drawing/Picture of proposed fence	<u>Commercial</u> Completed Application Two (2) sets of plans Site plan and fence specification Planning & Zoning Approval

APPLICATION# (assigned by Staff): 2025-642 TODAY'S DATE: 12/8/2025

- ❖ Fences over 6 FT tall require a building permit form instead of a fence permit.
- ❖ Fences constructed within a City-designated Historic District must receive approval from the Landmarks Board prior to the permit being released.
- ❖ **NOTE:** Some Subdivision Homeowners Associations (HOAs) regulate the placement of fences and types of fencing material. In such circumstances, the applicant is responsible for obtaining HOA approval.

PROJECT ADDRESS: 908,910,912 Jefferson Street _____

CONTRACTOR: (Required to have a valid City of St. Charles Building Specialist License)

____ Fence & Deck Depot _____
 (Company Name)

____ 1202 Paragon Dr O'Fallon, IL 62269 618-235-1190 fddinstallation@fencedepotco.com _____
 (Address/Phone/Email)

PROPERTY OWNER:

____ Christina Meier Megan Meier Foundation _____
 (Name)

____ 910 Jefferson Street St Charles, MO 63301 636-757-3501 tina@meganmeierfoundation.org _____
 (Address/Phone/Email)

Height of Fence	Color of Fence	Type of Fence
4.5'	Black	Essence 2-55

I certify that I am the owner in fee or agent authorized to apply for this permit and that all information submitted is true and correct, to the best of my knowledge.

SIGNATURE OF APPLICANT: [Signature] DATE: 12/8/2025

APPROVED BY:	DATE:



, Megan Meier Foundation

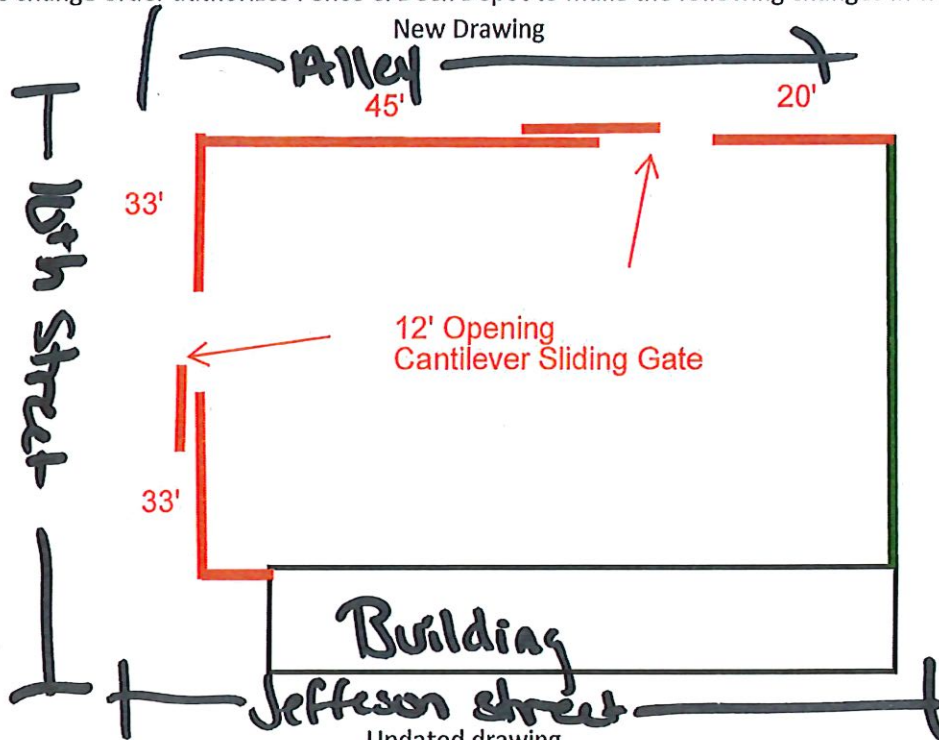
Date: 12/4/2025

WORK ORDER CHANGE 1

Megan Meier Foundation
912 Jefferson St Saint Charles, MO 63301

Original Contract Amount:	<u>19,552.84</u>
Change Amount:	<u>N/A</u>
New Contract Amount:	<u>19,552.84</u>

This change order authorizes Fence & Deck Depot to make the following changes in work:



Updated Address to 912

This is an addendum to the original agreement, all original terms are still valid.

1432 South Dr, St Charles MO 63303 Office 636-441-7374 Fax 636-723-5550
513 N Eatherton Rd, Chesterfield, MO 63005 Office 636-272-8989
1202 Paragon, O'Fallon, IL Office 618-235-1190 Fax 618-622-9684

December 04, 2025

July 22, 1970

Tina Meier

December 05, 2025

Brandon Rowbottom

Fence & Deck Depot

1432 South Drive
St. Charles, MO 63303
All remittance to corporate office



Quality • Service • Trust • Integrity
1202 Paragon Dr
O'Fallon, IL 62269



Megan Meier Foundation

www.fencedepotco.com
FDDInstallation@fencedepotco.com

Bill to: Megan Meier Foundation (636) 757-3501

Attention: Tina
Billing Address: 910 Jefferson St Saint Charles, MO 63301
Job Site Address: 910 Jefferson St Saint Charles, MO 63301
tina@meganmeierfoundation.org

Qty:	Type:	Height	Style
136	FDD-Alum	4.5'	Essence 2-55
1	Fence-Extra	Misc	Core Drill, First hole
26	Fence-Extra	Misc	Core Drill, Each additional hole
2			12' opening manual cantilever gate

Please note, there is an additional 3.5% convenience fee applied to all credit card transactions.

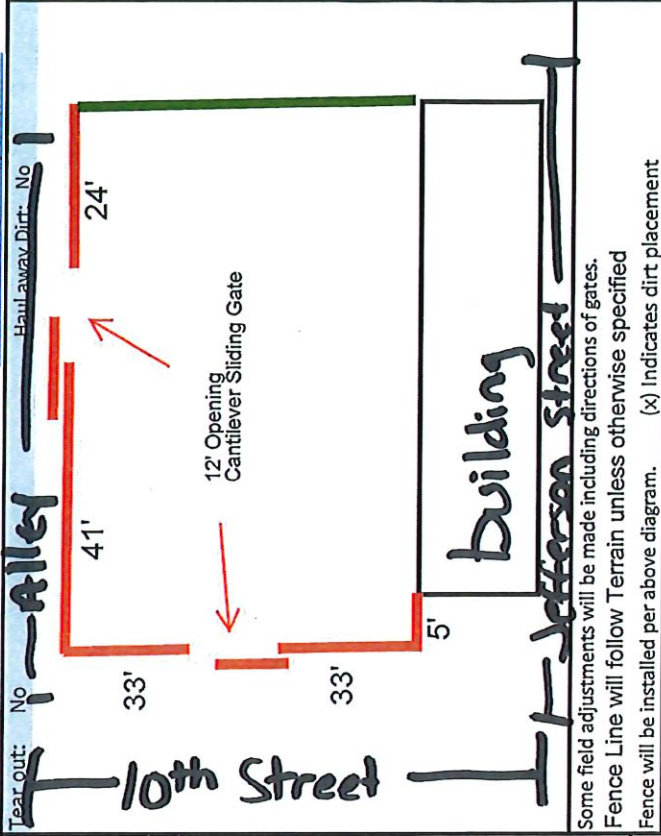
Footage #1	136	Footage #2	
Total		\$19,552.84	Includes all discounts

Aluminum - F&DD: Essence 2-55
 Color: Black
 Rails: 3 Rail
 Spacing: 3.8" (FDD, Colonial)
 Picket top / cap: Flush Top
 Posts: 2"
 Post Caps: Flat Top
 Gate Hinge: True Close
 Gate Latch: Lokk Latch Single

This order form, along with the Terms and Conditions contained hereof which are incorporated by reference as if fully set forth herein (collectively, the "Agreement") contains the full understanding of the parties. The undersigned ("Customer") agrees and acknowledges that he/she has read the Agreement and understands no other agreements, warranties, promises (verbal or otherwise) are binding on the parties. Subject to and contingent upon the Fence & Deck Depot Terms and Conditions contained herein, Customer agrees to be bound by the Agreement and contracts to have the materials, services and labor contained herein supplied and installed at the price quoted above. **AGREED AND ACCEPTED**
November 25, 2025

Purchaser:
 Co-Purchaser:
 Fence & Deck Depot Consultant
 Brandon Rowbottom (636)-744-5075 browbottom@fencedepotc
 Brandon Rowbottom
 November 20 2025

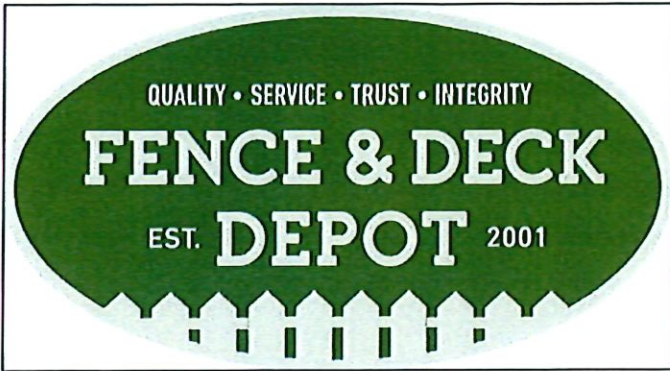
Estimate Created 11/25/2025
 Estimate Valid for 30 Days
 * See attached for contract Conditions*
 All gates are subject to a final safe design
 Gate Sizes & Fence Heights subject to manufacturer nominal sizing



\$6518 Check Deposit

Customer is responsible for all permits and HOA approvals

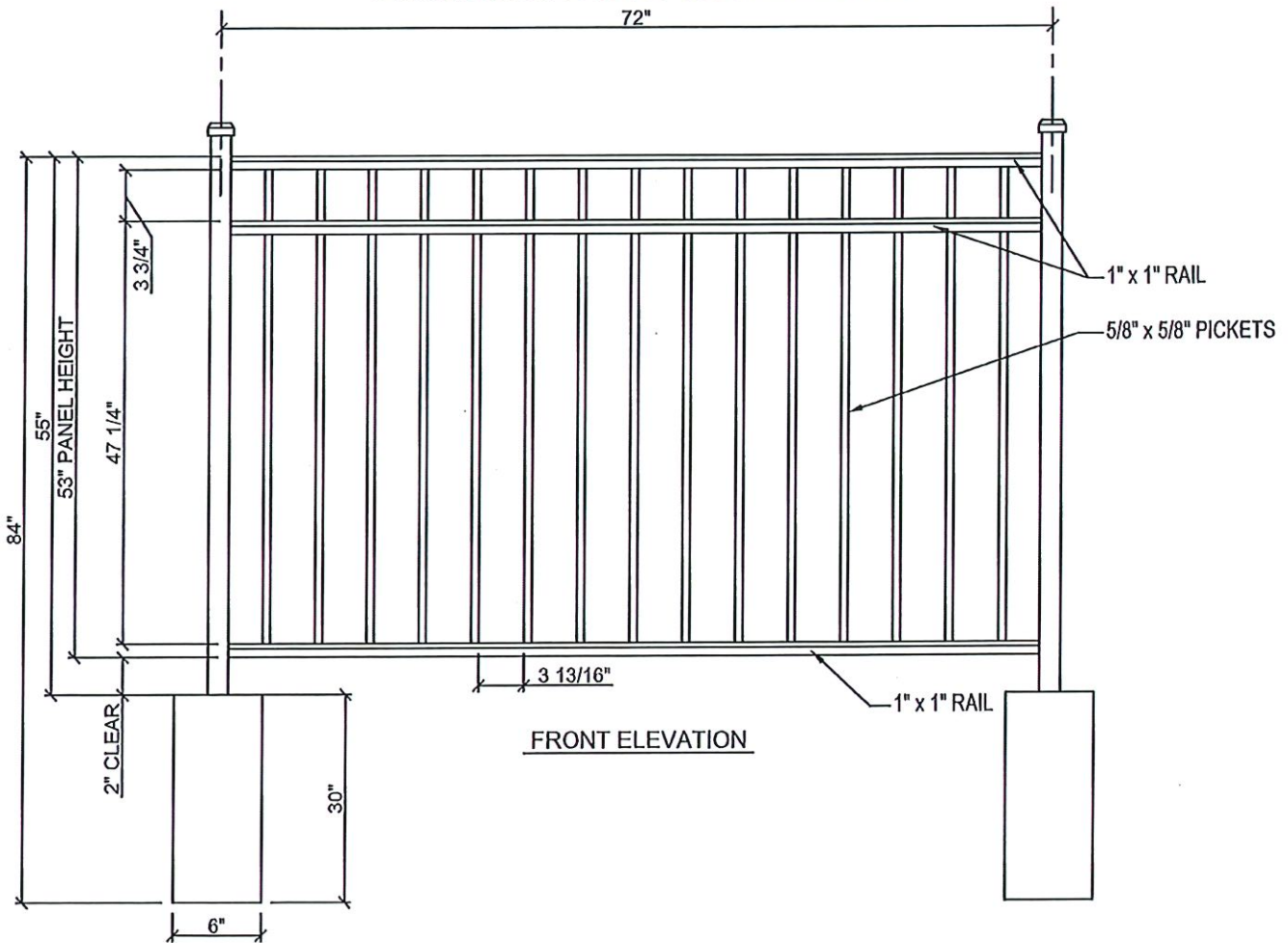
Balance Due at day of installation/completion.
 Customer to be present for final walk through with crew.



FENCE & DECK DEPOT
 www.fencedepotco.com
 (636)441-7374
 (618)235-1190

ALUMINUM FENCING (55")

3 RAIL FENCE w/ FLAT TOP AND FLUSH BOTTOM



FRONT ELEVATION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ADD SET SCREWS TO ALL TOP RAILS.

* HOLE MAY HAVE TO BE DEEPER IN CERTAIN MUNICIPALITIES.



AGENDA ITEM #6D

STAFF REPORT
NEW SINGLE FAMILY DWELLING
1203 SOUTH MAIN STREET
CASE NO. SP-2026-2

BY TAYLOR MOORE

APPLICANT: Leslie Duncan
1224 South Main Street
St. Charles, MO 63301

OWNER: Katy Main Associates, LLC
1224 South Main Street
St. Charles, MO 63301

ADDRESS/LOCATION: 1203 South Main Street

ZONING: HCD—Historic Commercial District
LMPD—Landmarks Preservation District

USE: Single Family Residential

MEETING DATE: January 26, 2026

BACKGROUND

Located in the Landmarks Preservation District, the subject property is 1203 South Main Street. Currently the property features a 1½ -story, framed, Craftsman Bungalow styled house with a partial walk-out basement. At the November 17, 2025 Landmarks Board meeting the existing dwelling was deemed non-historically significant and therefore approved for removal. The applicant is now requesting approval to construct a new two-story single-family dwelling on the property. Accompanying this application is a site plan, renderings and elevations of the proposed new construction.

New Dwelling Design & Materials:

The new single-family dwelling is proposed to have influences of a Victorian Second Empire style home. Some noteworthy architectural features include a mansard roof with projecting dormer windows, brackets beneath the eaves, and bay windows. The primary façade includes an offset entry porch with columns and a raised stoop accessed from the driveway. The stoop is to be clad in a red brick veneer that will closely match the Waterworks Condos across the street. Exterior wall materials predominately include a light green/gray fiber cement 4” lap siding and ivory trim around doorways and windows. Roofing for the mansard roof will be an architectural asphalt shingle in a varied gray color tone. All windows will be a black composite or aluminum clad wood material with a mixture of both double-hung and casement designs. Other notable details include a rear screened porch and a lower-level two-car garage and walkout basement.



Figure 1: Rendering of front elevation of the proposed dwelling.

Exterior Lighting:

The light fixtures on the proposed dwelling are depicted as wall-mounted gooseneck sconces. The plans show two sconces above the garage entrance, one above the walk-out basement entrance, and one over the rear door. All exterior lighting is designed to be downward-directed and shielded, limiting glare and any spillover onto adjacent properties or the public right-of-way.

Site Plan:

The proposed new dwelling is to be located on a steeply sloped lot, and its footprint is positioned to respond to the existing grade while maintaining required separation from all property lines. The proposed front yard setback exceeds the minimum 10' requirement, with the dwelling set back over 24' from South Main Street, allowing space for a driveway. Side yard setbacks are shown to vary with 11' 6" being the closest on the north side and 5' the closest on the south, both of which meet the applicable zoning standards. Likewise, the rear yard setback exceeds the required 30' setback, providing space for a patio, lawn area, and screened porch. Vehicle access is provided via a driveway leading to the lower-level garage and a surface parking pad, as well as a three-space parking area located off the existing rear alley. Overall, the building placement, access, and site features are configured to comply with zoning requirements while accommodating the site's topography and functional residential needs.

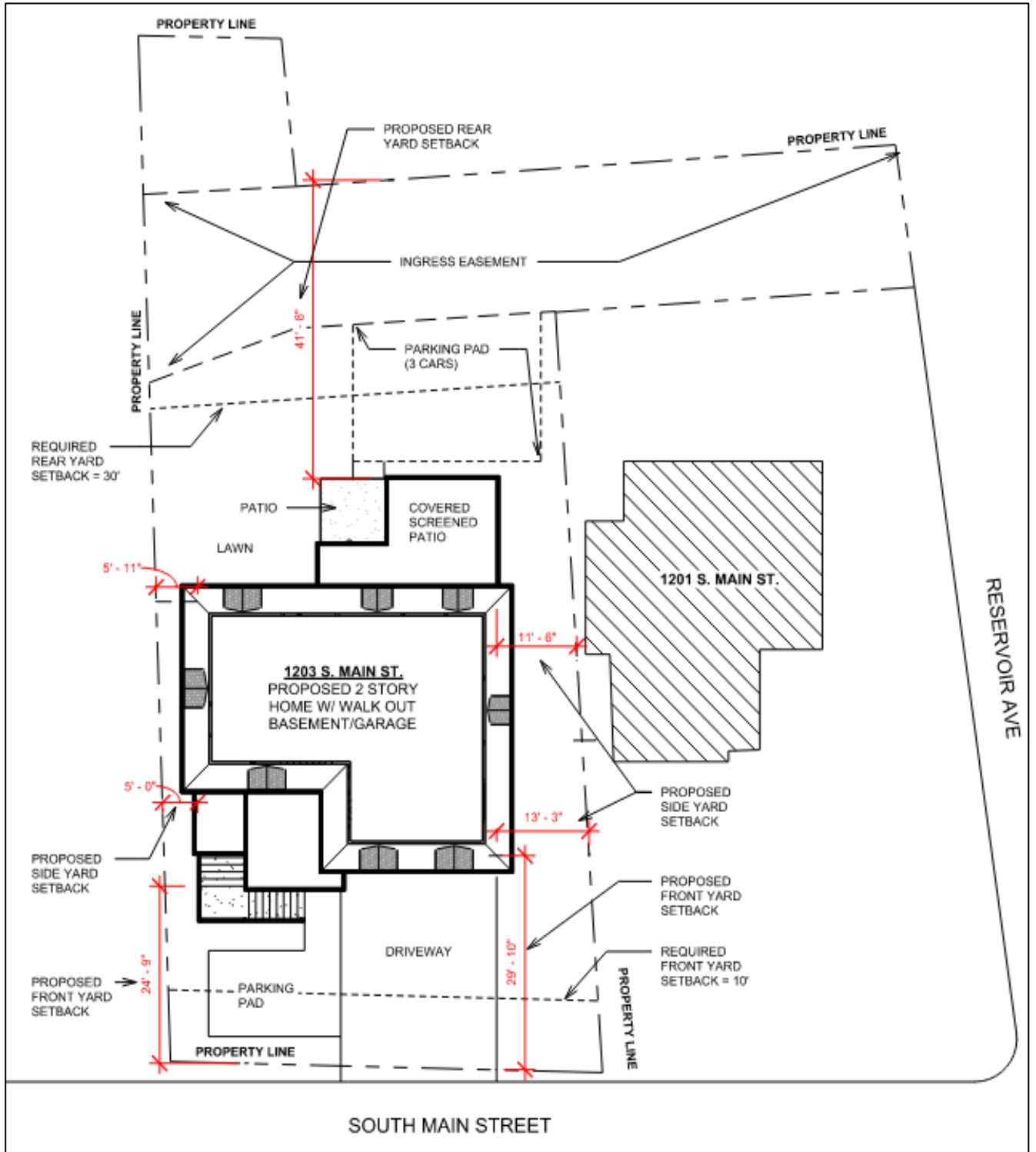


Figure 2: Site plan for proposed new single-family dwelling.

APPLICABLE DESIGN GUIDELINES

SECTION 400.330: "SMPD" SOUTH MAIN PRESERVATION DISTRICT

C. Special Building and Occupancy Permit.

1. No person shall be permitted to build, erect, construct, alter, destroy or remove buildings or structures, or in any way change the outward appearance of any building or structure in the South Main Preservation District without having obtained a certificate of appropriateness from the Historic Landmarks Preservation and Architectural Review Board. The painting of buildings does not require a Certificate of Appropriateness when colors listed on the approved color chart are utilized.

Architectural Design Guidelines for the South Main Street Historic District

Chapter IV: Guidelines for New Construction and Alterations to Non-Contributing Structures.

Site Planning & Site Features

- 6.1 With a new primary building, create a similar relationship of the structure to its site and the street.
 - a. Orient a new building parallel to the lot lines, maintaining the traditional pattern of the District.
- 6.2 On a previously undeveloped site, align a new structure at the sidewalk edge.
- 6.3 Orient a primary entrance towards the street.
- 6.6 Shield security and site lighting so as not to be noticeable from the street.
- 6.7 Minimize the unpleasant visual appearance of service areas.
 - a. New structures which require service areas, due to code compliance for example, should place them at the rear of the structure out of sight from public ways.
 - b. Service areas which must be to the side of the structure should be appropriately shielded so as not to distract from the character of the District.

Building Form, Mass and Scale:

- 6.13 A new buildings shall appear similar in scale to historic structures found traditionally in the area.
 - a. A building shall have a simple rectangular mass as its primary form.
 - b. Break up the mass of a larger structure into a grouping of "modules," each of which is within scale with buildings seen traditionally.
- 6.14 A new building shall appear similar in height to those seen traditionally in the District.
- 6.15 Employ floor-to-floor heights which appear similar to those seen historically.

Roofs:

- 6.18 Use a roof form similar to that used historically.
 - a. The roof angle must be similar to that used historically.
 - b. Maintain the perceived line and orientation of the roof to the street.
 - c. Incorporate historic features such as brackets, cornices, parapets, bargeboards and gable-end shingles.
- 6.22 The roof must appear to be in the same manner as that of historic structures.
 - a. Use materials similar to those used historically. Low profile asphalt shingles. For example, are appropriate in place of wood shingles.
 - b. Maintain a similar color. Gray, black and brown are typical of many historic roof materials. Consider the neighborhood context for color.

Architectural Details:

- 6.25 Architectural features that provide visual interest to pedestrians are encouraged.

- 6.26 Maintain the alignment of horizontal elements along the block, including building cornices.
- a. This alignment occurs because many of the buildings are similar in height.
 - b. Window sills, moldings and cornices are among those elements that may be seen to align.
 - c. These elements shall align, wherever possible, to similar elements on adjacent historic properties.
 - e. In the context of Federal-influenced buildings, roof lines, align balconies and windows with neighboring Federal era structures.
- 6.27 A literal imitation of historic features is permitted.
- a. Use only materials and details similar in character to those employed historically on similar buildings.

Materials:

- 6.29 Materials shall appear similar in character to those used historically.
- a. Using materials that are the same those employed historically is preferred.
 - b. Substitute materials may be used for individual building elements, but shall not be used for the primary building material. For instance, brick must be similar in size to that used historically.
 - c. New materials must have demonstrated durability in this setting.
 - d. Materials must be used in a manner similar to that used traditionally.

Street Facades:

- 6.31 Incorporate the following character-defining elements of the street façade in all new, Federal-influenced structures.
- a. Use 6/6 double-hung windows with operable shutters.
 - b. Galleries may be considered.
 - c. For primary entrances, use a single wide door with transom and sidelights.

Doors and Entries:

- 6.35 Clearly identify the primary entrance into the building.
- 6.36 A new door shall reflect the properties of historic doors found in the District.

Windows:

- 6.38 A window shall be similar in character to those of historic buildings in the District.
- 6.39 A window with vertical emphasis is encouraged.
- 6.40 Use materials that appear similar to those seen historically.
- 6.42 A window shall be simple in shape.

Balconies and Galleries:

- 6.43 Balconies and galleries, as part of new structures, shall be similar to those seen traditionally in form and detail.
- 6.44 Balconies or galleries shall be compatible with the primary structure.
- 6.45 Balconies or galleries shall remain subordinate to the primary structure.

STAFF RECOMMENDATION:

The subject property is located along South Main Street within the Landmarks Preservation District (LMPD), which contains a mix of new infill construction, mid-20th century development, and vacant parcels. The proposed new single-family dwelling, designed in a traditional architectural style, will seamlessly fit into the existing mixed historic context of the district. The structure is proposed to be terraced into the hillside, with the lower-level partially below grade and upper-stories stepping up the slope, minimizing the visual mass from the street

and responding to the existing grade changes. This design compliments the structure being replaced by incorporating similar functions into the new construction.

Overall, the design balances traditional architectural elements with modern residential functionality. The end result being a visually pleasing and historical-context sensitive new infill construction. Therefore, Staff recommends approval of the new single-family dwelling, as submitted.

Recommended Motions:

Motion to approve the construction of a new single-family dwelling at 1203 South Main Street, as submitted.



Figure 3: Structure currently on property approved for removal.



Figure 4: Front-view renderings.



Figure 5: Rear-view renderings.

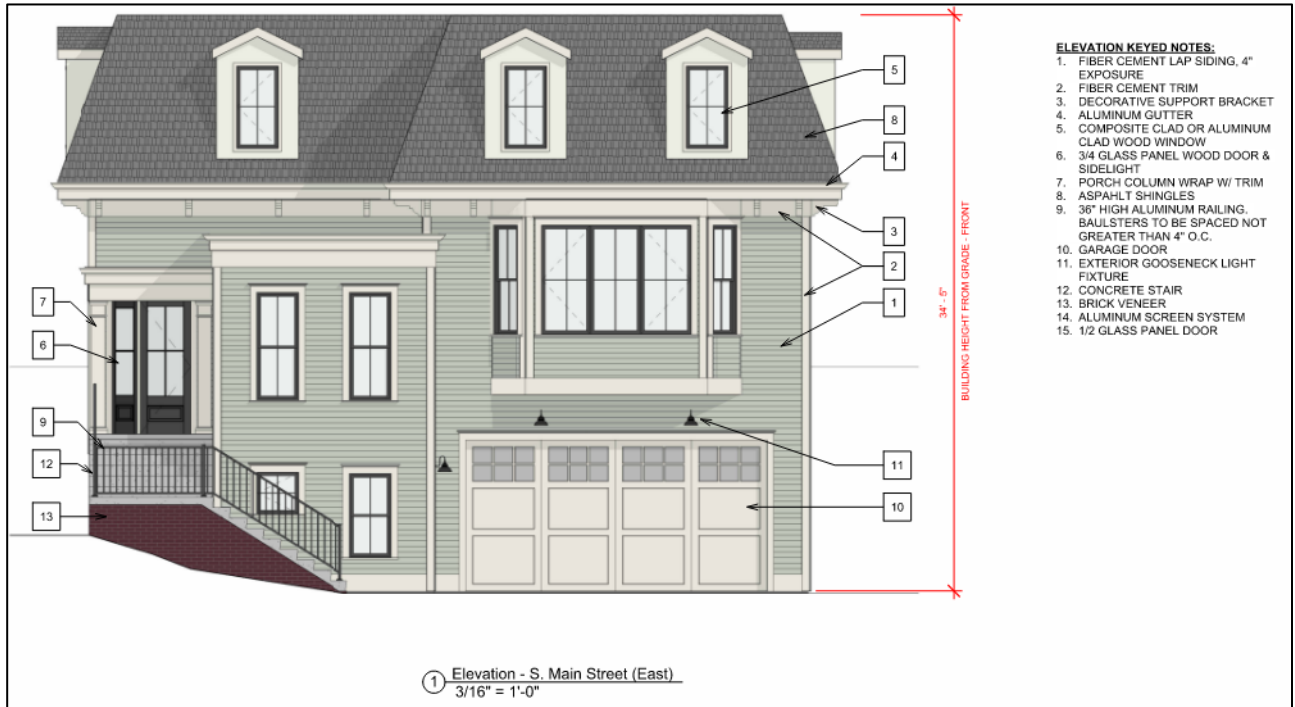


Figure 6: Front elevation of proposed new dwelling.



Figure 7: South-side elevation of proposed new dwelling.



Figure 8: Rear-elevation of proposed new dwelling.

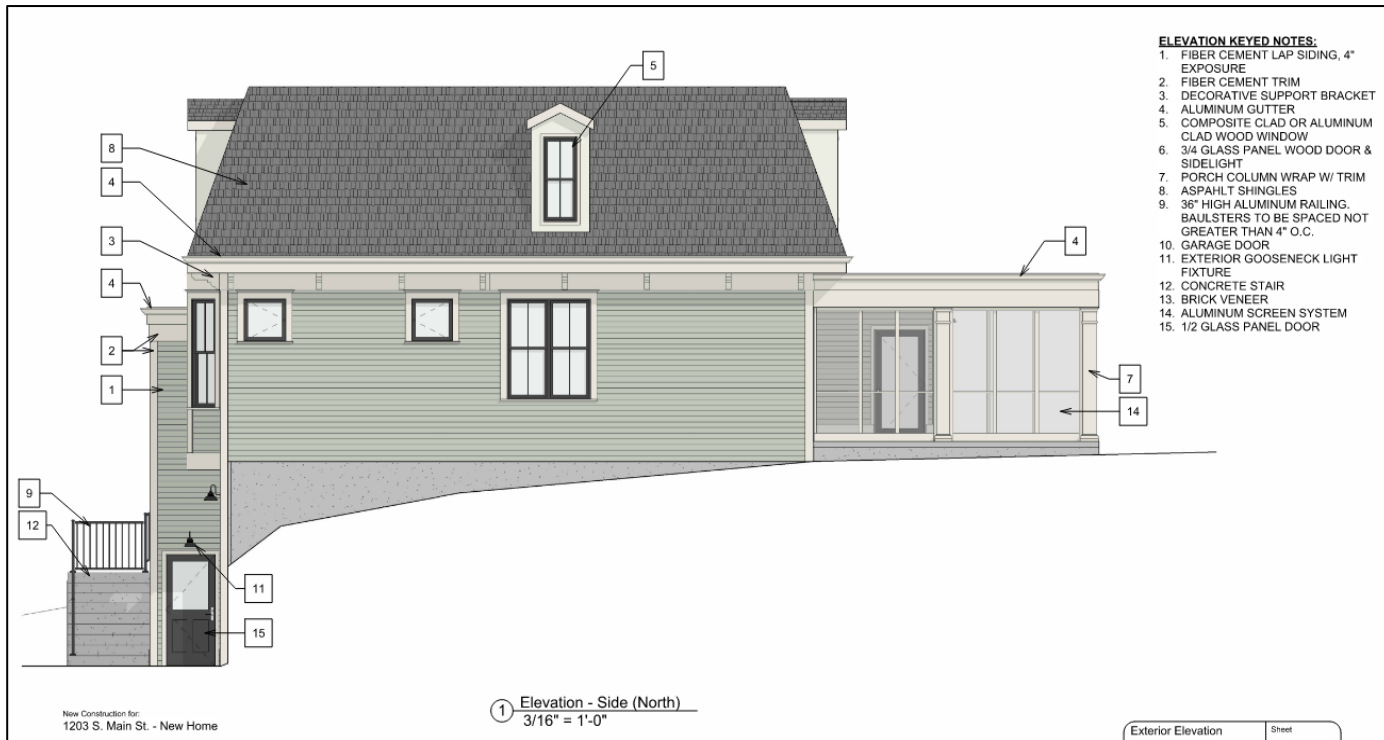


Figure 9: North-side elevation of proposed new dwelling.



Figure 10: Subject property's location.

CASE # (assigned by Staff): _____



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street
Saint Charles, MO 63301
636-949-3222
FAX 636-949-3557

CERTIFICATE OF APPROPRIATENESS APPLICATION

ADDRESS OF SUBJECT PROPERTY: _____ 1203 S. Main St.

BUSINESS NAME (if applicable): _____

APPLICANT: _____ Leslie Duncan

(Name)

1224 S. Main St., St. Charles, MO 63301

(Address)

415-706-0754 lesliebee519@gmail.com

(Phone & Email Address)

PROPERTY OWNER: _____ Katy Main Associates, LLC

(Name)

same

(Address)

same

(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

Commons Preservation District Extended Historic Preservation District

Frenchtown Preservation District Historic Downtown Preservation District

South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: _____

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

Existing 1 1/2 story wood framed structure. Permission to demolish was
awarded by Landmarks Nov. 2025.

PROJECT DESCRIPTION (mark and explain each that may apply):

- Rehabilitate or restore: _____
- Construct a new structure: 2 story home with walk-out basement/garage
- Demolish or move structure: _____
- Construct a new addition: _____
- New sign or awning: _____
- Site work (patio, fence, etc.): _____
- Other (briefly explain): _____

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

Construct a new 2 story home with walk out basement/garage. Proposed style of home to have influences of a Victorian Second Empire style home with mansard roof with projecting dormer windows, brackets beneath the eaves, bay windows, and a smaller entry porch. The home will be clad in fiber cement siding with a narrow 4" profile. Proposed colors are a light gray/green for the siding with ivory trim and black windows. The windows will be composite clad or aluminum clad wood and a combination of double hung and casement windows. They will feature a 2 over 2 grill pattern throughout with the exception of a few smaller fixed windows with no grills. Roofing for the mansard roof will be an architectural asphalt shingle in a varied gray color. The home will have a screened porch at the rear. The front entry steps to the home will be concrete clad in a red brick veneer similar in color to the condo development across the street and will have a simple black aluminum railing. The lower street level of the home will have a garage door that faces S. Main Street also similar in style to the condo development across the street.

APPLICATION SUBMITTAL:

Every Certificate of Appropriateness and Sign Permit application submitted to the Landmarks Board for their review and approval must contain the following information. If the information does not appear on the plan or accompany the application, the proposal will not be scheduled for the Landmarks Board meeting requested.

A copy of required information shall be submitted to the Community Development Department prior to the scheduled meeting (digital submittal preferred via Landmarks@stcharlescitemo.gov). Directions for digital submittal are attached. The following shall be submitted when filing for a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board:

1. A complete application.
2. A complete site plan of the property and all structures located on the property, (necessary for all new construction, additions, and site work) including but not limited to:
 - a. The actual shape and dimension of the lot.
 - b. Any existing or proposed building, accessory building, and their locations upon the lot.
 - c. Photos of existing structures.
 - d. Colored elevations of proposed structures or modifications.
3. Samples of all proposed materials (i.e. brick, siding, roofing materials, fencing material, windows, doors, etc.)
4. Proposed colors of any sign or structure (must be from approved color chart if applicable)

* Depending on the specifics of the application, the applicant(s) may be required to submit further information deemed necessary.

I hereby certify that I am the owner in fee or agent authorized to apply for this Certificate of Appropriateness, and that the information provided is true and correct to the best of my knowledge.

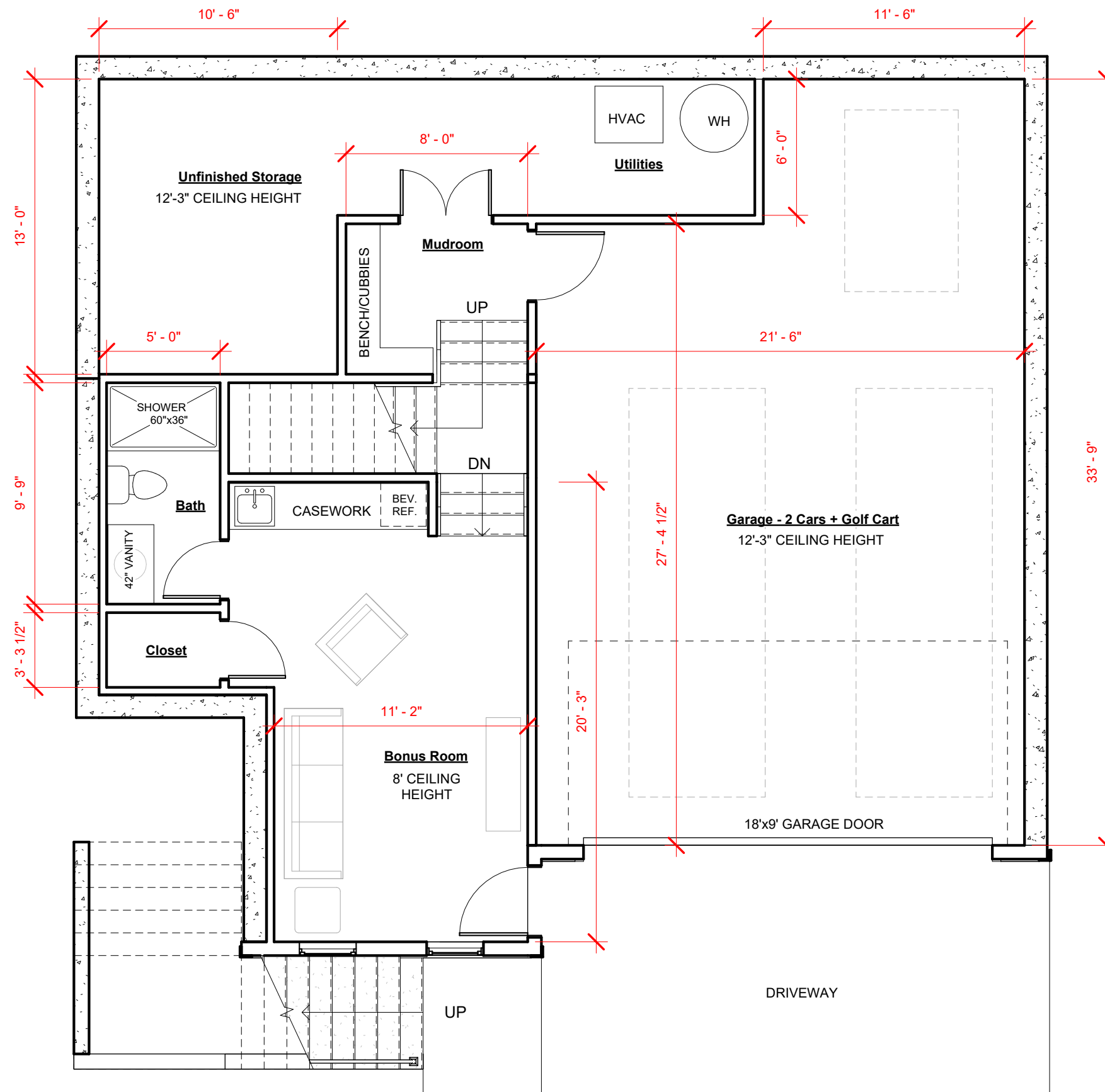
Signature of the applicant: Leslie Duncan Date: 12/10/2025

Signature of the property owner: Leslie Duncan Date: 12/10/2025

- *Approval of this Certificate of Appropriateness does not authorize the building of a structure. Building Permits are required prior to construction.*

Application Fees:

Exterior Changes & Demolitions:	\$50.00
Site Plan (separate application required):	\$200.00



BASEMENT: 1373 SF

GARAGE = 670 SF
 UNFINISHED STORAGE = 263 SF
 FINISHED AREA = 440 SF

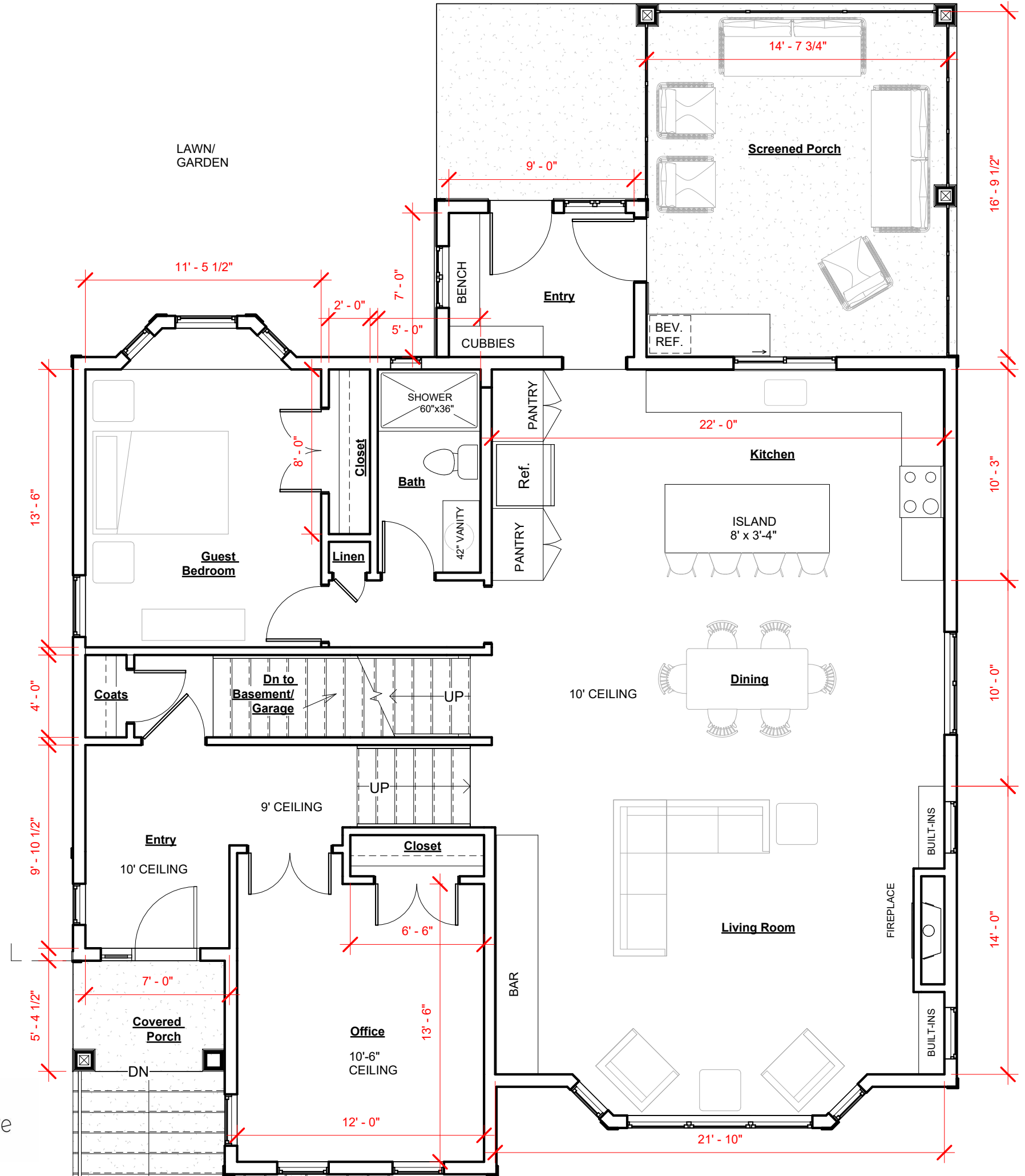
New Construction for:
 1203 S. Main St. - New Home

Project number 25-094

little hills architecture

① **Basement**
 3/16" = 1'-0"

Basement/Garage	Sheet	01
Date	12/10/2025	
Landmarks Submittal		



LAWN/
GARDEN

Guest
Bedroom

Coats

Covered
Porch

Office

SHOWER
60"x36"

Bath

Closet

Linen

42" VANITY

BENCH

Entry

CUBBIES

PANTRY

Ref.

PANTRY

BEV.
REF.

Screened Porch

Kitchen

ISLAND
8' x 3'-4"

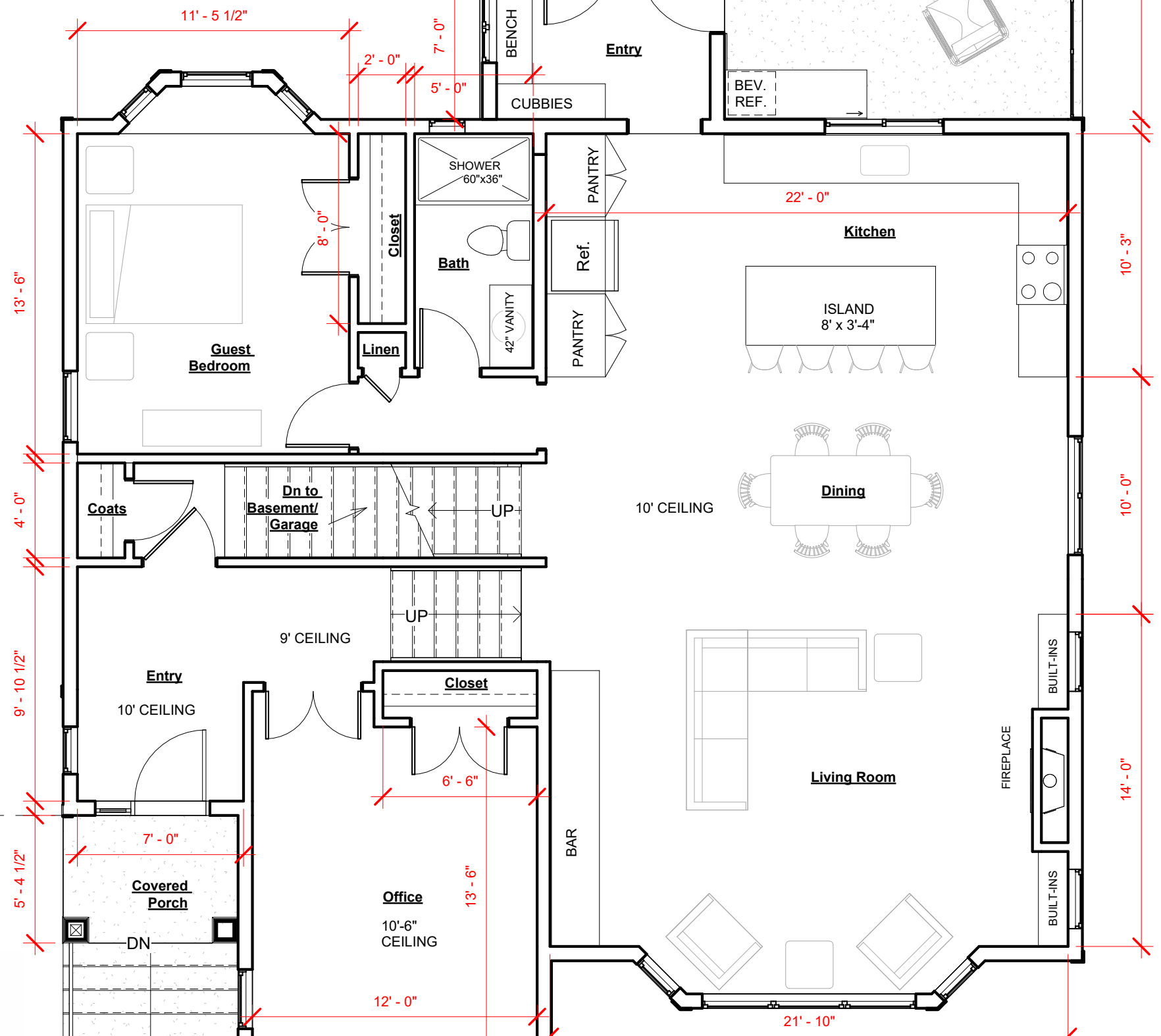
Dining

Living Room

FIREPLACE

BUILT-INS

BUILT-INS



FIRST FLOOR + ENTRY: 1541 SF
SCREENED PORCH: 240 SF

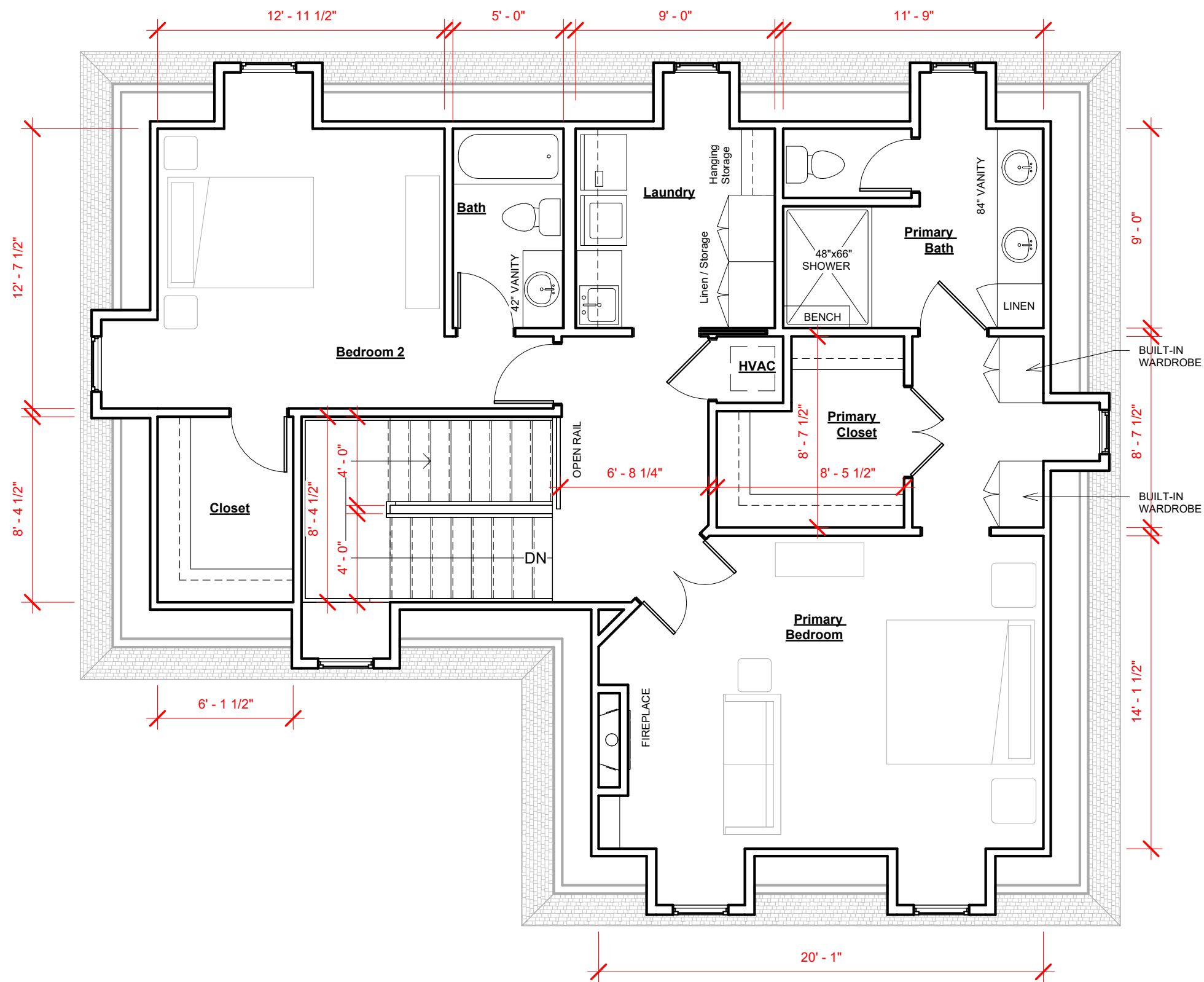
1 First Floor
3/16" = 1'-0"

First Floor	Sheet
Date 12/10/2025	02
Landmarks Submittal	

New Construction for:
1203 S. Main St. - New Home

Project number 25-094

little hills architecture



SECOND FLOOR: 1151 SF
9' CEILINGS

New Construction for:
1203 S. Main St. - New Home

Project number 25-094

little hills architecture

① **Second Floor**
3/16" = 1'-0"

Second Floor Plan	Sheet	03
Date	12/10/2025	
Landmarks Submittal		



① 3D View - Front

New Construction for:
1203 S. Main St. - New Home

Project number 25-094

little hills architecture

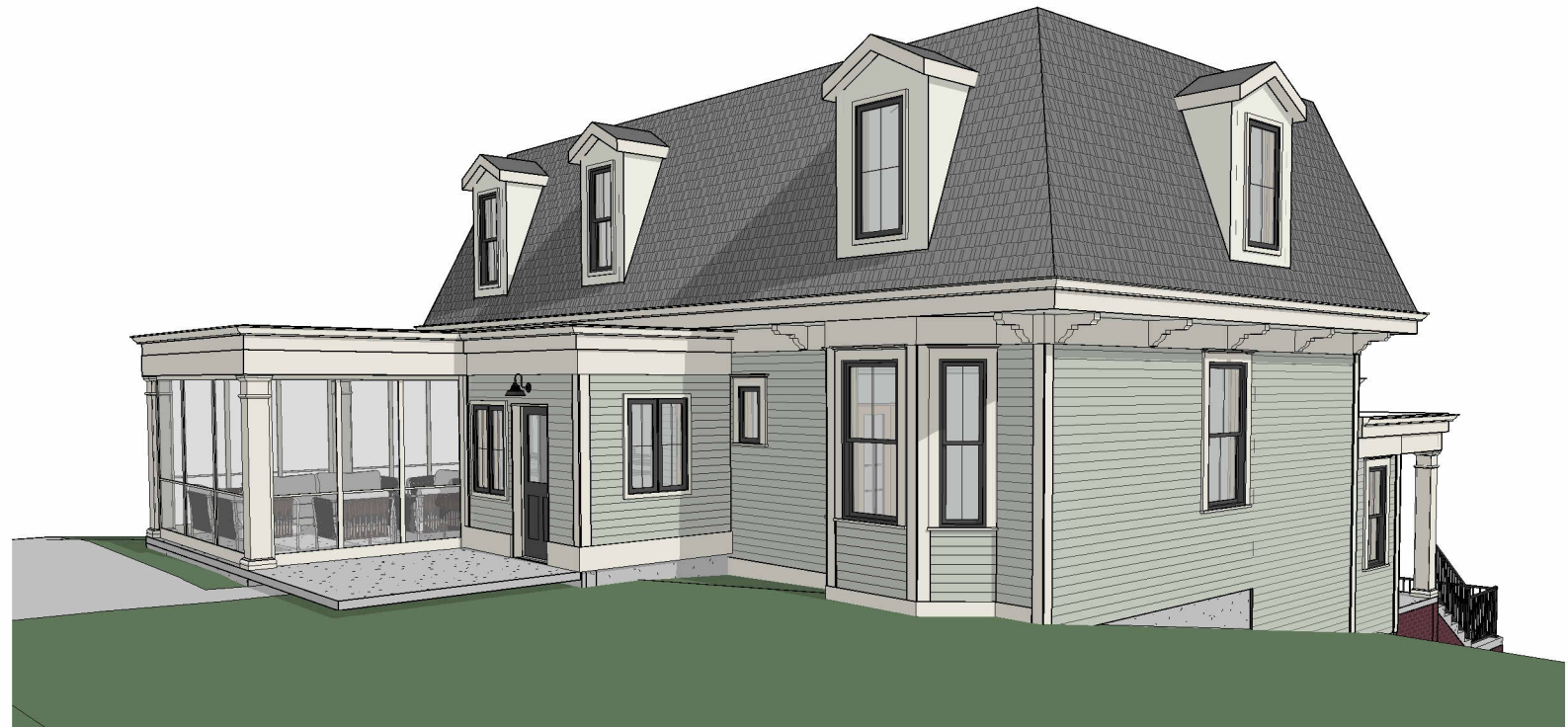
3D Views	Sheet
Date 12/10/2025	04
Landmarks Submittal	



① 3D View - Rear



② 3D View - Side



③ 3D View - Side 2

New Construction for:
1203 S. Main St. - New Home

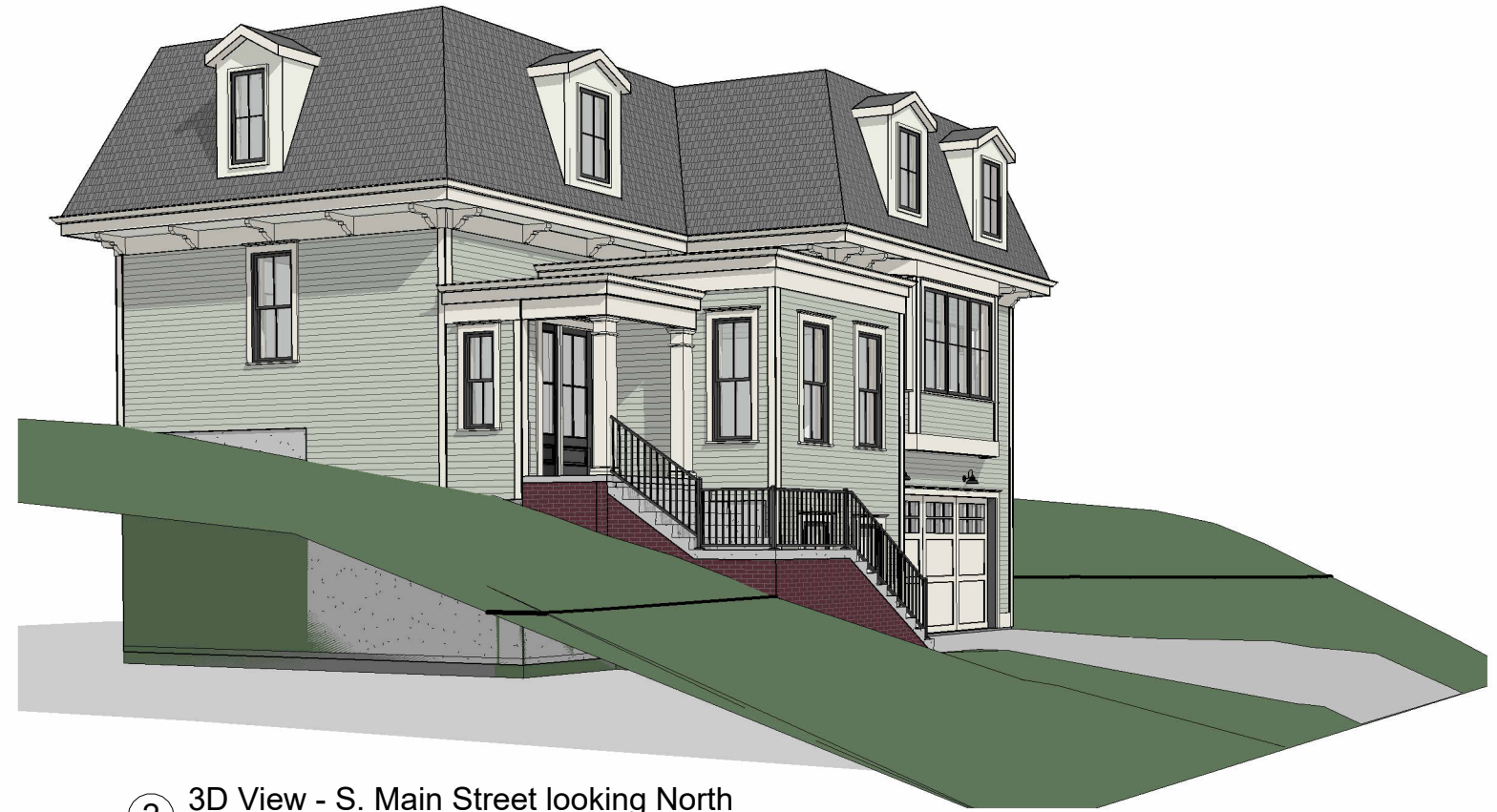
Project number 25-094

little hills architecture

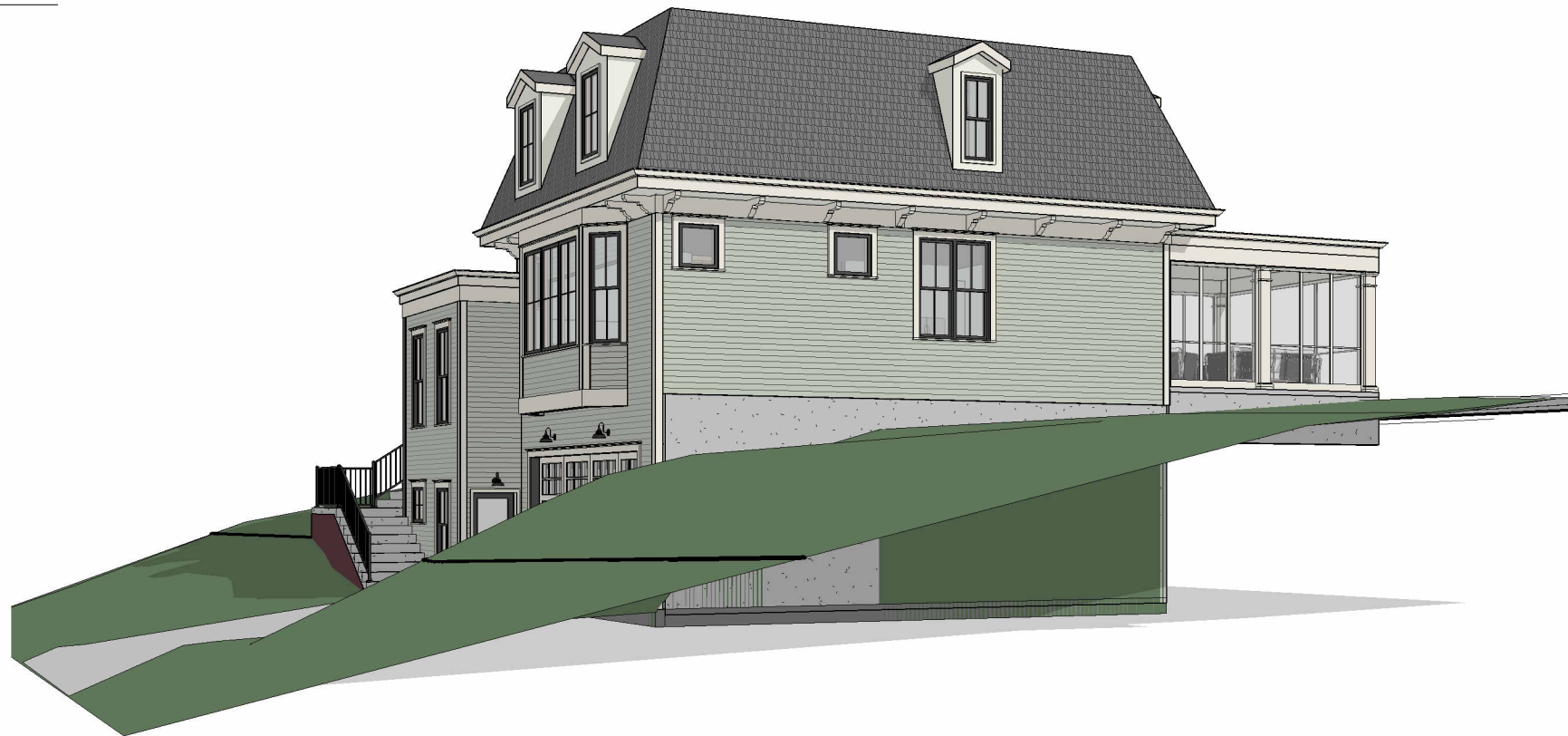
3D Views	Sheet
Date 12/10/2025	05
Landmarks Submittal	



3 3D View- Main Street level



2 3D View - S. Main Street looking North



1 3D View - S. Main St. looking South

New Construction for:
1203 S. Main St. - New Home

Project number 25-094

little hills architecture

3D Views	Sheet
Date 12/10/2025	06
Landmarks Submittal	



ELEVATION KEYED NOTES:

1. FIBER CEMENT LAP SIDING, 4" EXPOSURE
2. FIBER CEMENT TRIM
3. DECORATIVE SUPPORT BRACKET
4. ALUMINUM GUTTER
5. COMPOSITE CLAD OR ALUMINUM CLAD WOOD WINDOW
6. 3/4 GLASS PANEL WOOD DOOR & SIDELIGHT
7. PORCH COLUMN WRAP W/ TRIM
8. ASPHALT SHINGLES
9. 36" HIGH ALUMINUM RAILING. BAULSTERS TO BE SPACED NOT GREATER THAN 4" O.C.
10. GARAGE DOOR
11. EXTERIOR GOOSENECK LIGHT FIXTURE
12. CONCRETE STAIR
13. BRICK VENEER
14. ALUMINUM SCREEN SYSTEM
15. 1/2 GLASS PANEL DOOR

① Elevation - S. Main Street (East)
3/16" = 1'-0"

New Construction for:
1203 S. Main St. - New Home

Project number 25-094

little hills architecture

Exterior Elevation	Sheet
Date 12/10/2025	07
Landmarks Submittal	



- ELEVATION KEYED NOTES:**
1. FIBER CEMENT LAP SIDING, 4" EXPOSURE
 2. FIBER CEMENT TRIM
 3. DECORATIVE SUPPORT BRACKET
 4. ALUMINUM GUTTER
 5. COMPOSITE CLAD OR ALUMINUM CLAD WOOD WINDOW
 6. 3/4 GLASS PANEL WOOD DOOR & SIDELIGHT
 7. PORCH COLUMN WRAP W/ TRIM
 8. ASPHALT SHINGLES
 9. 36" HIGH ALUMINUM RAILING. BAULSTERS TO BE SPACED NOT GREATER THAN 4" O.C.
 10. GARAGE DOOR
 11. EXTERIOR GOOSENECK LIGHT FIXTURE
 12. CONCRETE STAIR
 13. BRICK VENEER
 14. ALUMINUM SCREEN SYSTEM
 15. 1/2 GLASS PANEL DOOR

① Elevation - Side (South)
3/16" = 1'-0"

New Construction for:
1203 S. Main St. - New Home

Project number 25-094

little hills architecture

Exterior Elevation	Sheet
Date 12/10/2025	08
Landmarks Submittal	



ELEVATION KEYED NOTES:

1. FIBER CEMENT LAP SIDING, 4" EXPOSURE
2. FIBER CEMENT TRIM
3. DECORATIVE SUPPORT BRACKET
4. ALUMINUM GUTTER
5. COMPOSITE CLAD OR ALUMINUM CLAD WOOD WINDOW
6. 3/4 GLASS PANEL WOOD DOOR & SIDELIGHT
7. PORCH COLUMN WRAP W/ TRIM
8. ASPHALT SHINGLES
9. 36" HIGH ALUMINUM RAILING. BAULSTERS TO BE SPACED NOT GREATER THAN 4" O.C.
10. GARAGE DOOR
11. EXTERIOR GOOSENECK LIGHT FIXTURE
12. CONCRETE STAIR
13. BRICK VENEER
14. ALUMINUM SCREEN SYSTEM
15. 1/2 GLASS PANEL DOOR

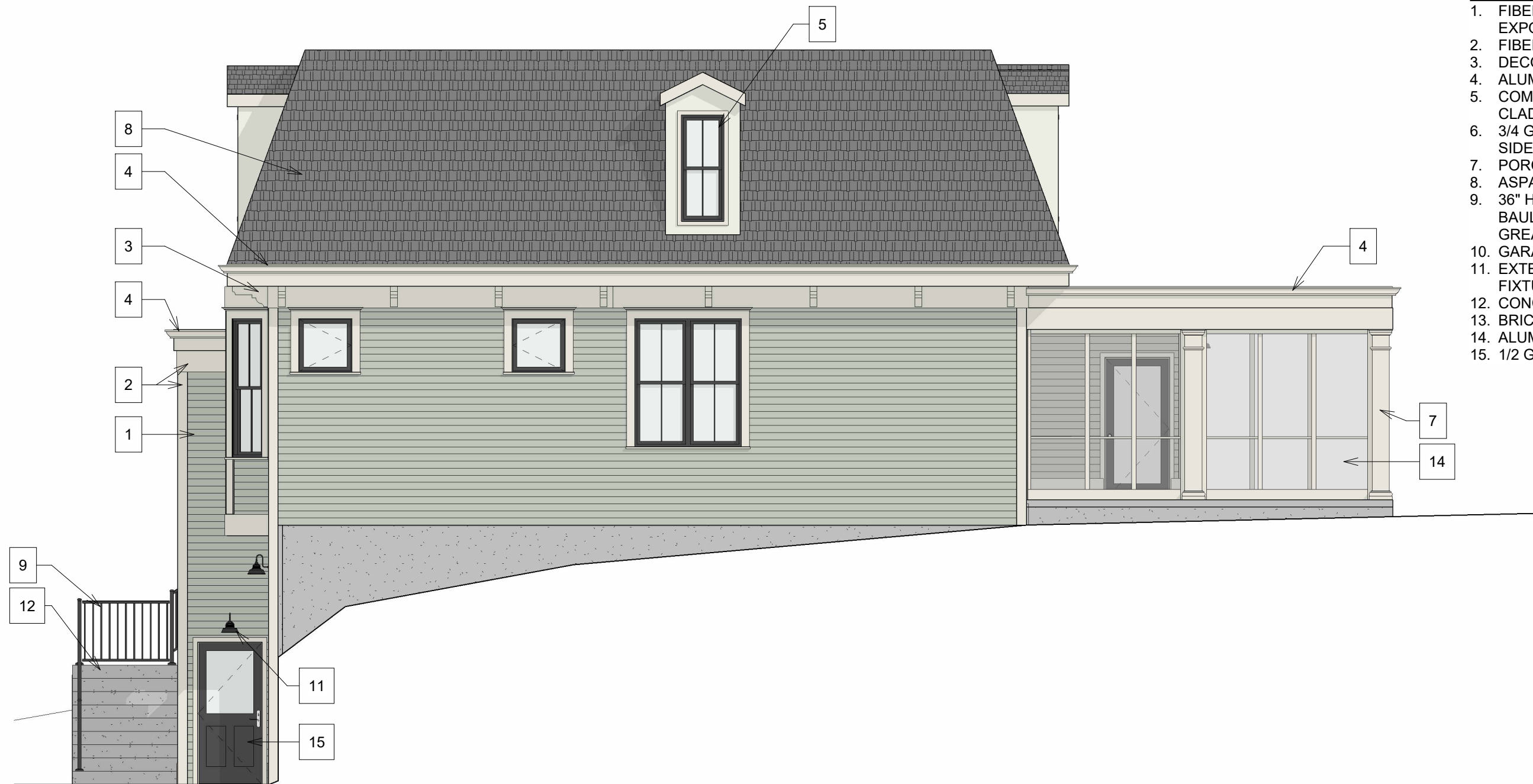
① Elevation - Rear (West)
3/16" = 1'-0"

New Construction for:
1203 S. Main St. - New Home

Project number 25-094

little hills architecture

Exterior Elevation	Sheet	09
Date	12/10/2025	
Landmarks Submittal		



ELEVATION KEYED NOTES:

1. FIBER CEMENT LAP SIDING, 4" EXPOSURE
2. FIBER CEMENT TRIM
3. DECORATIVE SUPPORT BRACKET
4. ALUMINUM GUTTER
5. COMPOSITE CLAD OR ALUMINUM CLAD WOOD WINDOW
6. 3/4 GLASS PANEL WOOD DOOR & SIDELIGHT
7. PORCH COLUMN WRAP W/ TRIM
8. ASPHALT SHINGLES
9. 36" HIGH ALUMINUM RAILING. BAULSTERS TO BE SPACED NOT GREATER THAN 4" O.C.
10. GARAGE DOOR
11. EXTERIOR GOOSENECK LIGHT FIXTURE
12. CONCRETE STAIR
13. BRICK VENEER
14. ALUMINUM SCREEN SYSTEM
15. 1/2 GLASS PANEL DOOR

① Elevation - Side (North)
3/16" = 1'-0"

New Construction for:
1203 S. Main St. - New Home

Project number 25-094

little hills architecture

Exterior Elevation	Sheet
Date 12/10/2025	10
Landmarks Submittal	



Executive Summary

Case No. D-2025-020
Prepared By: Planning Staff

Due to the extent of this report, Staff is providing an executive summary for the proposed removal of Building 90 located at 900 Main Street in the American Car Foundry complex. As required by [Section 400.1190\(D\)\(2\)](#), in those cases where the applicant seeks authorization to demolish a building or structure, the affirmative vote of five (5) members of Landmarks Board is required.

PROJECT SUMMARY

The applicant is requesting approval for the demolition of Building 90, located at 900 Main Street, within the Frenchtown Preservation District and the American Car Foundry (ACF) complex. Building 90 is a one-story industrial masonry structure constructed circa 1908, with a non-contributing metal-clad northern addition constructed in 1954. The ACF complex as a whole is listed on the National Register of Historic Places as a contributing property to the Frenchtown Preservation District, and demolition requests within the district require review and approval by the Historic Landmarks Preservation and Architectural Review Board (HLPARB).

In accordance with Section 400.1280 of the Zoning Ordinance, the applicant submitted a historical and architectural significance report evaluating the structure against the ten (10) required criteria. Based on the applicant's documentation and independent staff analysis, Building 90 meets eight (8) of the ten (10) criteria for historical significance. In addition, the building is also considered historically significant by default due to its inclusion within the contributing ACF complex. **Staff therefore recommends that Building 90 be formally found historically significant.**

Recommended Motion:

Motion to find Building 90 located at 900 Main Street to be historically significant.

Following a determination of significance, the Board must evaluate whether preservation of the structure is technologically and economically feasible. The applicant provided the required:

- Structural condition assessment prepared by a licensed engineering firm.
- Detailed conceptual repair cost estimates.
- Certified real estate appraisals evaluating multiple redevelopment scenarios
- Additionally, floodplain constraints were also provided for further justification.

Based on the totality of the evidence and subsequent analysis, Staff finds that Building 90 is historically significant and that its preservation is **both technologically and economically feasible**. Accordingly, Staff recommends denial of the demolition request for the contributing portion of the structure but does encourage consideration of partial demolition limited to the non-contributing addition on the north end of the structure.

Recommended Motions:

Motion to find the preservation of Building 90 at 900 Main Street to be technologically and economically feasible.



AGENDA ITEM #6E

**STAFF REPORT
DEMOLITION OF BUILDING 90
900 MAIN STREET
CASE NO. D-2025-20**

**BY TAYLOR MOORE (PRESERVATION ANALYSIS &
JOHN BOYER (FLOODPLAIN ANALYSIS))**

APPLICANT: Jeff Simmons
BAX Engineering
221 Point West Blvd
St. Charles, MO 63301

OWNER: St. Charles Properties
625 North Main Center
St. Charles, MO 63301

ADDRESS/LOCATION: 900 Main Street - Building 90

ZONING: I-2: Heavy Industrial District & PD-MU: Planned Development – Mixed Use within the FPD: Frenchtown Preservation District

REQUEST Demolition of Building 90

MEETING DATE: January 26, 2026

SUMMARY/BACKGROUND

Located in the Frenchtown Preservation District, the subject property is 900 Main Street, commonly referred to as “Building 90” of the American Car Foundry (ACF). The subject structure is the 1-story, 94’ x 475’ (44,650 square feet) masonry structure known as Building 90 within the larger ACF complex (See Figures 1 on page 2 of this report). The building was constructed around 1908, and a metal-clad addition was constructed on to the northern side in 1954. The addition extended the structure by an additional 158’, making the structure a total of approximately 57,126 sq. ft. The ACF as a whole is considered a contributing property to the national Frenchtown Preservation District, as the 1991 National Register for Frenchtown identifies the property as one large complex. While the complex is listed, each building is not individually listed; however, due to the complex’s overall designation, it is essential that the demolition process for the subject building adheres to the requirements set forth for demolitions in historic districts.

From review of available records (City building records and the nomination survey) Building 90 has only been slightly modified from its original construction date. The most notable alterations include the northern addition, which is considered non-contributing to the district, and the infill of all the arched openings with green corrugated fiberglass panels. Presently, the structure is occupied

by an indoor sports and event venue (i.e. Gun Show, Trade Show, etc.), that has operated within the building for quite some time at this site. As required by City Code, review by the Landmarks Board is required prior to any alteration of a structure within a historic district of the City, including the requested demolition via Section 400.1270. This report will provide an analysis of the proposal along with documentation for compliance with demolition standards within a historic district of the City.



Figure 1: Building 90 seen presently (looking north).



Figure 2: Building 90 seen from North 2nd Street (grey area is the 1954 addition).

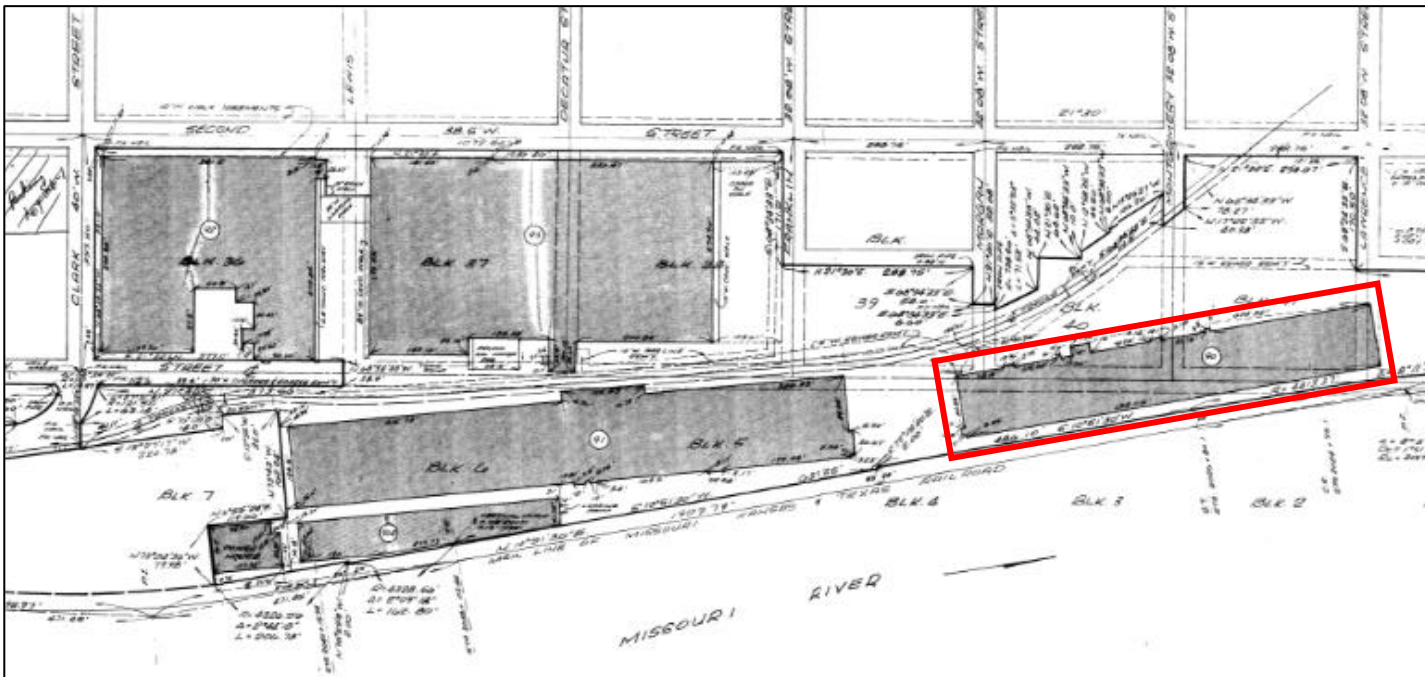


Figure 3: Old City Block Layout Map showcasing Building 90's location in ACF Complex.



Figure 4: Aerial of subject structure showcasing the two construction periods.

DEMOLITION ANALYSIS

The City's Zoning Ordinance requires that as part of an application for demolition, a report analyzing the historical and/or architectural significance of the property must be submitted to the Landmarks Board for review prior to demolition. The report must be written by a professional architect, architectural historian, historic preservation consultant, city planner, archaeologist or art historian. The ordinance requires that the property must be evaluated using the ten (10) criteria provided in Section 400.1280(F), as outlined below. The applicant has provided a detailed written report compliant with the above standard, which is provided with your packet for review. Provided below is the City review standards with additional staff analysis.

Note: Each of the ten (10) criteria's have both been evaluated by the Architectural Historian as well as Staff. Provided below are the evaluations of the criteria (applicant's response is in **bold** and staff's analysis is in *bold italics*):

Criterion 1: The property's character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country.

Applicant: Building 90 is part of the American Car Foundry Complex, which opened on the location in 1886. The building was used primarily for the manufacturing of rail cars. During the World Wars manufacturing included light tanks, hospital cars, and parts for artillery vehicles. Manufacturing ended at the location in 1959. In recent years Building 90 has been used for sporting events, including tennis, soccer, volleyball, and martial arts.

Building 90 was constructed in two (2) phases. The first (1st) phase was constructed of bearing brick masonry on concrete foundations, with steel roof trusses carrying wood deck and layered roll roofing. The window openings are spanned with low arched brick headers. Long ago window units were removed, and the remaining openings infilled with corrugated green panels. The walls are thickened by brick pilasters to serve as haunches for truss bearing points.

The second (2nd) phase of the building was an extension of similar dimensions, but constructed of steel structural frame and thin corrugated sheet as an exterior skin. Both phases represent utilitarian design of their time.

Staff: Staff does concur with the applicant's answer. Building 90 is a part of the American Car Foundry (ACF) complex which contributed to the development, heritage, and cultural characteristics of the City, specifically the Frenchtown area.

Criterion 2: The property's location as a site of a significant local, county, state or national event.

Applicant: Building 90 is part of the group of buildings that operated as the American Car Foundry. The building housed manufacturing of rail cars from the late 1800s into the late 1950s.

Staff: Staff does concur with the applicant's answer. The property as a whole is significant to local, county, state, and national events, as it once was the largest producer of railcars within the United States. Additionally, manufacturing occurred at the complex during both World Wars for military vehicles.

Criterion 3: The property's identification with a person or persons who significantly contributed to the development of the community, county, state or country.

Applicant: To our knowledge, Building 90 does not have this kind of identification.

Staff: Staff does concur with the applicant's answer. The building is not associated with a significant person to the community.

Criterion 4: The property's embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous material.

Applicant: Building 90 was constructed in two (2) phases. The first (1st) phase was constructed of bearing brick masonry on concrete foundations, with steel roof trusses carrying wood deck and layered roll roofing. The window openings are spanned with

low arched brick headers. Long ago window units were removed, and the remaining openings infilled with corrugated green onduline panels. The walls are thickened by brick pilasters to serve as haunches for truss bearing points. The second (2nd) phase of the building was an extension of similar dimensions, but constructed of steel structural frame and thin corrugated sheet as an exterior skin. Both phases represent utilitarian design of their time.

Staff: *Building 90 is an example of 19th century Industrial Style with Colonial Revival influences. These types of character defining features were common for industrial structures in the late 19th Century, therefore making its architectural style valuable for the study of the time period. Additionally, Building 90 and the overall complex were constructed with red brick from the local region and feature similar architectural designs.*

Criterion 5: The property's identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country

Applicant: *To our knowledge, Building 90 does not have this kind of identification.*

Staff: *Staff does concur with the applicant's answer. There is no specific documentation for if this structure was built by a master builder, designer, architect or landscape architect*

Criterion 6: The property's embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant.

Applicant: *Intended for manufacturing, Building 90 is utilitarian in its nature, design, and aesthetic. The strongest evidence for this is the fact that the north addition was constructed in steel with corrugated skin, instead of bearing masonry to match the original building. In both cases, the most utilitarian methods were used*

Staff: *As described in Criterion 4, the design and architectural style of Building 90 was typical of industrial structures constructed during this time. Although this design was common throughout the nation, the features could still be considered architecturally significant as they can be seen on all structures throughout the ACF Complex.*

In regards to the north addition, the 1991 National Register Survey lists this portion of the structure as non-contributing. This is likely due to being constructed outside of the district's period of significance as well as being built with non-historical materials. As such, this portion of the structure would not embody elements of design, detailing, materials, or craftsmanship rendering it architecturally significant.

Criterion 7: The property's embodiment of design elements that make it structurally or architecturally innovative.

Applicant: *To our knowledge, Building 90 does not have this kind of identification.*

Staff: *Staff does not agree with the applicant's answer. Specific features of the structure and design elements make the building architecturally innovative, especially due to all structures in the complex having a harmonious design and appearance. However, the building would not be considered structurally innovative as the design was common of the time period for utilitarian buildings.*

Criterion 8: The property's unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community or city.

Applicant: Building 90 is part of the ACF district of manufacturing and storage buildings. Consistent with its use as a manufacturing building, it is noteworthy for its height and length. It sits adjacent to the Katy Trail, some distance away from the traffic of Second Street, thus avoiding a significant impact to the scale of Frenchtown's streetscape

Staff: Staff does not agree with the applicant's answer. Yes, the building is part of the greater ACF complex of warehouses and industrial buildings. However, North Second Street is a highly traveled road that links the Historic Main Street district to the Frenchtown district. Building 90's west façade is highly visible along this throughway, and the east façade is directly adjacent to the KATY Trail, therefore making it a familiar visual feature of the neighborhood, community, and city. Furthermore, the Main Street Extension Project is scheduled to begin this year. Building 90 will be highly visible along this extension, as well as visible from the new City Centre Complex.

Criterion 9: The property's character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses; accessory buildings such as summer kitchens, smokehouses, or barns; schools; churches; public buildings; institutional offices; or other commercial structures, with a high level of integrity or architectural significance.

Applicant: Building 90's character is consistent with the 19th century industrial buildings of the time, but does not suggest any unique characteristics. The large northern addition is consistent with the utilitarian design and structural efficiency of 20th century industrial buildings.

Staff: While Staff does concur with the applicant's due to the fact the building itself is a utilitarian structure, the building embodies features that do make it more architecturally appealing than standard utilitarian buildings. Therefore, Staff believes it does meet this criterion for architectural significance.

Criterion 10: The fact that it has yielded, or may be likely to yield, information important in history.

Applicant: The history of the American Car Foundry Complex has been well-documented over the years. The historical value of the buildings have been studied, even as they have been vacant and fallen into disrepair. Building 90 has been an open shell for decades, allowing access for study and discovery. It is not likely to yield any additional information that has not been accessible for decades.

Staff: Staff does concur with the applicant's answer. The structure has yielded important information and will be able to do so in the future.

SECTION 400.1280: CERTIFICATES OF DEMOLITION OR REMOVAL

- A. Except as otherwise provided in 400.1280(B), no permit for the demolition or removal of an historic landmark or any structure within an historic district shall be issued by the Department of Community Development until a certificate of demolition or removal has

- been issued by the HLPARB. Application forms for certificates of demolition or removal shall be prepared by the HLPARB.
- B. In the case of structures less than fifty (50) years old located within an historic district, applications for demolition or removal shall be issued a demolition permit without a certificate of appropriateness, unless the Director of Community Development determines that the property may have extraordinary significance and refers the question to the HLPARB.
- C. *Notices.* Where an application has been received for the demolition or removal of a structure, the Department of Community Development shall post a placard in a visible place upon the property at least seven (7) days prior to the meeting. Said placard shall describe the pending application for demolition of the building or structure, and the date, time and place of the meeting wherein the application shall be considered by the HLPARB. In addition, the Councilmember of the ward where the site of the proposed demolition is located shall receive a copy of the application and accompanying documents. Posting of the placard and notice to the Councilmember shall be mandatory and shall be a condition precedent to HLPARB review of the application. If the placard has not been posted, or if the Councilmember has not been notified, then the application shall be held over to the next meeting of the HLPARB.
- D. The HLPARB shall review the application and either issue or deny the certificate of demolition or removal within 30 days of the meeting when the HLPARB receives the application. Written notice of the approval or denial of the application for a certificate of demolition or removal shall be provided the applicant within seven days following the determination, and shall be accompanied by a certificate of demolition or removal in the case of an approval.
- E. *Historical/architectural report.* As part of any application for demolition or removal, a report analyzing the historical and/or architectural significance of the property shall be submitted for review of the HLPARB. Submission of the report to the HLPARB shall be mandatory and shall be a condition precedent to HLPARB review of the application. The report shall address each of the ten criteria for historical architectural significance provided in Section 400.1280(F). The report shall be written by a professional architect, architectural historian, historic preservation consultant, city planner, archaeologist, or art historian.
- F. *Standards for review.* In considering an application for a certificate of demolition or removal, the HLPARB shall be guided by the following criteria as general standards in determining if the structure is historically significant, in addition to any design guidelines in the ordinance designating the landmark or historic district:
1. Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;
 2. Its location as a site of a significant local, county, state or national event;
 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
 4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous material;
 5. Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country;

6. Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant;
 7. Its embodiment of design elements that make it structurally or architecturally innovative;
 8. Its unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community or city;
 9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses; accessory buildings such as summer kitchens, smokehouses, or barns; schools; churches; public buildings; institutional offices; or other commercial structures, with a high level of integrity or architectural significance; and/or
 10. The fact that it has yielded, or may be likely to yield, information important in history.
- G. Should the HLPARB determine that the structure is historically significant, then the HLPARB shall proceed to consider whether the preservation of the structure is technologically and economically feasible. In determining whether the preservation of the structure is technologically and economically feasible the HLPARB shall consider the following criteria:
1. A report from a registered professional engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
 2. Estimated market value of the property in its current condition; after completion of the proposed demolition or removal; after any changes recommended by the HLPARB; and, in the case of a proposed demolition, after renovation of the existing property for continued use prepared by a licensed real estate appraiser;
 3. A detailed cost estimate, broken down by category, of the cost to rehabilitate or reuse the existing structure. Such estimate shall be provided by a registered professional architect or engineer, architectural conservator, developer, real estate consultant, appraiser, or licensed building contractor experienced in rehabilitation;
 4. Assessed value of the property according to the two (2) most recent assessments;
 5. Real estate taxes of the previous two (2) years;
 6. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit Corporation, limited partnership, joint venture, or other;
 7. Any other information which may be reasonably obtained which is considered necessary by the HLPARB to make a determination as to whether the property-does yield, or may yield, a reasonable return to the owners.

STAFF RECOMMENDATION – HISTORICAL SIGNIFICANCE

Utilizing the standards for review for determining if a structure is historically significant, as provided in Section 400.1280(F) of the Zoning Ordinance, Staff has concluded that Building 90 located at 900 Main Street does match eight (8) of the ten (10) criteria. Additionally, the building is considered historically significant by default due to the overall American Car Foundry complex being listed on the National Register of Historic Places within the Frenchtown Preservation District. Therefore, Staff recommends that Building 90 be considered **historically significant**.

Recommended Motion:

Motion to find Building 90 located at 900 Main Street to be historically significant. (*Note: a yes vote would be to find the structure historically significant, while a no vote would be to find the structure non-historically significant*).

If the Landmarks Board comes to the conclusion and votes that Building 90 on the American Car and Foundry (ACF) complex **is in fact historically significant**, the Board shall then proceed to consider whether the preservation of the structure is *technologically and economically feasible*. In determining whether the preservation of the structure is technologically and economically feasible, the HLPARB shall consider the following criteria as outlined via Section 400.1280(G). Comments and Analysis by the Project Architect's team and City Staff are provided below:

1. *A report from a registered professional engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.*

The applicant submitted a Structural Condition Assessment completed by KPFF Consulting Engineers for Building 90. The report included visual review of accessible structural elements, spot laser elevation measurements, building code review from the period of construction, and a review of the 1991 Frenchtown Historic District NPS nomination form.

The City's Building Commissioner, Dale Nicolas, reviewed the Building 90 structural assessment report upon submittal. He noted that the report provides a thorough structural analysis identifying concerns related to deferred maintenance, failing components, the need for repairs and presents conceptual repair approaches. For each line item in the structural report, a corresponding conceptual construction cost estimate is provided to address the identified structural deficiencies.

The report also includes a summary conclusion that clarifies the project's constraints, challenges, and overall complexity. While a total estimated cost for all repairs is not included in the conclusion, the individual line-item costs are provided and can be reasonably accumulated to approximately \$355,651.00. Be advised, this number does not include any cost associated with floodplain remediation, as those numbers are not attributable to the soundness of the structure. While a dollar amount is provided for repairs, after review by the Building Commissioner, the structure is sound.

2. *Estimated market value of the property in its current condition; after completion of the proposed demolition or removal; after any changes recommended by the HLPARB; and after renovation of the existing property. The market value estimates must be prepared by a licensed real estate appraiser. The applicant provided written appraisals for Building 90 prepared by Delbert R. Blake, a Certified General Appraiser with Midwest Real Estate Appraisal Services. As required, the report provided an estimated market value for the three (3) scenarios:*

- **Estimated Market Value for 900 Main Street (Building 90) "As Is": \$1,785,000.00.**

- **Estimated Market Value for 900 Main Street (Building 90) “As Proposed”:** \$2,680,000.00.
 - **Estimated Market Value for 900 Main Street (Building 90) “After Removal or Land Value Only”:** \$535,000.00
3. *A detailed cost estimate, broken down by category, of the cost to rehabilitate or reuse the existing structure. Such estimate shall be provided by a registered professional architect or engineer, architectural conservator, developer, real estate consultant, appraiser or licensed building contractor experienced in rehabilitation.*

See attached Conceptual Construction Cost Estimate Detail sheets for Building 90 below provided by the applicant:

CONCEPTUAL CONSTRUCTION COST ESTIMATE DETAIL			
12/22/2025			
ACF - Building 90			
Partial Renovation			
Prepared by: ACF Revitalization, LLC			
Category	Estimate		
Existing Conditions			\$ 224,781
Substructure/Superstructure			\$ 164,544
Exterior Wall			\$ 276,006
Roof Enclosure			\$ 387,142
Partitions & Doors			\$ -
Finishes			\$ 35,000
Millwork, Specialties, Furnishings, & Equipment			\$ 7,200
Conveying			\$ -
Fire Protection, Plumbing, Mechanical, Electrical			\$ 235,839
Site Work			\$ 144,000
		Subtotal	\$ 1,474,511
General Conditions			\$ 129,019
Insurance			\$ 33,176
Overhead & Profit			\$ 103,216
Contingency			\$ 132,706
		Subtotal	\$ 398,117
		TOTAL	\$ 1,872,628

- **Item 1 (page 7)**
 - **Roof Anchors, (63) ea.: \$123,743**

North Building – Renovation Structural Code Compliance Review

- **Item 1 (page 8)**
 - **Wall Anchors, (28) ea.: \$15,006**

South and North Building – Existing Building Deterioration Observations

- **Roof Deck deterioration (page 10)**
 - **Partial Roof Decking, (8,643) SF: \$78,606**
- **Southern Building Missing Roof Anchors (page 13)**
 - **Included above as part of Roof Anchors**
- **Southern Building Interior Repointing (page 14)**
 - **Tuckpointing, (1,950 SF): \$68,572**
- **Southern Building Steel Column Rust Pack (page 15)**
 - **Column repair AL, (1) ea.: \$60,630**
- **North Building Deteriorations (page 19)**
 - **Wall repair AL, (1) ea.: \$9,094**

Upon final review by Staff, based on the proposed numbers, the final value may be lower than the estimated cost for rehabilitation provided by the applicant's appraiser (\$1,872,628 rehab cost + \$1,785,000.00 current as is value = \$3,657,628). While the appraisal estimates the final value as \$2,680,000, the appraisal does not appear to fully account for planned/in progress improvements in the district, including but not limited to: New City Hall, New Recreational Center & Senior Center, Main Street Extension Project, and other future businesses and developments coming to Frenchtown. Based upon this and other factors, Staff does not believe this submittal demonstrates the structure is technologically or economically infeasible to rehabilitate the structure.

4. *Assessed value of the property according to the two (2) most recent assessments. See attached table below.*

PARCEL ACCOUNT NUMBER		PROPERTY ADDRESS		
T250600014		900 MAIN ST		
MAP ID. NUMBER		LEGAL DESCRIPTION		
6-009A-D603-00-000H.0000000		AMERICAN CAR FOUNDRY LOT H		
SCHOOL DISTRICT	CITY	FIRE DISTRICT	TWP/RG	LOT SIZE/AC.
R6 - ST CHARLES CITY SCHOOL	06 - ST CHARLES CITY	06 - ST CHARLES CITY FIRE	47/5	4.6357 AC
PROPERTY TYPE:	RESIDENTIAL	COMM/ALL OTHER	AGRICULTURAL	TOTAL
2025 MARKET VALUE	\$0	\$777,717	\$0	\$777,717
ASSESSMENT RATE	X19%	X32%	X12%	
2025 ASSESSED VALUE	\$0	\$248,869	\$0	\$248,869
2024 ASSESSED VALUE	\$0	\$0	\$0	\$0

5. *Real estate taxes of the previous two (2) years.*

Property Tax:

2023: \$94,329.02

2024: \$94,768.95

6. *Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit Corporation, limited partnership, joint venture or other. **The property is currently privately owned. The subject structure is currently under a lease with the property owner.***

7. *Any other information which may be reasonably obtained which is considered necessary by the HLPARB to make a determination as to whether the property does yield or may yield a reasonable return to the owners. **Staff contacted the Missouri State Historic Preservation Office (SHPO) in regard to possible adverse impacts this demolition could have on the ACF’s contributing status (the site and the overall Frenchtown Preservation District). The SHPO Architectural Historian Team corresponded with Staff stating that the removal of Building 90 has the potential to impact the contributing status of the ACF complex, which operates as one (1) contributing property.***

Floodplain Information:

In addition to the required criteria for the Board to determine whether the preservation of the structure is technologically and economically feasible, the applicant has also provided information regarding the structure’s location within the floodplain as a primary justification for its proposed demolition. The submitted floodplain analysis has been prepared by BAX Engineering regarding the subject structure at 900 Main Street (Building 90). The letter confirms that the structure is located within the FEMA-designated 1% (aka 100-year) and 0.2% (aka 500-year) floodplain and that the finished floor elevation of the structure is below both the Base Flood Elevation for the 1% flood elevation and the 0.2% flood elevation. Base Flood Elevation is the predicted elevation of the 1% flood event, and this elevation is used in the regulation of floodplain development. For clarification, the City Code and the National Flood Insurance Program (NFIP) only regulate the

1% flood event and NOT the 0.2%. While it may be advantageous to elevate beyond the 1%, it is not required. Below are the elevation facts as presented by the applicant's engineer:

- 1% Base Flood Elevation (BFE) at Building 90 = 453.3 feet above sea level.
- Finish Floor of Building 90 (top of interior floor) = 453.2 feet above sea level.
- Difference = the finished floor of Building 90 is 0.1 feet or 1.2 inches below the BFE of the 1% floodplain.

As provided, the finished floor is lower than the identified BFE for the 1% event. For example, a normal building at this elevation would potentially require significant structural improvements to then elevate the lowest floor of the structure OR provide equal floodproofing (make structure watertight without elevating) of the structure to at least 1-foot above BFE (454.3 feet above sea level which is 1 foot above 453.3 feet above sea level which is the BFE). This is what City Code and NFIP standards refer to as "Substantial Improvement". Substantial Improvement is when the cost of the proposed improvement equals or exceeds 50% of the current market value of the building. The intent is to not improve structures within the floodplain without attempting to reduce future flood damage via elevating/floodproofing at some point. The applicant's proposal is depicting the cost of rehabilitation which would trigger this "Substantial Improvement" clause.

However, since this structure is considered a "Contributing" building/resource within a Historic District, according to City Code and the NFIP Codes, contributing historic properties are exempt from elevation standards as long as the improvements do not affect the contributing nature of the structure. From review of the applicant's conceptual scenarios for rehabilitation, it is not clear that these improvements would affect the historic character of Building 90.

This exemption standard is put in place specifically to save historic contributing resources allowing future investment. **In other words, the NFIP and the City by adoption of these standards, is saying the protection of historic structures is more important than the reduction of future flood losses.** For example, many structures along South Main Street are in the 1% floodplain and that stretch of structures represents the oldest historic district in the City and many of its most significant structures. Without this exemption, none of these structures could be improved without significantly diminishing their historical value and that of the City's historic status. In total, the City has 348 historic structures (including the ACF) which are in the 1% floodplain, i.e. this condition is not unique. These too would be in jeopardy without this exemption.

In addition to the above information, the City reviewed floodproofing scenarios for the Frenchtown neighborhood (which includes the ACF complex), titled "Frenchtown Levee Study dated December 3, 2021". In this study, scenarios as well as phases are depicted/analyzed which would provide either 1% (100-year) or 0.2% (500-year) flood protection. The 1st Phase (Lawrence Street Segment) was an approach which was analyzed that would provide flood protection to the ACF facility (south with all structures) estimated in 2021 from \$1-1.2 million. While not executed, this is a project which has not been ruled out by the City and could be accomplished either by the City or via a public/private partnership. If implemented, this would eliminate flood insurance requirements (no longer in the floodplain) and physical flooding concerns.

STAFF ANALYSIS

The above criteria from Section 400.1280(G) shall be utilized to determine whether the preservation of the structure is technologically and economically feasible for rehabilitation. As stated, Building 90 presently retains many of its original architectural features and details. As it sits the structure is still able to convey its historic appearance and use. Additionally, as confirmed by the State Historic Preservation Office, the demolition of Building 90 could put the contributing status of the American Car Foundry complex into question due to the overall mass of this structure in comparison to the site. This concern was evaluated in 2024 during the review of Building 93, which was approved for demolition to facilitate a new redevelopment project (City Centre Complex). At that time, Building 93 was determined to have lost the majority of its architectural integrity due to cumulative alterations over time, most notably the extensive refacing of the south façade with non-historic sheet metal materials. This alteration significantly diminished the building's fenestration and its ability to convey historic character, which supported its removal.

Utilizing similar evaluative criteria as those applied to Building 93, the proposed scope of work for Building 90 is fundamentally different in nature. Building 90 retains a high degree of architectural integrity and continues to clearly convey its historic appearance through its original massing, materials, and fenestration patterns. Unlike Building 93, which had experienced substantial loss of integrity due to alterations, Building 90 remains largely intact and readable as a historic industrial structure.

Building 90 is also one of only two (2) elongated linear buildings within the ACF, a characteristic of the site's historic industrial layout. Its extended length and orientation are key elements in defining the spatial organization of the complex, reinforcing the historic relationship between the structures.

It should be noted that while the primary southern portion of Building 90 is considered a contributing resource to the district, the northern addition constructed in 1954 is not. As such, Staff would be supportive of the removal of this non-contributing portion of the structure to accommodate future development, which would ultimately place Building 90 back to its historical appearance. Additionally, the Frenchtown Great Streets Plan (as approved by City Council) identifies this area as an opportunity to improve visual connections and enhance public access to the river and the KATY Trail, objectives that would be furthered by the removal of the non-historic portion. Similarly, the Great Streets Plan assumes the reuse and rehabilitation of the historic portion of Building 90.

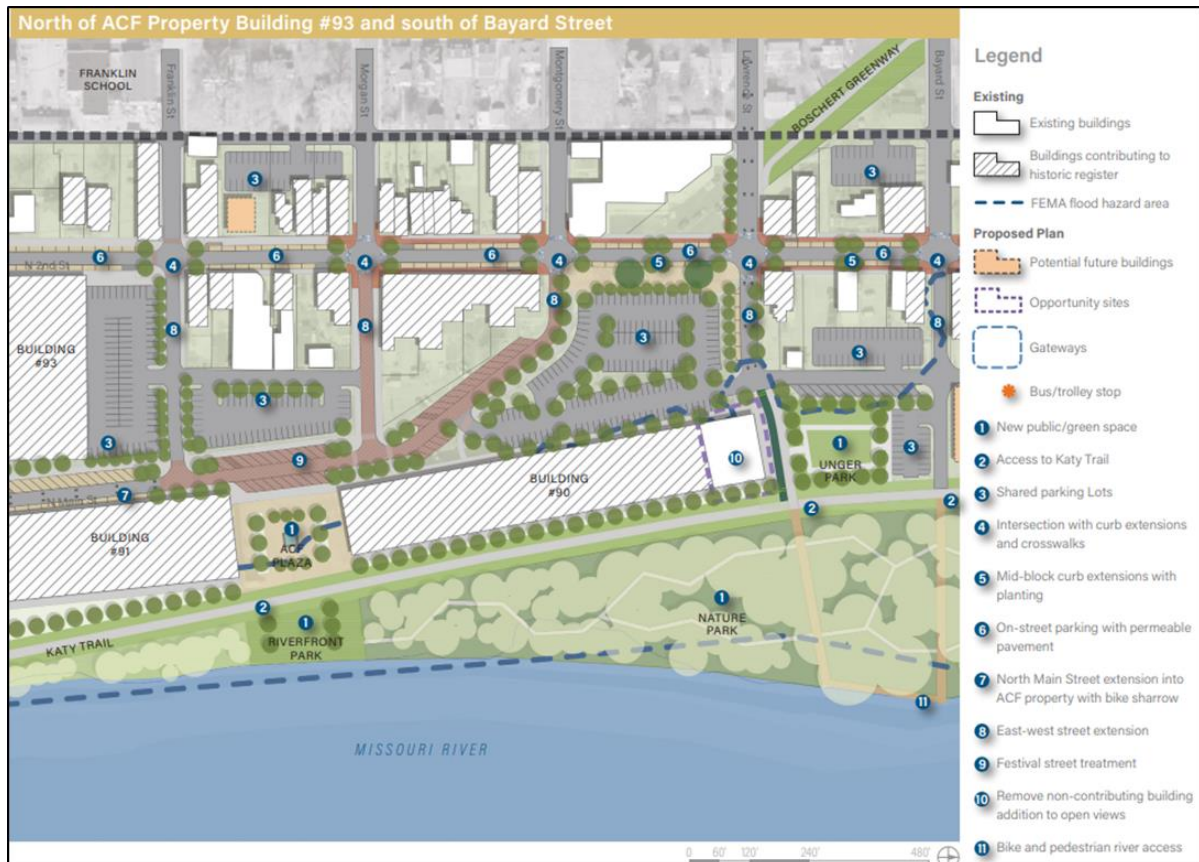


Figure 4: Frenchtown Great Streets Plan showing possible removal of addition to Bldng 90.

STAFF RECOMMENDATION:

After a detailed staff review of all applicable information, Staff has found the following:

- As discussed above, the submitted structural engineer report and well-defined scope of work with detailed cost estimates for each mitigation was reviewed by the City Building Commissioner. Upon review, it was concluded that the subject building as it sits is structurally sound. While structurally sound, the applicant's appraiser has identified the possible end value is lower than that of the cost for rehabilitation. As pointed out by Staff above, it is believed that certain factors were not accounted for in that final evaluation (new redevelopment within the ACF & Frenchtown). Based upon that review, Staff believes the future value of Building 90 and the complex overall is not fully accounted (i.e. may be technologically and economically feasible for rehabilitation).
- The applicant also cited floodplain constraints as a primary justification for demolition. While Building 90 is located within the FEMA-designated 1% (100-year) floodplain and the finished floor elevation is marginally below the Base Flood Elevation (1.2 inches), contributing historic structures within designated historic districts are exempt from floodplain elevation requirements under both City Code and National Flood Insurance Program (NFIP) standards, provided that improvements do not compromise historic character. This exemption is intended to encourage the continued use and preservation of historic resources and applies broadly throughout the City and the nation.

- The structure is presently utilized and occupied by an indoor sports and an events venue, which are both viable economic businesses in this structure.

Therefore, it is in Staff’s opinion based upon review of the relevant criteria and available documents, Building 90 has not been found to be technologically and economically infeasible for rehabilitation, and Staff does not recommend in favor of its demolition. While Staff is not in favor, if the applicant were to seek to remove only the 1954 northern addition, this proposal would be supported by Staff, as it does not contribute to the overall district and is not historic. The Landmarks Board is free to further explore this option with the applicant if they so choose.

Recommended Motions:

Motion to find the preservation of Building 90 at 900 Main Street to be technologically and economically feasible. (*Motion is required to be in the form of a positive. Staff recommends that this structure IS found technologically and economically feasible for preservation*).

Note:

A YES vote would be to find the structure technologically and economically feasible AKA not in favor of demolition

A NO vote would be to find the structure technologically and economically infeasible AKA authorizing demolition



Figure 5: Building 90 seen from the KATY Trail.

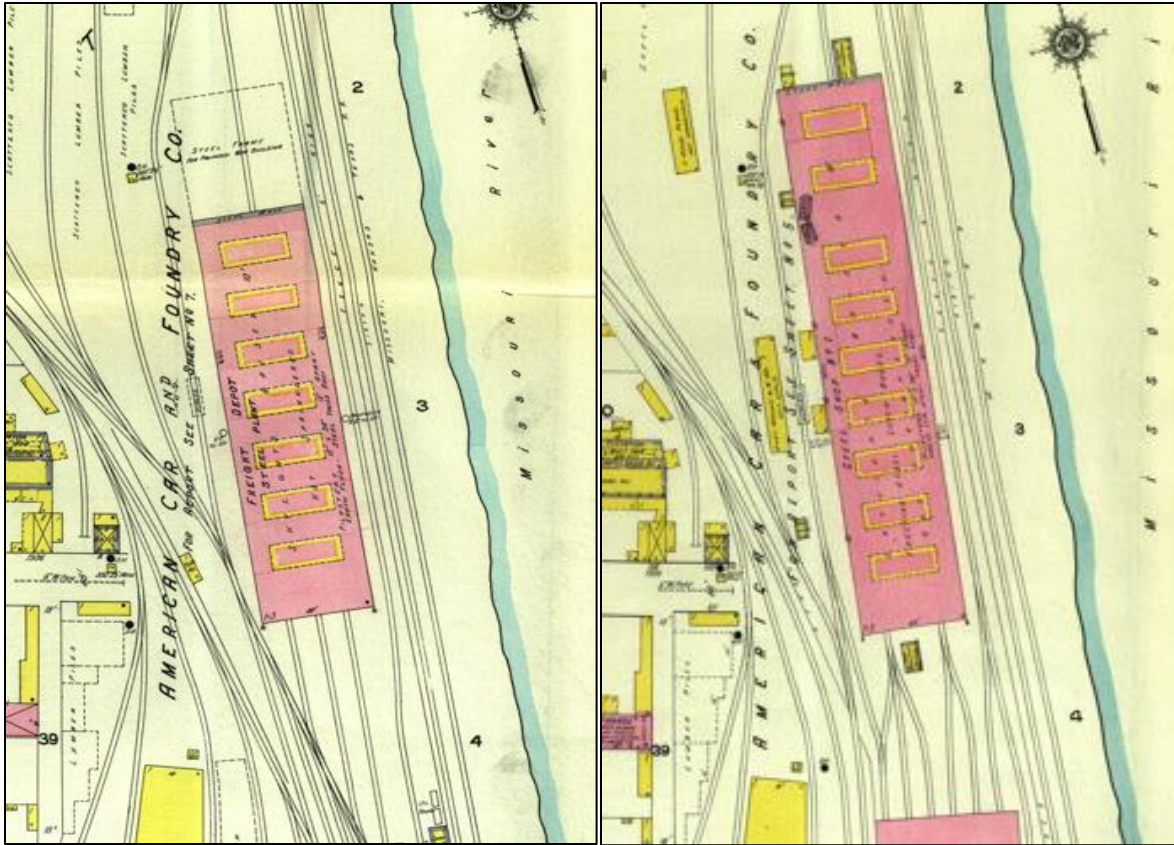


Figure 6: Building 90 on the 1909 Sanborn Map and 1919 Sanborn Map

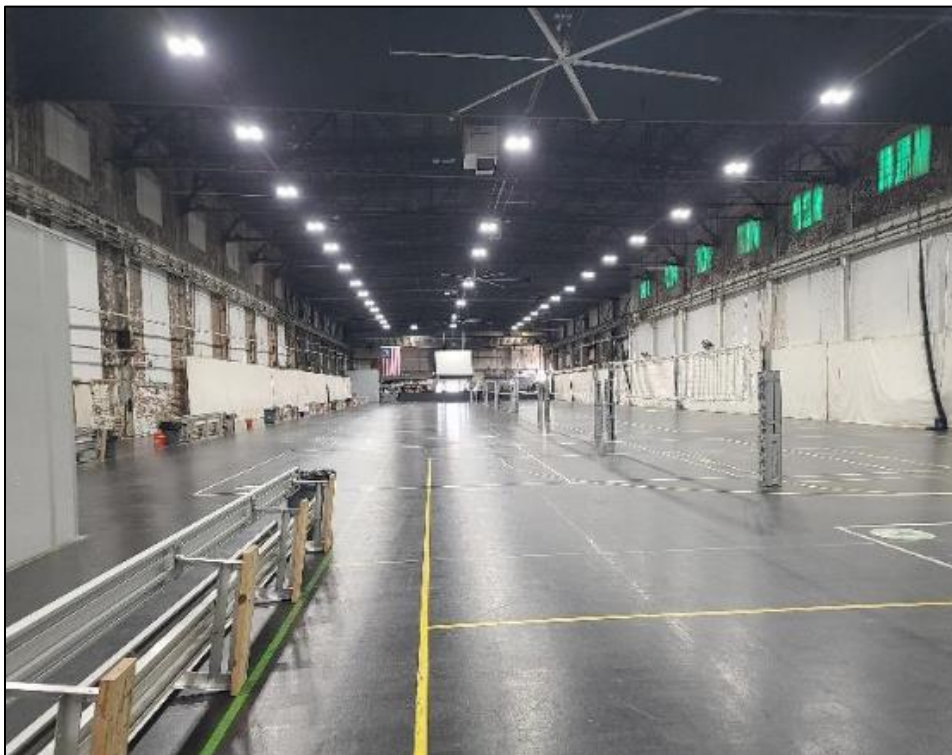


Figure 7: Interior of Building 90 example.

CASE # (assigned by Staff): _____



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street
Saint Charles, MO 63301
636-949-3222
FAX 636-949-3557

CERTIFICATE OF APPROPRIATENESS APPLICATION

ADDRESS OF SUBJECT PROPERTY: 900 Main Street

BUSINESS NAME (if applicable): _____

APPLICANT:

Bax Engineering Company
(Name)

221 Point West Boulevard
(Address)

636-928-5552 jsimmons@baxengineering.com
(Phone & Email Address)

PROPERTY OWNER:

St. Charles Properties
(Name)

900 Main Street, Suite 510 St. Louis, MO 63141
(Address)

(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

- Commons Preservation District Extended Historic Preservation District
 Frenchtown Preservation District Historic Downtown Preservation District
 South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1910

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

Property contains a multi-purpose indoor athletic training facility. Facility includes volleyball courts, futsal courts and basketball.

PROJECT DESCRIPTION (mark and explain each that may apply):

- Rehabilitate or restore: _____
- Construct a new structure: _____
- Demolish or move structure: Demolish
- Construct a new addition: _____
- New sign or awning: _____
- Site work (patio, fence, etc.): _____
- Other (briefly explain): _____

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

APPLICATION SUBMITTAL:

Every Certificate of Appropriateness and Sign Permit application submitted to the Landmarks Board for their review and approval must contain the following information. If the information does not appear on the plan or accompany the application, the proposal will not be scheduled for the Landmarks Board meeting requested.

A copy of required information shall be submitted to the Community Development Department prior to the scheduled meeting (digital submittal preferred via Landmarks@stcharlescitemo.gov). Directions for digital submittal are attached. The following shall be submitted when filing for a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board:

1. A complete application.
2. A complete site plan of the property and all structures located on the property, (necessary for all new construction, additions, and site work) including but not limited to:
 - a. The actual shape and dimension of the lot.
 - b. Any existing or proposed building, accessory building, and their locations upon the lot.
 - c. Photos of existing structures.
 - d. Colored elevations of proposed structures or modifications.
3. Samples of all proposed materials (i.e. brick, siding, roofing materials, fencing material, windows, doors, etc.)
4. Proposed colors of any sign or structure (must be from approved color chart if applicable)

* Depending on the specifics of the application, the applicant(s) may be required to submit further information deemed necessary.

I hereby certify that I am the owner in fee or agent authorized to apply for this Certificate of Appropriateness, and that the information provided is true and correct to the best of my knowledge.

Signature of the applicant:  Date: 11/17/2025

Signature of the property owner:  Date: 17 Nov 2025

- *Approval of this Certificate of Appropriateness does not authorize the building of a structure. Building Permits are required prior to construction.*

Application Fees:

Site Plan: \$200.00
Exterior Changes & Demolitions: \$50.00

Executive Summary for ACF Revitalization

Maximizing the Contribution of the ACF Industrial Area to the N. Main/Frenchtown Community

Main Objective - Main Objective - The development program focuses on understanding the vision of both the community and the City by building to the highest and best use of the site to optimally connect the Historic Main Street District and the expanding Frenchtown Historic District, utilizing the momentum of the Main Street Expansion currently in motion by the City of St. Charles.

Focus - All recent research and planning points to the importance of the ACF site achieving two main objectives; residential density and embracing the riverfront. The Community Builder Team is proposing a multi-generational community robust with amenities to activate and move the district to its highest and best use. To achieve the residential density needed there are three main projects. The team is proposing a 240 unit new construction apartment building with interior parking for cars and golf carts for young professionals, empty nesters, and college students. In addition, a new construction Active Senior project giving existing St. Charles residents an opportunity to age in place in the community they love. To satisfy the importance of diversity in housing our team is planning a section of new construction townhomes, and a new construction planned short term rental units. These short-term rental units will offer opportunities for the residents of ACF to have easy access for guest stays, while also bolstering the active tourism population. Lastly, new food, beverage and entertainment options are housed in some of the existing ACF warehouse buildings, bringing them back to life with new paint and purpose.

Noteworthy - ACF's site's most important attributes are its adjacency to the river allowing it to become an amenity, the Katy Trail running through its entire length providing ultimate connectivity, golf cart laws giving the ability to provide a planned golf-cart community, amazing walkability to not only the existing food, beverage, and retail but the new senior and recreation centers currently under construction.

Objective - The Community Builders Team has been collaborating with multiple area residents and business owners to get their thoughts and suggestions. In addition, the team has worked with the community to make sure there is a factual understanding of the need for the demolition of building 90 and a portion of 91a, due to the floodplain. To make repurposing of ACF feasible we need Landmark's support to move forward with this exciting new vision for the new ACF District.



Saint Charles Properties
900 Main Street, Suite 510
Saint Louis, MO 63141

December 4, 2025

To whom it may concern,

As part of the investigation and preparation into the redevelopment opportunities of the ACF site, Vessel Architecture has been asked to consider the merits of demolition of the building known familiarly as Building 90.

Prior to demolition of a building with potential historical significance, St. Charles Ordinance Section 400.1280(F) requires an itemized report addressing multiple aspects of the existing building. Each item is addressed in the context of the list below.

St. Charles Ordinance Section 400.1280(F)

Standards For Review. In considering an application for a certificate of demolition or removal, the HLPARB shall be guided by the following criteria as general standards in determining if the structure is historically significant, in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the community, County, State or country

Building 90 is part of the American Car Foundry Complex, which opened on the location in 1886. The building was used primarily for the manufacturing of rail cars. During the World Wars manufacturing included light tanks, hospital cars, and parts for artillery vehicles. Manufacturing ended at the location in 1959. In recent years Building 90 has been used for sporting events, including tennis, soccer, volleyball, and martial arts.

Building 90 was constructed in two phases. The first phase was constructed of bearing brick masonry on concrete foundations, with steel roof trusses carrying wood deck and layered roll roofing. The window openings are spanned with low arched brick headers. Long ago window units were removed, and the remaining openings infilled with corrugated green onduline panels. The walls are thickened by brick pilasters to serve as haunches for truss bearing points.

The second phase of the building was an extension of similar dimensions, but constructed of steel structural frame and thin corrugated sheet as an exterior skin. Both phases represent utilitarian design of their time.

2. Its location as a site of a significant local, County, State or national event

Building 90 is part of the group of buildings that operated as the American Car Foundry. The building housed manufacturing of rail cars from the late 1800s into the late 1950s.

3. Its identification with a person or persons who significantly contributed to the development of the community, County, State or country

To our knowledge, Building 90 does not have this kind of identification.



4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous material

Building 90 was constructed in two phases. The first phase was constructed of bearing brick masonry on concrete foundations, with steel roof trusses carrying wood deck and layered roll roofing. The window openings are spanned with low arched brick headers. Long ago window units were removed, and the remaining openings infilled with corrugated green onduline panels. The walls are thickened by brick pilasters to serve as haunches for truss bearing points.

The second phase of the building was an extension of similar dimensions, but constructed of steel structural frame and thin corrugated sheet as an exterior skin. Both phases represent utilitarian design of their time.

5. Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, County, State or country

To our knowledge, Building 90 does not have this kind of identification.

6. Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant

Intended for manufacturing, Building 90 is utilitarian in its nature, design, and aesthetic. The strongest evidence for this is the fact that the north addition was constructed in steel with corrugated skin, instead of bearing masonry to match the original building. In both cases, the most utilitarian methods were used.

7. Its embodiment of design elements that make it structurally or architecturally innovative

To our knowledge, Building 90 does not have this kind of identification.

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community or City

Building 90 is part of the ACF district of manufacturing and storage buildings. Consistent with its use as a manufacturing building, it is noteworthy for its height and length. It sits adjacent to the Katy Trail, some distance away from the traffic of Second Street, thus avoiding a significant impact to the scale of Frenchtown's streetscape.

9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses; accessory buildings such as summer kitchens, smokehouses or barns; schools; churches; public buildings; institutional offices; or other commercial structures with a high level of integrity or architectural significance; and/or

Building 90's character is consistent with the 19th century industrial buildings of the time, but does not suggest any unique characteristics. The large northern addition is consistent with the utilitarian design and structural efficiency of 20th century industrial buildings



10.

The fact that it has yielded, or may be likely to yield, information important in history.

The history of the American Car Foundry Complex has been well-documented over the years. The historical value of the buildings have been studied, even as they have been vacant and fallen into disrepair. Building 90 has been an open shell for decades, allowing access for study and discovery. It is not likely to yield any additional information that has not been accessible for decades.

Respectfully submitted,

A handwritten signature in black ink, reading "Peter J. Schwartz". The signature is written in a cursive style and is positioned above a horizontal dashed line that extends to the right.

Peter J Schwartz, AIA NCARB LEED AP
Founding Principal
Vessel Architecture & Design, Inc.

December 12, 2025

RE: St. Charles American Car Building 90, St. Charles, Missouri
Structural Condition Assessment

KPFF Job #: 10132500411

To Whom it may concern:

KPFF Consulting Engineers is pleased to present a structural condition assessment report for building 90 (originally known as Steel Shop No. 1) within the St. Charles American Car complex along the riverfront in St. Charles, Missouri. This assessment is based on a visual review of accessible structural elements, spot laser elevation measurements, building code review from time period of original construction and a review of the 1991 Frenchtown Historic District NPS nomination form. A site visit to the structure was made on December 9, 2025 to collect data. The building extent is shown in (Image 1).



Image 1: Extent of Assessment Review

December 12, 2025

RE: St. Charles American Car Building 90 Structural Assessment

KPFF Job #: 10132500411

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BUILDING DESCRIPTION

Per NPS 1991 nomination form, the southern section of building 90 was constructed around 1908 and measures approximately 94 ft x 475 ft and also includes five low height shed projections on the western face. A northern horizontal identified with a 1954 construction date per the NPS 1991 nomination form extended the footprint by an additional 158 ft.

Southern Building Section

The southern building section was constructed with board plank decking that spans east to west over north to south spanning steel channel purlins spaced approximately 4'-6" oc. The steel purlins span north to south for approximately 22'-6" between steel rivet jointed trusses. The trusses clear span from built-up steel columns for approximately 91 ft. The truss connects to the interior web of the column with a 3/8" thru riveted gusset plate at the top and bottom chord, this creates an ordinary steel truss moment frame condition at each bay for east to west lateral stability. Refer to Image 2.

The steel columns are embedded within perimeter 3-wythe clay brick wall system (4-wythe clay brick for the southern bays) with additional brick pilaster wrap for exterior coverage protection. The brick appears to be a hydraulically pressed clay brick with a lime-based mortar. Past repointing efforts appear to have repointed the exterior 1/2" +/- depth with a type N equivalent mortar. Top of brick wall is tied to the roof diaphragm at each truss location and bay midspan for a wall restraint spacing of 11'-3" oc. The brick wall infill between steel columns provide building lateral stability in the north to south direction as an equivalent unreinforced perforated masonry shear wall system.

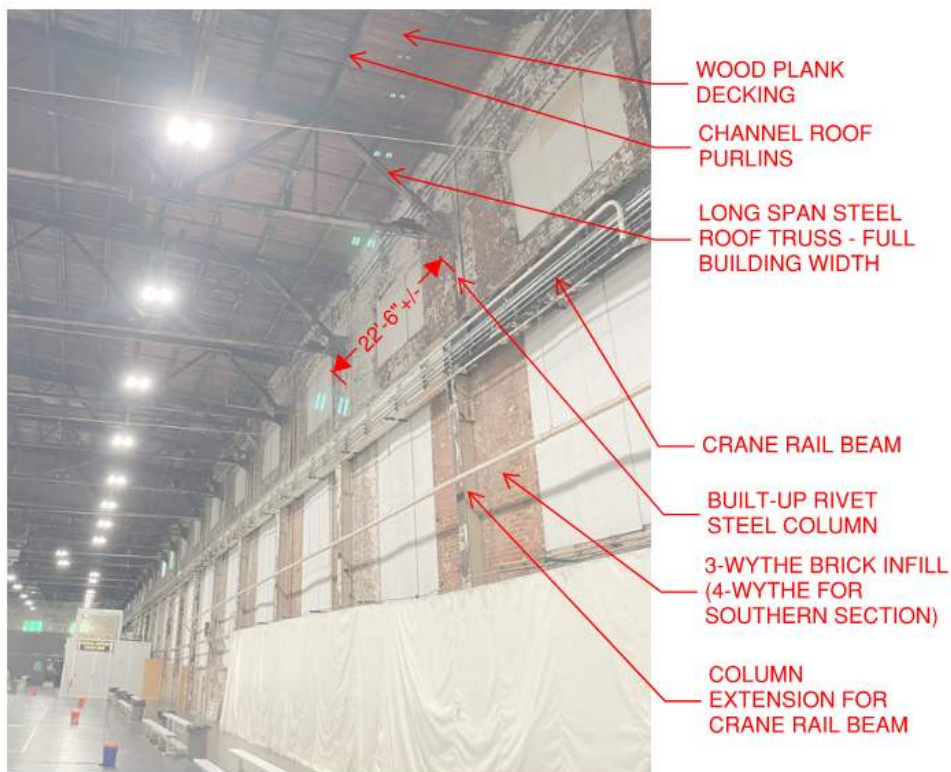


Image 2: Typical Roof and Wall Construction of Southern Building Section

December 12, 2025

RE: St. Charles American Car Building 90 Structural Assessment

KPFF Job #: 10132500411

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The brick walls and steel columns are supported by a concrete stem wall that extends approximately 36" +/- below grade to a continuous concrete footing. Based on observed field differential settlement, we anticipate that the existing foundation system is supported directly by soil. Vertical downspouts occur at every other pilaster location and extends down below grade against the building foundation with an existing terra cotta clay tile system. Refer to Image 3.



Image 3: Typical Foundation Stem Wall Construction of Southern Building Section

Interior slab system consists of asphalt overlay for gymnasium play surface above original concrete slab on grade construction, which is anticipated to be supported directly by soil bearing. Refer to Image 4.

December 12, 2025

RE: St. Charles American Car Building 90 Structural Assessment

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Image 4: Typical Slab On Grade Construction

There are five shallow “shed” type extensions on the western side of the building. The extensions vary in size but more commonly extend approximately 36” from the primary building face. The roof structure consists of 1x deck boards supported by 2” x 4 1/2” wood rafters spaced at 24” oc that span from the primary building face to the exterior shed 2-wythe load bearing wall.



Image 5: Southern Building Western Shed Construction

December 12, 2025

RE: St. Charles American Car Building 90 Structural Assessment

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Northern Building Section

The northern building section was constructed with 1 ½" deep metal roof deck that spans east to west over north to south spanning steel channel purlins spaced approximately 4'-6" oc. The steel purlins span north to south for approximately 22'-6" between steel trusses. The trusses clear span from built-up steel columns for approximately 91 ft. The truss connects to the column flange with a steel gusset plate at the top and bottom chord, this creates an ordinary steel truss moment frame condition at each bay for east to west lateral stability. The eastern and western sides include tension only X angle bracing for north to south lateral stability. Refer to Image 6.

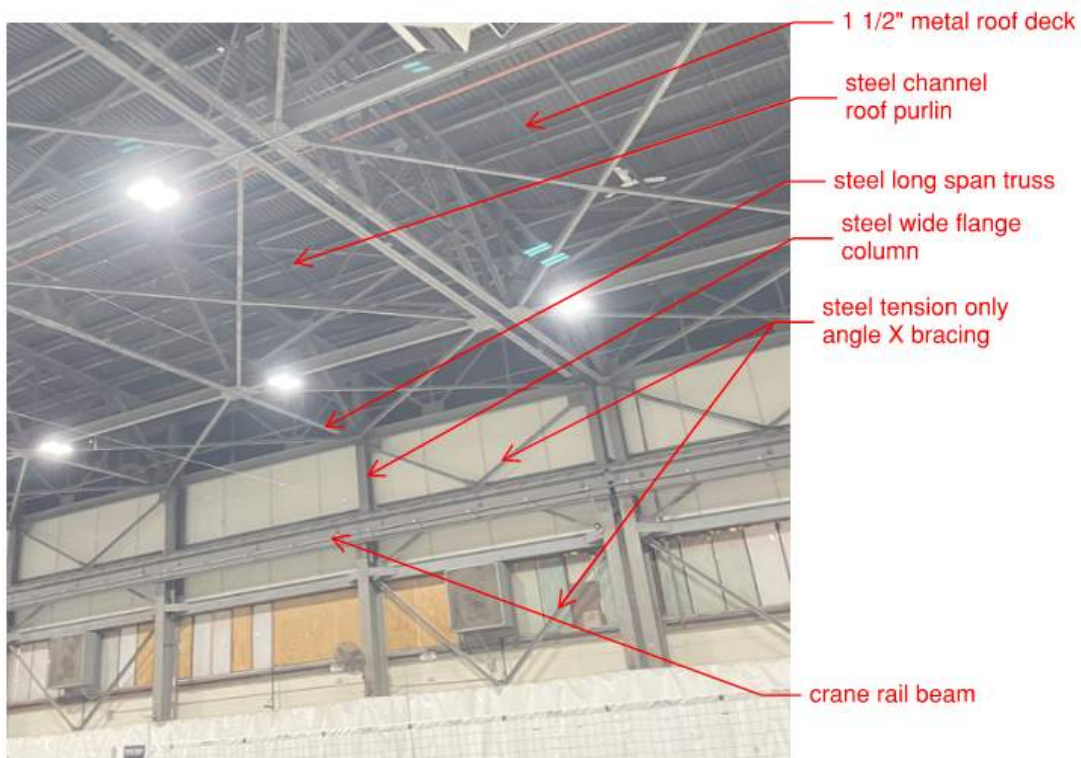


Image 6: Typical Roof and Bracing Framing of Northern Building Section

The perimeter cladding consists of 8" un-grouted and un-reinforced CMU wall for the bottom 8 ft with a Z-purlin located directly above the CMU wall. The remaining cladding above the cmu wall consists of light weight profiled paneling backed by horizontal Z-purlins. Evidence of CMU wall to Z-purlin attachment was not observed on site. Refer to Image 7.

The floor slab consists of concrete over soil supported base, thickness unverified.

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RE: St. Charles American Car Building 90 Structural Assessment

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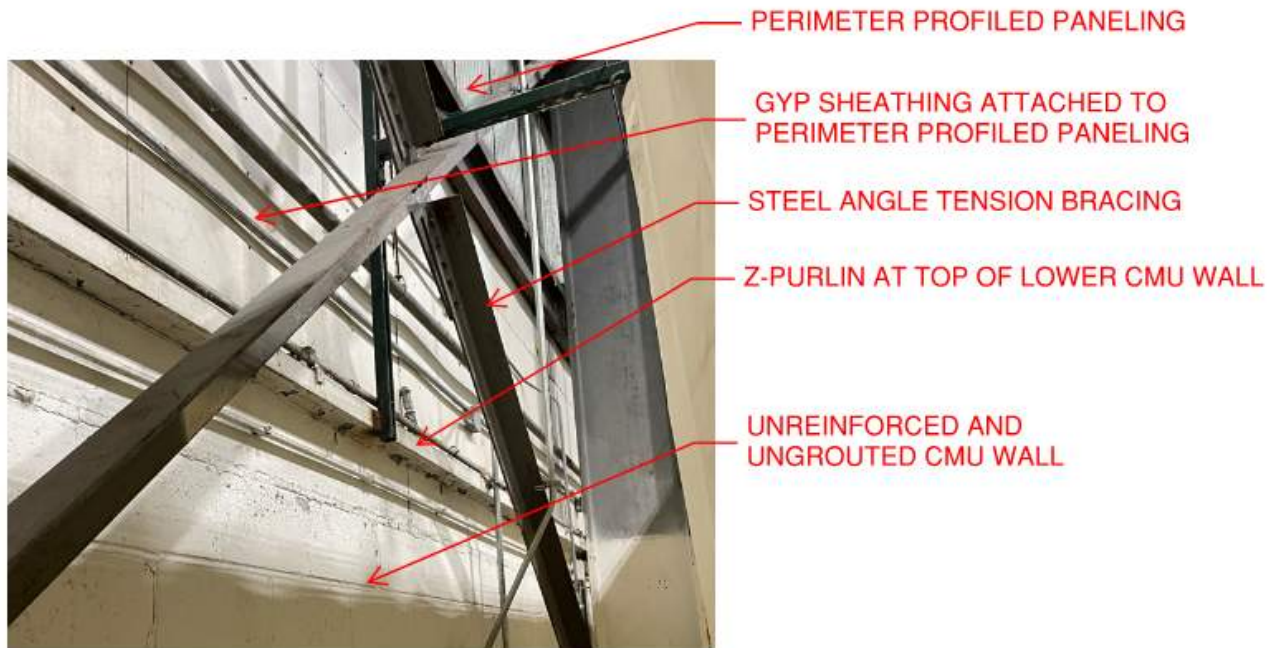


Image 7: Typical Wall Assembly Northern Building Section

The foundation system consists of a continuous concrete stem wall supporting the CMU cladding and monolithically cast concrete pilasters under steel columns. The stem wall and pilasters are supported by a concrete footing element, which is either supported directly on soil or on piers down to bedrock – neither of which has been confirmed.

A steel entrance canopy is present on the northern side of the building that consists of conform metal deck on roof steel framing with 3 pipe steel columns utilizing knee bracing for lateral stability. Refer to Image 8.



Image 8: North Entrance Canopy

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RE: St. Charles American Car Building 90 Structural Assessment

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ESTIMATED GRAVITY SUPPORT CAPACITY OF ELEVATED FLOOR AND ROOF AREAS

For planning purposes, this section provides estimated vertical load carrying capacities of the existing roof and floor systems. Please note that the identified capacity estimates require all deteriorated or damaged components to be structurally repaired to provide compliance and these estimates do not account for existing unverified foundation sizes and sub-surface conditions.

The estimated capacities below utilize building codes typically referenced within the greater St. Louis region at time of original construction. If alterations are made to loading requirements for the roof structures, KPFF advises further component based review at that time for validation.

Building Level	Current Code Live Load Requirement	Estimated Live Load Capacity
South Building Roof (Typical)	20 psf (w/o snow drift)	40 psf (1)
North Building Roof (Typical)	20 psf (w/o snow drift)	30 psf (2)
Floor Capacity – SOG	100 psf (public occupancy)	250 psf + (3)

Notes:

- (1) Reference 1907/1908 St. Louis City Historic Building Code – Snow or Roof Live Load Requirements
- (2) Reference 1955 BOCA building Code – Snow Load Requirements
- (3) Floor system previously used for heavy manufacturing which generally requires 250 psf loading demands.

The primary roof areas of both buildings are anticipated to have a reserve capacity between 10 psf – 20 psf prior to further evaluation. This scenario would provide an option for future photovoltaic considerations or lighter equipment RTU placement considerations.

The floor slab was previously used for heavy manufacturing where the slab had already been inherently load tested. This observation will allow ownership an option for future programming flexibility that may include inclusion of localized mezzanine framing prior to needing interior slab alterations.

RENOVATION STRUCTURAL CODE COMPLIANCE REVIEW

It is our understanding that the City of St. Charles currently uses the 2021 Edition of the International Building Code (IBC). For existing buildings, this means that the 2021 Edition of the International Existing Building Code (IEBC) is enforced.

South Building:

The following items are required purely for IEBC compliance if more than 50% of the building area undergoes architectural alteration induced renovations (except where the Authority Having Jurisdiction overrides a code provision):

1. **Item 1:** The southern building would require the perimeter load bearing brick wall to be anchored to the roof at 6 ft on center for the full building perimeter. Since the eastern and western walls were observed with anchorage at 11'-3" oc, we anticipate requiring additional secondary wall anchorage

December 12, 2025

RE: St. Charles American Car Building 90 Structural Assessment

KPFF Job #: 10132500411

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for St. Charles currently adopted building code compliance. To aid in cost estimation purposes, refer to (Image 9).

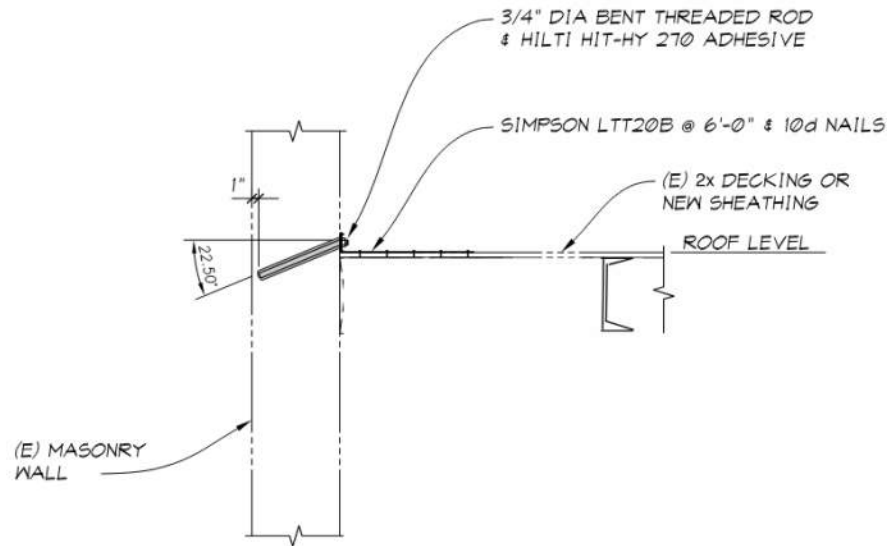


Image 9: South Building Wall to Level Roof Anchorage – IEBC 2021 (sections 906.4 and 906.5) Compliance Detail

2. **Item 2:** If more than 30% of original floor area structure is altered with a new interior second story being added where the new second story is hard tied/attached to the original building's wall/column structure, this can be interpreted as a substantial structural alteration. Under section 906.2, a full seismic evaluation with seismic upgrade would be required. This provision is commonly associated with cost of \$2.5 million - \$3.5 million +/- for similar sized projects in the greater St. Louis market.
 - a. **Side commentary:** Various municipalities may consider an alternate perspective of this topic known as “box within a box”. In certain code interpretations: if a new building structure is designed independent of the original building structure within the existing space volume, the decoupled the new interior but isolated building would be designed for full seismic compliance under 2021 International Building Code compliance standards and the existing building enclosure beyond would remain unaltered and grandfathered in without mitigation being applied. Since this topic is not clearly defined by the building code, the authority having jurisdiction should be involved in the acceptance process for their interpretation if considered for future design considerations.

North Building:

The following items are required purely for IEBC compliance if more than 50% of the building area undergoes architectural alteration induced renovations (except where the Authority Having Jurisdiction overrides a code provision):

1. **Item 1:** The northern building would require the perimeter partial height unreinforced CMU wall to be anchored to the existing horizontal Z-purlin for compliance with IEBC 2021 section 906.7. For planning purposes, see Image 10 for an example of conceptual compliance detailing.

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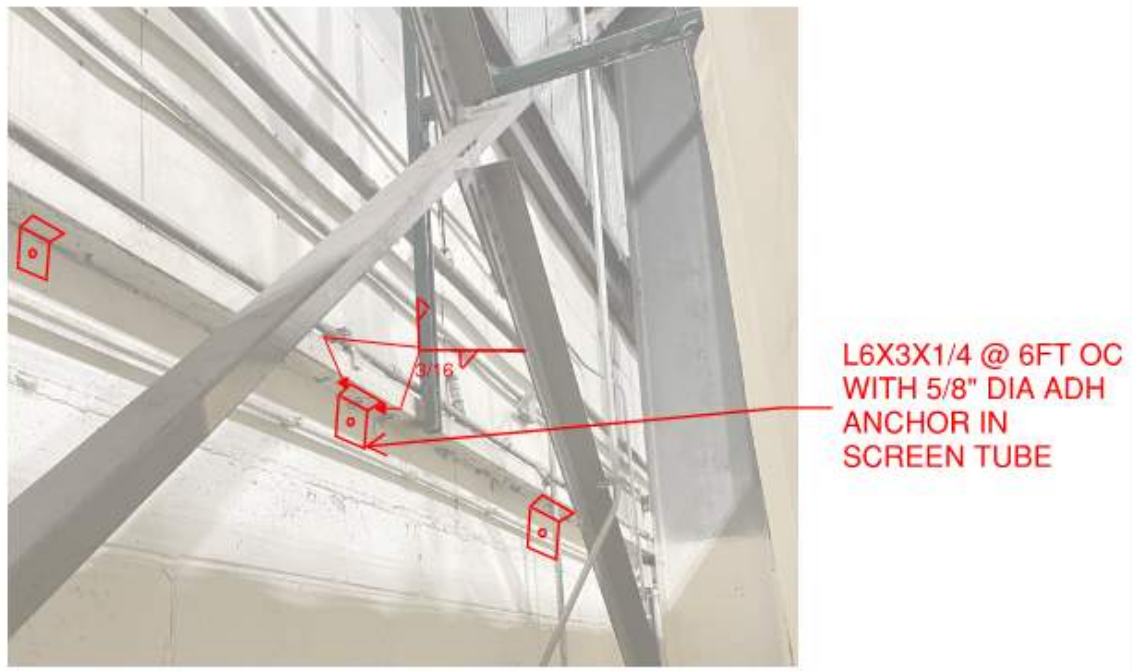


Image 10: North Building Wall Top of CMU Restraint– IEBC 2021 (sections 906.7) Compliance Detail.

2. **Item 2:** If more than 30% of original structure floor is altered with a new interior second story being added where the second floor is hard tied/attached to the original building's column structure, this can be interpreted as a substantial structural alteration. Under section 906.2, a full seismic evaluation with seismic upgrade would be required. This provision is commonly associated with cost of \$2 million +/- for similar sized projects in the greater St. Louis market.
 - a. **Side commentary:** Various municipalities may consider an alternate perspective of this topic known as “box within a box”. In certain code interpretations: if a new building structure is designed independent of the original building structure within the existing space volume, the decoupled the new interior but isolated building would be designed for full seismic compliance under 2021 International Building Code compliance standards and the existing building enclosure beyond would remain unaltered and grandfathered in without mitigation being applied. Since this topic is not clearly defined by the building code, the authority having jurisdiction should be involved in the acceptance process for their interpretation if considered for future design considerations.

Future renovation geotechnical site testing:

If future floor addition(s) are considered, we recommend hiring a geotechnical engineer to conduct a Multi-Channel Analysis of Shear Waves (MASW) test to help determine the Seismic Design Category (SDC) of the building site.

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EXISTING BUILDING DETERIORATION OBSERVATIONS

Building structural deteriorations observed for this complex were typical for the age of construction and localized generally in spot locations. With the exception of the western shed structures (discussed further below) and with spot continued maintenance related restoration, continued serviceable use can be considered by ownership.

Southern Building Deteriorations

Primary Roof Deck Deterioration:

Observation: The roof consists of 1.5" x 5 1/2" wood decking was observed with evidence of past water infiltration staining primarily on the low slope sides of the roof at the eastern and western ends along with the southern parapet end at the flashing joint. This type of staining can be an indicator of trapped moisture between the roofing membrane and the top of the roof deck boards which can also lead to unexposed topside deck board rot. See (Image 11) for example of this observation. The extent of observation area estimates are shown in (Image 12).

Concept Mitigation: Although the extent of actual rot vs staining is unverified, we recommend reserving a cost placeholder for the observed areas in (Image 12) during the next roofing replacement iteration. In the cases where rot is found, remove the rotten roof decking and replace with equivalent 2x6 SPF T&G deck boards. Attach with (2) 16d nails per channel and nailer board location. Include top of channel 2x nailer board replacement and top of wall nailer board replacement as part of the cost estimate.



Image 11: South Building Roof Wood Deck Board Staining Example

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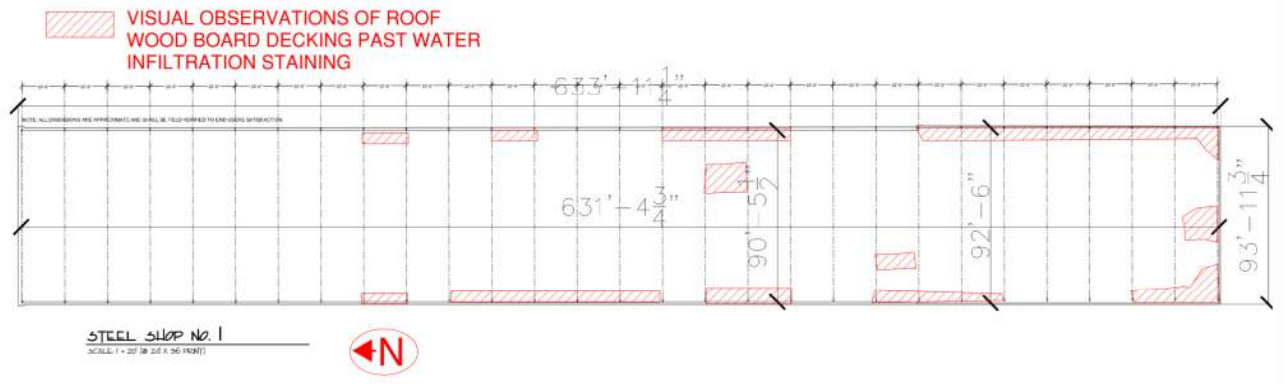


Image 12: South Building Roof Deck Staining Area Estimate

Eastern Shed Building Roof Rot Deterioration:

Observation: The southern 3' x 12' shed structure extending from the eastern wall face was observed with roof deck and rafter rot. See Image 13.

Concept Mitigation: If the building shed area were to remain, we recommend reserving cost for replacing the full shed roof area with new 5/8" plywood sheathing and new 2x roof rafters for the full 3' x 12' extent.



Image 13: Southern Building South-Western Shed Extension Roof Rot

Eastern Shed Building Wall Settlement and Bowing:

Observation: The three larger small shed building extensions on the western side of the southern building area were all observed with varying conditions of differential settlement which also affected the localized brick bearing wall stability. Refer to Images 14-16 for examples of this condition. Since the shed building wall system consisted of a two wythe 9" wall thickness profiles, maximum out of plane wall rotation prior to requiring secondary stabilization measures should not exceed 1.5"; this condition was exceeded.

Concept Mitigation: Although past efforts of post installed plate and tension rod systems were added to reduce collapse potential, due to the extent of wall lean/bow movement and additional mortar deterioration –

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we recommend removal of the three shed buildings identified in Image 14 during future building renovation efforts.



Image 14: Southern Building Shed Extension Locations of Observed Wall Destabilization

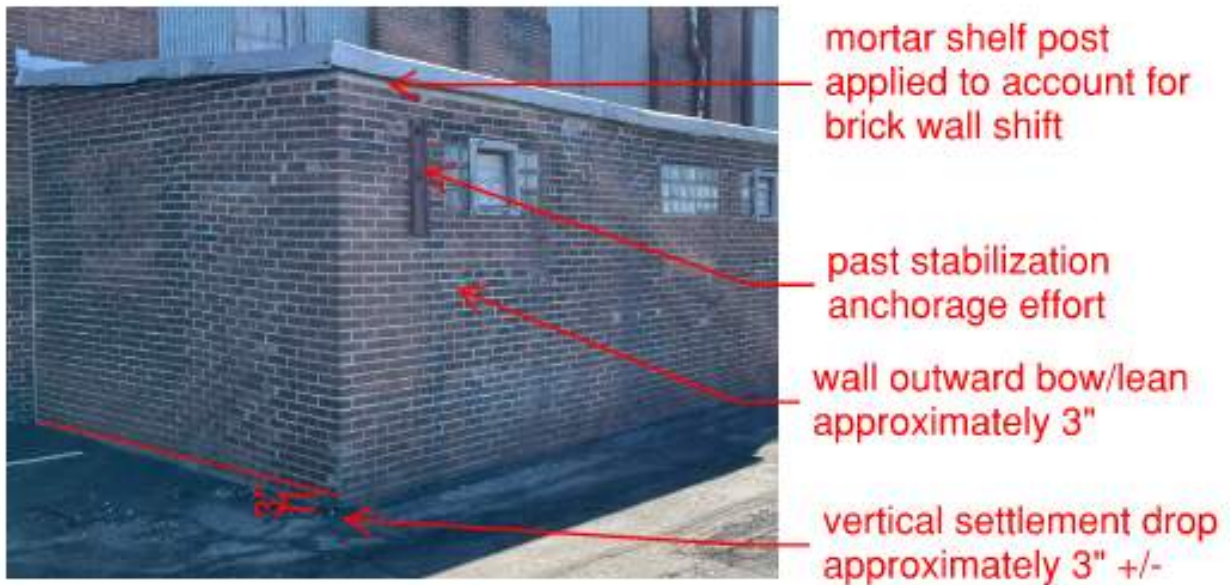


Image 15: Southern Building Shed Extension Movement Example

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Image 16: Southern Building Shed Extension Movement Example

Southern Building Missing Roof Anchors:

Observation: Two wall tie anchors to the roof diaphragm were observed missing on the southern wall. Refer to Image 17.

Concept Mitigation: Replace missing cast iron star ties in kind.

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Image 17: Southern Wall Missing Roof Anchor Ties

Southern Building Interior Repointing:

Observation: During spot observations of the building's interior face mortar condition, various locations were found with missing mortar for the interior face wythe within the bottom 24" of wall height (Image 18). Although the reason for the mortar loss is unverified, this is often a result of moisture wicking from the foundation near grade, but can also be a cause of past flood events as well.

Concept Mitigation: Repoint missing mortar in kind with historically matched mortar. Reserve cost contingency for 25% -50% of wall length for interior base repointing within lower 24" height.



Image 18: Interior Wall Face Mortar Deterioration/Missing at Base of Wall

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Southern Building Steel Column Rust Pack:

Observation: Since the perimeter steel columns that support the long span steel trusses for the southern building were constructed within the perimeter multi-wythe brick wall assembly without an air gap between the brick and the steel column surface, when the wall assembly has taken on moisture in the past this condition has led to steel column surface rust within the wall assembly in various locations. See Image 19 for an example. Although this condition was observed, evidence of steel overstressing brick movement due to extensive rust jacking was not observed except one location shown in Image 25.

Concept Mitigation: Although we did not observe brick movement evidence that would indicate a higher loss of steel due to rust pack expansion movement from the columns (except one location shown in 25), we would advise ownership maintain a cost contingency for localized column strengthening repairs if more than 20% steel material loss is observed during restoration efforts. The general restoration efforts during future renovations should include the following:

- Where surface rust is observed at the brick to column interface, temporarily remove the brick locally to expose the steel column.
- Clean the surface rust down to a bare white metal condition.
- Measure the remaining material in the cleaned area to confirm if material loss exceeded 20%.
- If material loss exceeded 20%, consult a structural engineer to provide a localized strengthening measure, which will likely consist of a welded steel plate or angles.
- After repairs are made or if the material loss was less than 20%, apply a coating of rust inhibitor primer and paint.
- Reconstruct the removed brick to the original condition.

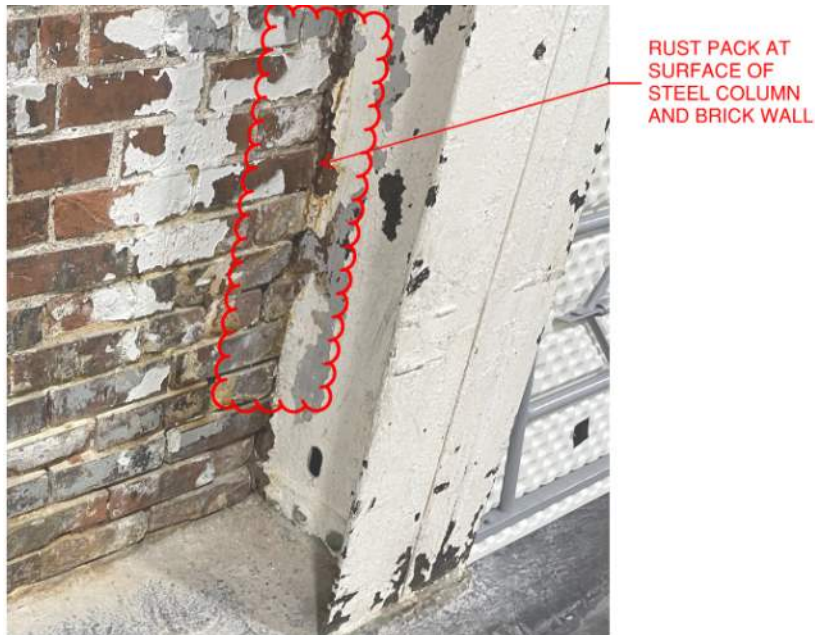


Image 19: Southern Building Steel Column Rust Observation at Brick Wall Interface Example

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Southern Building Settlement and Down Spout:

Observation: Visual observations found that a portion of the primary southern area building had undergone vertical settlement which led to brick wall movement and cracking. See Image 20 for the locally laser surveyed settlement data. We should note that other areas likely experienced varying settlements to a lesser extent as well, but was not field surveyed at this time. Although cracking was induced in the masonry, since the building is a framed system support condition; the observed settlement does not reduce primary gravity structural capacity for continued building service life.

The exact cause of the settlement is unverified, however we also observed vertical downspouts that utilized sub-surface terra cotta pipe adjacent to primary foundation locations, and spot observed one location where the vertical pipe had experienced a damaged condition on the building eastern face which can lead to sub-surface erosion if not replaced. See Image 21 for observed location.

Concept Mitigation: We recommend hiring a plumber to scope all sub-surface pipes to determine which areas of subsurface plumbing have experienced shifting, breakage or general failure. The pipes that are compromised should then be replaced to reduce potential for sub-surface soil erosion. Building foundations within areas that have previously undergone settlement can either remain as currently settled and then monitored for future movement, or ownership can proactively have helical pier installation installed in areas of higher settlement to reduce future movement potential.

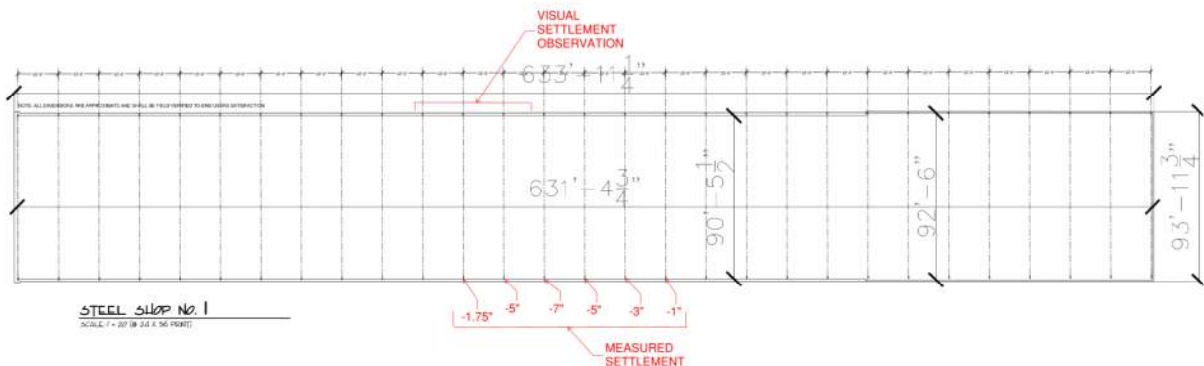


Image 20: Building Column Foundation Settlement Observations



Image 21: Exterior Roof Drainage Pipe Damage and Terra Cotta Installation Observation

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Southern Building Exterior Masonry Restoration:

Observation: The exterior masonry was observed to be generally upkept with regards to past masonry tuckpointing efforts. However, as with any building of this age, iterative masonry pointing maintenance is an ongoing matter. To aid ownership in planning for future repointing focused efforts, please refer to Images 22 for example, and Images 23-25 for elevation markups.

Concept Mitigation: Owner's mason should repoint locations shown in Images 23-25 in the next maintenance cycle. Interior repointing should also be addressed per the Interior Masonry Repointing Section of this report as well.



Image 22: Exterior Wythe Mortar Loss Example

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 **AREAS OR ADVISED EXTERIOR REPOINTING**

Image 23: Southern Exterior Masonry Areas of Mortar Loss



 **AREAS OR ADVISED EXTERIOR REPOINTING**

Image 24: Eastern Exterior Masonry Areas of Mortar Loss



 **AREAS OR ADVISED EXTERIOR REPOINTING**

Image 25: Western Exterior Masonry Areas of Mortar Loss

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Northern Building Deteriorations

In general, the northern building appeared structurally to be in sound condition thru spot visual based observations. The only visual observation that warrants additional structural recommended measures from a deterioration standpoint is the perimeter CMU infill wall. The top of the wall anchorage was addressed under the IEBC 2021 compliance discussion, however spot locations of top CMU destabilization were also observed and would require resetting to minimize fall hazard risk. See Image 26 below for an example.



Image 26: North Building Perimeter CMU Wall Top Course Destabilization Example

CONCLUSION

The observations and recommendations presented in this structural assessment should provide an adequate visual based overview for the current condition of building 90 with the intended purpose of aiding in long term planning efforts. In my professional opinion, the buildings are adequate for continued use with the recommended maintenance measures incorporated. In addition to the maintenance related efforts, additional code trigger applied mitigation considerations/cost should be accounted for during future planning efforts that were discussed under the Renovation Structural Compliance Review section of this report.

If there are any follow-up questions or would like to discuss the content of this letter, please contact myself at your convenience.

Sincerely,
KPFF Consulting Engineers

Joseph A. Carpenter, PE, LEED AP
Associate



RESTRICTED APPRAISAL REPORT

OF

Two Industrial Buildings known as
Buildings 90 & 91A within the
American Car & Foundry Complex

LOCATION

900 & 550 N. Main Street
City of St. Charles, St. Charles County, MO. 63301

PREPARED FOR:

ACF Revitalization, LLC

VALUATION DATE

December 8, 2025

Midwest RealEstate Appraisal Services

Midwest RealEstate Appraisal Services

January 5, 2026

ACF Revitalization, LLC
100 Clark Street
St. Charles, MO. 63301

Pursuant to your request and authorization, Midwest RealEstate Appraisal Services has appraised the real estate numbered 900 & 550 N. Main Street, in the City of St. Charles, St. Charles County, Missouri, 63301. The property appraised are two industrial buildings being part of the larger American Car & Foundry Complex.

The purpose of this appraisal is to express the appraiser's opinion of value of the fee simple interest in the real estate, subject to the stated scope of work, type and definition of value, assumptions and limiting conditions and certification within this appraisal report. This is a restricted report. As such the description of the improvements is minimal and can only be understood by the client. This report is a brief recapitulation of the appraiser's conclusions. Supporting documentation is retained in the appraiser's work file. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. The property was viewed on December 8, 2025.

The following appraisal sets forth the most pertinent data gathered, the methods to value utilized, and the reasoning leading to the opinion of value. The analyses, opinions, and conclusions were developed based on, and this report has been prepared in conformance with, the appraiser's interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) in effect as of January 1, 2026. It also conforms to the requirements and policies of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and Title XI Regulations.

The appraiser understands that the intended use of this appraisal report is for future disposition of the Subject property by estimating the market values of the fee simple interest in the real estate under the following scenarios: “As Is” as it is currently improved, land value only and “As Proposed” or as renovated as it relates to the improved properties consistent with the use type of the Subject properties. The intended user of this report is ACF Revitalization, LLC. No other intended users are identified. The contents and conclusions in this appraisal report may be relied upon in accordance with the stipulated use herein.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

CLIENT:	ACF Revitalization, LLC
ADDRESS:	900 & 550 N. Main Street, St. Charles, St. Charles County, Missouri, 63301
LOCATION:	900 N Main Street is located at the east corner of N Main & N. Second Street and Along and 550 N. Main Street, is an interior location accessed by N. Main Center. Both properties are part of the larger American Car & Foundry complex, located proximate and overlook the Missouri River.
PROPERTY RIGHTS APPRAISED:	Fee Simple
OWNERSHIP& BRIEF HISTORY:	St. Charles Properties. No transactions over the last 5+ years.
ASSESSOR’S IDENTIFICATION #s:	6-009A-D603-00-000H (900 N Main) 6-009A-D603-00-000F (550 N Main Street)
PROPERTY TYPE:	Industrial Buildings
ZONING:	“I-2” Heavy Industrial District for 900 N Main Street & “PD-MU” & Planned Development Multi-Use by the City of St. Charles

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS (CONT)

- LAND AREA:** 4.6357± Acres as to 900 N. Main Street
An allocated 0.589 Acres as to 550 N. Main Street, as this property is improved with multiple structures on a larger 1.28 acre site.
- FLOOD HAZARD:** Per FEMA Map Panel #: 29183C0286G, dated January 20, 2016, both Subject properties are located within Zone AE, within the 100 year flood plain and within the 500-year flood plain or 0.2% annual chance of flood hazard from the Missouri River. The Subject properties are not located within undevelopable floodway.
- PRINCIPAL IMPROVEMENTS:** 900 N Main Street is a single tenant, light industrial building originally constructed in 1910 according to St. Charles County Assessor's Records, containing a gross building area of 59,502 SF based on exterior measurements. The masonry and steel frame building was originally constructed as an industrial building, currently utilized for recreational purposes. This building is considered in fair/average condition for its age.
- 550 N Main Street is a single tenant, two story industrial building of masonry and wood frame construction originally built in 1900, according to St. Charles County Records, containing a gross building area of 19,780 SF, or 9,890 SF per level. This structure is part of a larger building as it is connected to a larger single story warehouse structure. For valuation purposes, only the two story portion of this larger building is valued herein, identified as Building 91A. This building has no interior finish, no plumbing and is equipped with a small freight elevator providing access to the loft. The building is currently marginally utilized for storage, but the loft is not being used. This building is considered in poor/fair condition and is reported to have substantial structural deficiencies.

HIGHEST AND BEST USE:

As vacant – light industrial or service commercial use

As improved – The current improvements provide values over and above the land value. As such are considered the highest and best uses of property at this time.

**HYPOTHETICAL CONDITION/
EXTRAORDINARY ASSUMPTION**

The valuation herein for the property numbered 550 N Main Street, aka Building 91A, is based on the hypothetical condition of an allocated site area based on the Subject's building as a percentage of the larger gross building area of the multiple structures on the same site.

SCOPE OF WORK

In the instance of the value estimate contained herein, "scope of work" is intended to include the process of collecting, confirming, and reporting data by the appraisers as disinterested third parties. The scope of work includes identifying the property and property interest to be appraised based on the client, purpose, and intended use of the appraisal, analyzing the Subject property, along with all relevant market data, and the marketability of the Subject property and reporting the results of this process in a clear and concise manner. The reader is referred to the Certification and Assumptions and Limiting Conditions in the Addendum section of the report wherein the conditions are stated under which the report has been prepared. This is a restricted report. As such the description of the improvements is minimal and can only be understood by the client.

Subject of the Assignment

The property appraised is the real estate numbered at 900 & 550 N Main Street, in the City of St. Charles, St. Charles County, MO. 63301. The property appraised are two industrial buildings that are part of the larger American Car & Foundry Complex. Building 90, numbered 900 N Main Street, is a 115 year old building containing 59,502 SF constructed on a 4.6357 acre site. Building 91A is part of a larger, multiple building property numbered 550 N Main Street. This two story industrial building is 125 years of age, according to St. Charles County Records, and contains a gross building area of 19,780 SF.

Methods of Appraisal

The valuation of real estate usually involves three approaches to value: the Cost, Income Capitalization and Sales Comparison Approaches to value.

The Subject property are two, older industrial buildings. The most applicable and credible appraisal technique used for this analysis is the Sales Comparison Approach.

The Subject properties are two, older industrial buildings both considered in below average condition. The Cost Approach is not relevant given the building ages and current condition. The valuation herein is to establish the fee simple market value of the property. As such, any lease encumbrances of the buildings were not taken into consideration. For these reasons, only the Sales Comparison Approach was developed.

Appraisal Development Process

The appraisal development included a description of the Subject property, an analysis of regional and neighborhood trends, and research of market data such as comparable sales and comparable rentals. Subject property data was garnered through a physical inspection as well as gathering information from other sources such as ownership and various government offices such as the St. Charles County Assessors' Office. Market data was verified by the owner, buyer, broker/agents, contract, title company, and/or public record. The accumulated data was analyzed in relation to the Sales Comparison approach to value.

Appraisal Format & Compliance

The results, opinions, and conclusions of this investigation are presented in this Restricted Appraisal Report. This report is limited to a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's work file. To develop the opinion of value, the appraiser has performed an appraisal process based on his understanding of the requirements and policies of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and as defined by the Uniform Standards of Professional Appraisal Practice (USPAP) in effect as of January 1, 2026.

Competency Provision

The appraiser issuing this report has been a licensed Certified General Appraiser since 2005, conducting numerous appraisals on properties similar to Subject. The appraiser has access to a number of credible databases, associates, and market participants, and is able to obtain all information necessary to perform the appraisal requested. As a result, it is believed the Appraiser fully complies with the competency provision of USPAP. The appraiser has included with the report a USPAP certification signed by the appraiser. In addition, the appraiser certifies compliance with OCC Regulation 12 CFR 34 and is competent to perform this appraisal assignment.

Type and Definition of Value

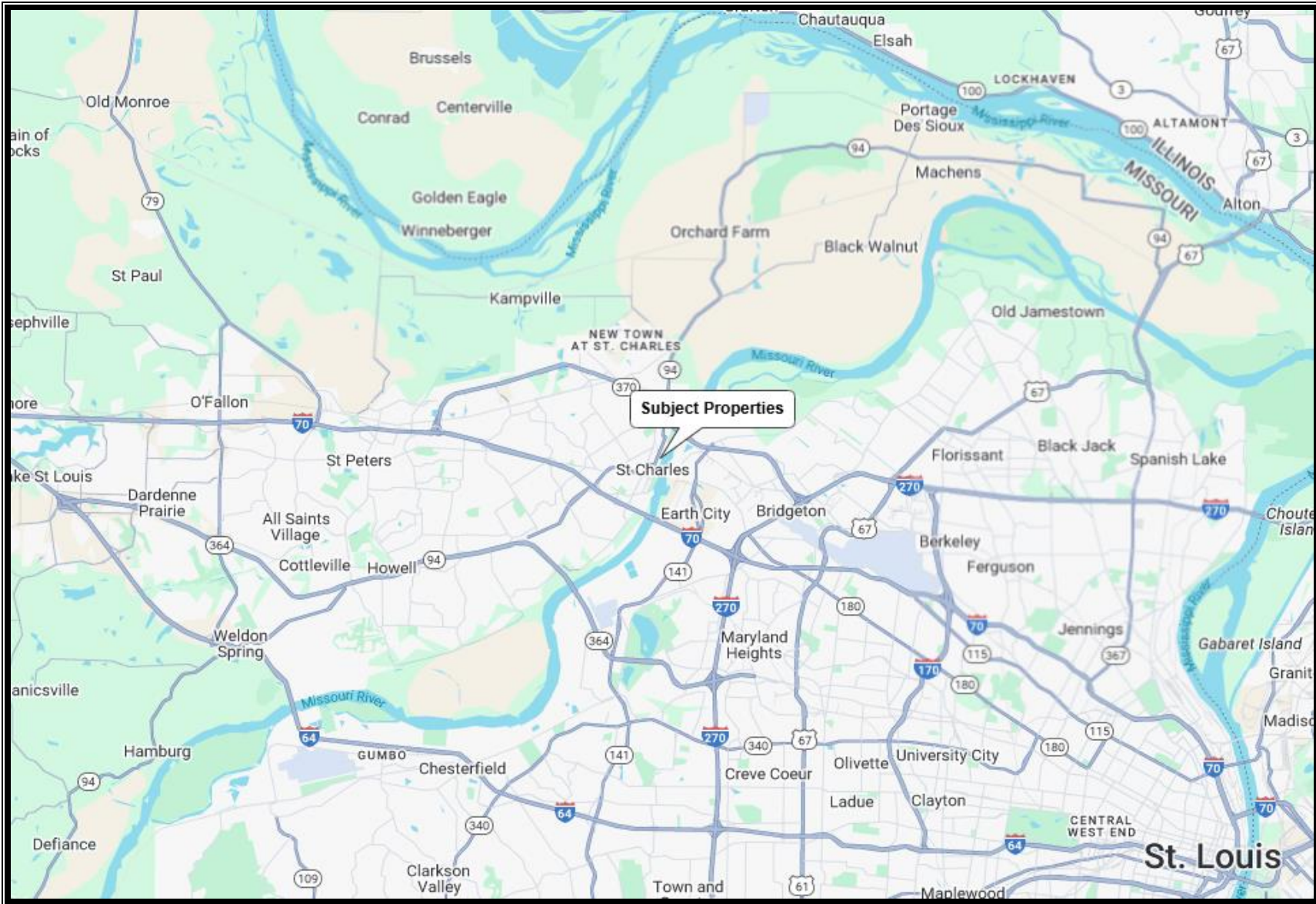
To express the appraiser's opinion of the *market value* of the *fee simple interest* of the Subject property described herein. The following definitions are pertinent to this report:

- **Fee Simple Interest:** includes all property rights, known as the bundle of rights that may be lawfully owned subject only to government powers. The bundle of rights includes the right to use, sell, lease, give away, and to elect to exercise all or none of these rights. The powers of government, which limit the bundle of rights include taxation, eminent domain, police power, and escheat.
- **Market Value:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
 1. buyer and seller are typically motivated;
 2. both parties are well informed or well advised, and acting in what they consider their best interests;
 3. a reasonable time is allowed for exposure in the open market;
 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

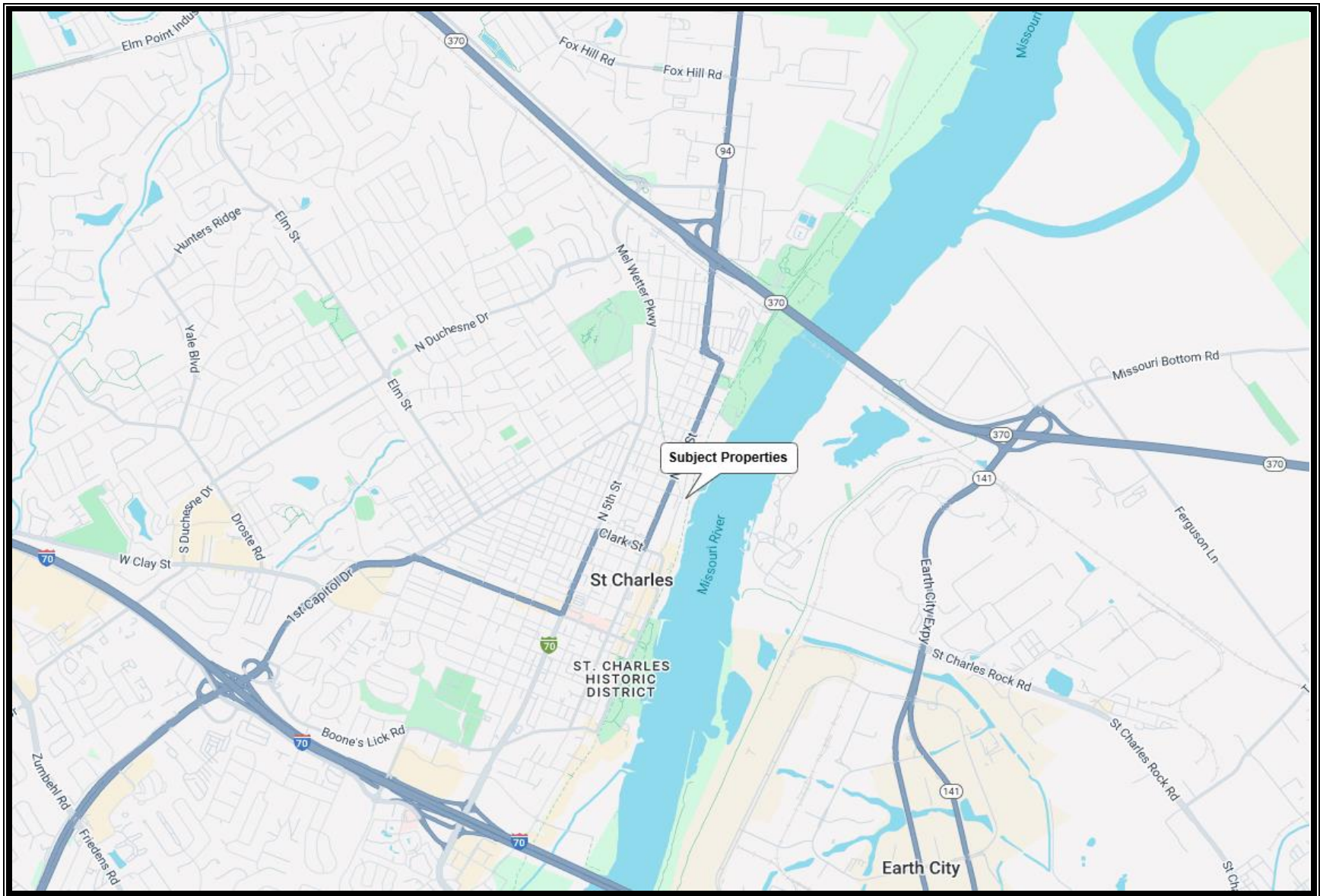
Market value is synonymous with the legal term "fair market value."

⁽¹⁾ Code of Federal Regulation: 12CFR, Part 546.2(f)

Regional Map



Neighborhood Map



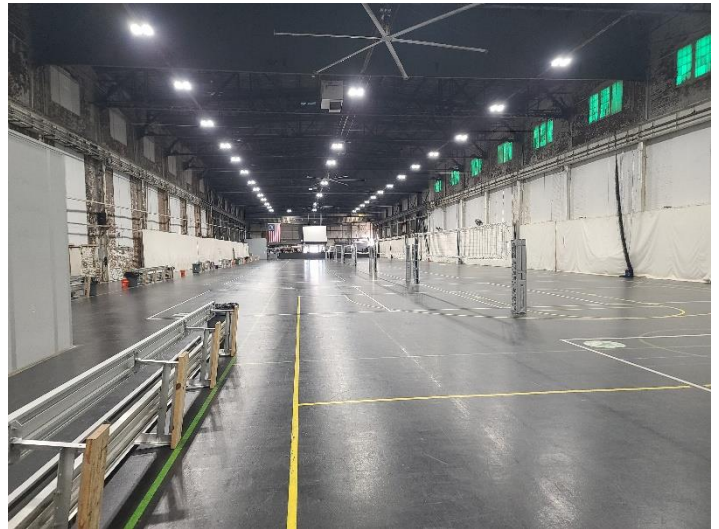
Aerial Photos of Subject Environs (900 N Main)



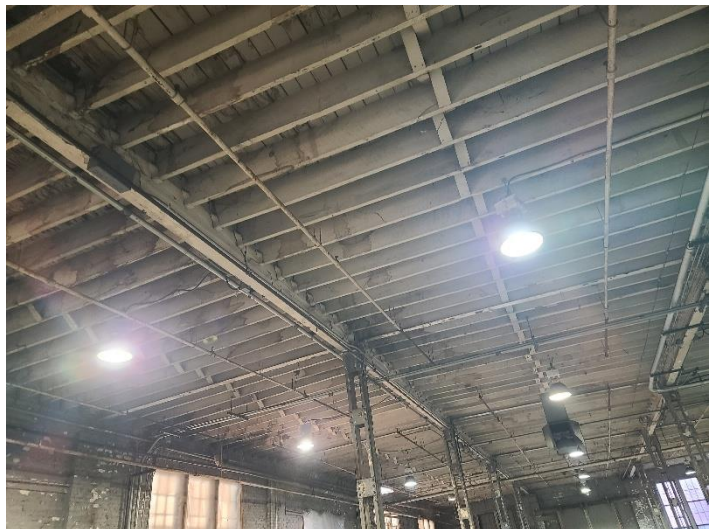
Aerial Photos of Subject Environs (550 N Main)



Subject Photographs



Two Industrial Buildings • 900 & 550 N. Main Street • St. Charles, Missouri



Two Industrial Buildings • 900 & 550 N. Main Street • St. Charles, Missouri



RECONCILIATION OF VALUE

It is the appraiser's opinion that as of December 8, 2025, the date of the most recent viewing, the fee simple market value of the properties appraised of its various scenarios are as follows:

900 N. Main Street "As Is"

ONE MILLION SEVEN HUNDRED EIGHTY FIVE THOUSAND DOLLARS

\$1,785,000

900 N. Main Street "As Proposed"

TWO MILLION SIX HUNDRED EIGHT THOUSAND DOLLARS

\$2,680,000

900 N. Main Street "Land Value Only"

FIVE HUNDRED THIRTY FIVE THOUSAND DOLLARS

\$535,000

550 N. Main Street "As Is"

THREE HUNDRED THOUSAND DOLLARS

\$300,000

550 N. Main Street "As Proposed"

SEVEN HUNDRED SEVENTY THOUSAND DOLLARS

\$770,000

550 N. Main Street "Land Value Only"

SIXTY NINE THOUSAND DOLLARS

\$69,000

The appraiser certifies that he has no present or contemplated future interest in the Subject property, and neither his employment to make this appraisal nor the compensation is contingent on the conclusions, or the amounts of valuation reported herein.

Respectfully Submitted,
Midwest RealEstate Appraisal Services



A handwritten signature in cursive script that reads "Delbert R. Blake".

Delbert R. Blake
Certified General Appraiser

ADDENDUM

RESTRICTED APPRAISAL REPORT ASSUMPTIONS AND LIMITING CONDITIONS

This report(s) is subject to underlying assumptions and limiting conditions qualifying the information contained in the report(s) as follows:

Restricted Appraisal Report - This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser(s) is not responsible for unauthorized use of this report.

Furthermore, in accordance with prior agreement between the client and the appraiser(s), this report is the result of a limited appraisal process in that certain allowable departures from specific guidelines of the Uniform Standards of Professional Appraisal Practice were invoked. The intended user of this report is warned that the reliability of the value conclusion provided may be impacted to the degree that there is departure from specific guidelines of USPAP.

Limit of Liability - The liability of Midwest RealEstate Appraisal Services, LLC and employees is limited to the fee collected for preparation of the appraisal(s). There is no accountability for liability to any third party.

Copies, Publication, Distribution, Use of Report - Possession of this report(s) or any copy thereof does not carry with it the right of publication through advertising media, or any other public means of communication (especially any conclusions as to value, the identity of the appraiser(s), or the firm with which he (they) is connected, or any reference to the Appraisal Institute or the MAI or SRA designations) without the prior consent and written approval of the appraiser(s), nor may it be used for other than its intended use; the physical report(s) remains the property of the appraiser(s) for the use of the client, the fee being for the analytical services only.

The report(s) may not be used for any purpose other than the purpose stated in the report(s) by any person or corporation other than the client or the party to whom it is addressed or copied without the written consent of the appraiser(s), and then only in its entirety. Disclosure of the contents of this report(s) is governed by the By-Laws and Regulations of the Appraisal Institute.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 2

No third parties may rely upon this appraisal report(s) for any purpose whatsoever, including the provision of financing for the acquisition of improvement of the Subject property. This appraisal(s) was prepared specifically for our client. Third parties who desire us to prepare an appraisal(s) of the Subject property for their use should contact the signatory (signatories) of this report.

Confidentiality - The appraiser(s) may not divulge the material (evaluation) contents of the report(s), analytical findings, or conclusions, or give a copy of the report(s) to anyone other than the client or his designee as specified in writing (except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement), or by a court of law or body with the power to subpoena.

This appraisal(s) is to be used only in its entirety, and no part is to be used without the whole report(s). All conclusions and opinions concerning the analysis which are set forth in the report(s) were prepared by the Appraiser(s) whose signature(s) appears on the appraisal report(s), unless indicated as "Review Appraiser(s)." No change of any item in the report(s) shall be made by anyone other than the Appraiser(s), and the Appraiser(s) and firm shall have no responsibility if any such unauthorized change is made.

Information Used - No responsibility is assumed for accuracy of information furnished by or from others, the client, his designee, or public records. We are not liable for such information or the work of possible subcontractors.

The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other source thought to be reasonable. All are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished; and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.

It is suggested that any authorized third party user of this research data or facts contained herein consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the Subject property.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 3

Testimony, Consultation, Completion of Contract for Appraisal Services -

The contract for appraisal(s), consultation, or analytical service is fulfilled and the total fee payable upon completion of the report(s). The appraiser(s) or those assisting in preparation of the report(s) will not be asked or required to give testimony in court or hearing because of having made the appraisal(s), in full or in part, nor engage in post appraisal(s) consultation with client or third parties except under separate and special arrangement and at an additional fee.

Exhibits - The sketches and maps in this report(s) are included to assist the reader in visualizing the property and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status, as of the date of the photos.

Legal, Engineering, Financial, Structural, or Mechanical Nature, Hidden Components, Soil - No responsibility is assumed for matters legal in character or nature, whether existing or pending; nor matters of survey; nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report(s).

The legal description is assumed to be correct as used in this report(s) as furnished by the client, his designee, or as derived by the appraiser(s). The appraiser(s) has neither made a legal survey nor has he (they) commissioned one to be prepared; therefore, reference to a sketch, plat, diagram, or previous survey appearing in the report(s) is only for the purpose of assisting the reader to visualize the property.

The appraiser(s) has viewed, by observation, the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structure, or their components, or any mechanical components within the improvements; no representations are made herein as to these matters unless specifically stated and considered in the report(s); the value estimate considers there being no such conditions that would cause a loss of value. The land or the soil for the area being appraised appears firm; however, subsidence in the area is unknown. The appraiser(s) does not warrant against this condition or occurrence of problems arising from soil conditions.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 4

The appraisal(s) is based on there being no hidden inapparent or apparent conditions of the property site, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise of engineering to discover them and no termite inspection was conducted. All mechanical components are assumed to be in operable condition and status standard for properties of the Subject type. Conditions of heating, cooling, ventilating, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made as to adequacy of type of insulation or energy efficiency of the improvements or equipment.

This is a copyrighted work protected by the laws of the United States (Title 17, U.S. Code). It is illegal for anyone to violate any of the rights provided by this Copyright Act.

Legality of Use - The appraisal(s) is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report(s); further, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal, and/or private entity or organization has been or can be obtained or renewed for any use considered in the value estimate.

Hazardous Materials - Unless otherwise stated in this report(s), the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser(s). The appraiser(s) has no knowledge of the existence of such materials on or in the property. The appraiser(s), however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 5

Americans with Disabilities Act - The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed recommendations set by ADA. Handicap requirements in St. Louis County and St. Charles County are governed by the American National Standards Institute ("ANSI"). It is possible that an ADA compliance survey of the property, together with a detailed analysis of the specifications set by ANSI, could reveal that the property is not in compliance with one or more of the specifications. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the specifications of ANSI in estimating the value of the property.

Component Values - The distribution of the total valuation of this report(s) between land and improvements applies only under the existing program of utilization. The separate valuations for land and building(s) must not be used in conjunction with any other appraisal(s) and are invalid if so used.

Auxiliary and Related Studies - No environmental or impact studies, special market study or analysis, highest and best use, analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report(s). The appraiser(s) reserves the unlimited right to alter, amend, revise, or rescind any of the statements, findings, opinions, values, estimates, or conclusions upon any subsequent such study or analysis or previous study or analysis subsequently becoming known to him.

Separation of the signature pages from the balance of our report(s) invalidates the value conclusion.

Dollar Values, Purchasing Power - The market value estimated and the costs used are as of the date of the estimated value. All dollar amounts are based on the purchasing power and price of the U.S. dollar and financing rates prevailing at the effective date of the value estimate.

Inclusions - Furnishings and equipment or business operations, except as specifically indicated and typically considered as a part of the real estate, have been disregarded with only the real estate being considered.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 6

Proposed Improvements, Conditioned Value - Improvements proposed, if any, on or off site, as well as any repairs required are considered, for purposes of this appraisal(s), to be completed in good and workmanlike manner according to information submitted and/or considered by the appraiser(s). In cases of proposed construction, the appraisal(s) is subject to change upon viewing of the property after construction is completed.

Value, Change, Dynamic Market, Influences - The estimated market value is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace. The "Estimate of Market Value" in the appraisal report(s) is not based in whole or in part upon race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

Management of the Property - It is assumed that the property, which is the Subject of this report, will be under prudent and competent ownership and management, neither inefficient nor super-efficient.

The fee for this appraisal(s) or study is for the service rendered and not for the time spent on the physical report.

The valuation estimate applies only to the property specifically identified and described in the ensuing report(s). The value reported is only applicable to the property rights appraised and the report(s) should not be used for any other purposes.

Acceptance of, and/or use of, this appraisal report(s) constitutes acceptance of the above conditions.

Midwest RealEstate Appraisal Services

DELBERT R. BLAKE

Education

Wichita State University, Wichita, Kansas, BSBA, Business Administration, 1990

University Missouri St. Louis, Finance and Accounting, 1992

American School of Real Estate, Brokers License, 1994

Appraisal Institute Courses Completed:

- 110 Appraisal Principles
- 120 Appraisal Procedures
- 310 Basic Income Capitalization
- 320 General Applications
- 410 National Uniform Standards of Professional Appraisal Practice (USPAP)
- 420 (USPAP) Business Practice and Ethics
- 520 Highest and Best Use/Market Analysis

Professional Affiliations

Licensed Real Estate Broker by the Missouri Real Estate Commission

State Certified General Real Estate Appraiser by the State of Missouri (2005038251)

Experience

Mr. Blake's professional experience consists of real estate brokerage activities in both residential and commercial properties, currently working as a broker/salesperson with Trophy Properties & Auction. In addition, Mr. Blake is a general contractor developing residential properties.

Mr. Blake has been employed as a fee appraiser for The Westover Group, L.L.C. since November 2003; and Roland & Company, LLC since 2005. Mr. Blake has appraised commercial, industrial, governmental, residential, institutional, special use, educational, agricultural and recreational properties for purposes of sale/purchase, insurance, lease, financing, income, ad valorem tax, condemnation, allocation of purchase price, due diligence, property accounting, acquisition/development, and estate and corporate planning.

Property interest appraised include fee simple, leased fee, leasehold and partial interests

CERTIFICATION

The appraiser hereby certifies that he has personally viewed the property described below:

Two Industrial Buildings part of the
American Car & Foundry Complex
900 & 550 N Main Street
City of St. Charles, St. Charles County, Missouri

To the best of the appraiser's knowledge and belief, certifies that:

- ◇ Midwest RealEstate Appraisal Services has not performed services, as an appraiser or in any other capacity, regarding the property that is the Subject of this work, within the three year period immediately preceding acceptance of this assignment.
- ◇ The statements of fact contained in this report and upon which the opinions herein are based are true and correct.
- ◇ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions attached herewith, and are the appraiser's personal, unbiased professional analyses, opinions, and conclusions.
- ◇ The appraiser has no present or prospective interest in the property that is the Subject of this report, and has no personal interest or bias with respect to the parties involved.
- ◇ The compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event, subject matter of the appraisal report or the parties involved.
- ◇ The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation and the Code of Professional Ethics of the Appraisal Institute.
- ◇ The appraiser has made a personal inspection of the property that is the Subject of this report, and has considered all the pertinent factors affecting the value thereof.
- ◇ Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser(s), subject to the requirements of the Appraisal Institute relating to review by duly authorized representatives, and in any event only with proper written qualification and only in its entirety.
- ◇ No one has provided significant professional assistance to the signatory in the preparation of this report.
- ◇ As of the date of appraisal, Delbert R. Blake is currently certified by the State of Missouri as a General Real Estate Appraiser through June 30, 2026.
- ◇ The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Delbert R. Blake,
Certified General Appraiser

Dated this 5th day of January, 2026

CONCEPTUAL CONSTRUCTION COST ESTIMATE DETAIL

12/22/2025

ACF - Building 90

Partial Renovation

Prepared by: ACF Revitalization, LLC

Category	Estimate
Existing Conditions	\$ 224,781
Substructure/Superstructure	\$ 164,544
Exterior Wall	\$ 276,006
Roof Enclosure	\$ 387,142
Partitions & Doors	\$ -
Finishes	\$ 35,000
Millwork, Specialties, Furnishings, & Equipment	\$ 7,200
Conveying	\$ -
Fire Protection, Plumbing, Mechanical, Electrical	\$ 235,839
Site Work	\$ 144,000
	Subtotal \$ 1,474,511
General Conditions	\$ 129,019
Insurance	\$ 33,176
Overhead & Profit	\$ 103,216
Contingency	\$ 132,706
	Subtotal \$ 398,117
	TOTAL \$ 1,872,628

CONCEPTUAL CONSTRUCTION COST ESTIMATE DETAIL

12/22/2025

ACF - Building 90

Partial Renovation

Prepared by: ACF Revitalization, LLC

Description	Quantity	Unit	Cost	Extension	Totals
Existing Conditions					
Miscellaneous Interior Building Demolition	28,811	EA	\$ 2.50	\$ 72,027.50	
Selective Demolition	4	EA	\$ 6,500.00	\$ 26,000.00	
Miscellaneous Site Demolition	32	HRS	\$ 1,260.00	\$ 40,320.00	
Other Material/Structures Removal	57,622	SF	\$ 1.50	\$ 86,433.00	
					\$ 224,780.50
Substructure / Superstructure					
Slab Patching	14,406	SF	\$ 2.50	\$ 36,013.75	
Roof Anchors	63	AL	\$ 1,500.00	\$ 94,250.00	
Wall Anchors	28	EA	\$ 450.00	\$ 12,375.00	
Interior Masonry Walls Reset	1	AL	\$ 7,500.00	\$ 7,500.00	
Joint Sealants	57,622	SF	\$ 0.25	\$ 14,405.50	
					\$ 164,544.25
Exterior Walls					
Façade Cleaning	1	AL	\$ 15,000.00	\$ 15,000.00	
Tuckpointing	6,414	SF	\$ 29.00	\$ 186,006.00	
New Caulking	1	AL	\$ 25,000.00	\$ 25,000.00	
Column Repairs	1	AL	\$ 50,000.00	\$ 50,000.00	
					\$ 276,006.00
Roof Enclosure					
Roof Decking	8,643	SF	\$ 7.50	\$ 64,824.75	
TPO Roofing	8,643	SF	\$ 30.00	\$ 259,299.00	
Sheet Metal Flashing	1	AL	\$ 45,000.00	\$ 45,000.00	
Downspouts and Gutters	8	LF	\$ 2,145.00	\$ 18,018.00	
					387,142
Partitions, Ceilings & Doors					
					\$ -
Finishes					
Bathroom Finishes	1	AL	\$ 35,000.00	\$ 35,000.00	
					35,000
Millwork, Specialties, Furnishings, & Equipment					
Toilet Accessories	1	LS	\$ 3,000.00	\$ 3,000.00	
Fire Extinguishers	1	LS	\$ 4,200.00	\$ 4,200.00	
				\$ -	\$ 7,200.00
Conveying					
					\$ -
Fire Protection, Plumbing, Mechanical, Electrical					
Fire Protection	1	AL	\$ 60,000.00	\$ 60,000.00	
Plumbing	1	LS	\$ 100,838.50	\$ 100,838.50	
Mechanical	1	AL	\$ 30,000.00	\$ 30,000.00	
Electrical	1	AL	\$ 45,000.00	\$ 45,000.00	
					235,839
Site Work					
Site Entry	1	LS	\$ 25,000.00	\$ 25,000.00	
Regrading and Misc Patching	1	AL	\$ 95,000.00	\$ 95,000.00	
Site Lighting	1	LS	\$ 24,000.00	\$ 24,000.00	
					\$ 144,000.00

NOTICE OF REAL ESTATE ASSESSMENT



Travis Welge, Assessor
 201 N 2nd St., Room 212
 St. Charles, MO 63301
 www.sccmo.org

April 29, 2025

In accordance with the laws of the State of Missouri, the St. Charles County Assessor's Office is notifying you of your property's assessment as of January 1, 2025. The "Market" and "Assessed" values listed hereon represent the value to be used in the calculation of Real Estate taxes. To file an appeal for an informal hearing **to discuss the valuation assigned to your property**, return the bottom portion of this notice or call **636-949-7431 or 1-800-822-4012, ext. 7431, within 10 days** from the date mailed to make an appointment for an informal hearing.

ST CHARLES PROPERTIES
 625 N MAIN CTR
 ST CHARLES MO 63301-2186

6446

VALUATION NOTICE

PURSUANT TO SECTIONS 99. 800 TO 99.865, 135.200 TO 135.255 AND 353.110 RSMo, THERE ARE 76 PARCELS TOTALLY OR PARTIALLY EXEMPT FROM AD VALOREM TAXES IN ST. CHARLES COUNTY RESULTING IN AN ABATED MARKET VALUE OF \$230,157,383. A LIST OF SPECIFIC ABATED PROPERTIES IS AVAILABLE FOR INSPECTION UPON REQUEST.

PARCEL ACCOUNT NUMBER		PROPERTY ADDRESS		
T250600014		900 MAIN ST		
MAP ID. NUMBER		LEGAL DESCRIPTION		
6-009A-D603-00-000H.0000000		AMERICAN CAR FOUNDRY LOT H		
SCHOOL DISTRICT	CITY	FIRE DISTRICT	TWP/RG	LOT SIZE/AC.
R6 - ST CHARLES CITY SCHOOL	06 - ST CHARLES CITY	06 - ST CHARLES CITY FIRE	47/5	4.6357 AC

PROPERTY TYPE:	RESIDENTIAL	COMM/ALL OTHER	AGRICULTURAL	TOTAL
2025 MARKET VALUE	\$0	\$777,717	\$0	\$777,717
ASSESSMENT RATE	X19%	X32%	X12%	
2025 ASSESSED VALUE	\$0	\$248,869	\$0	\$248,869
2024 ASSESSED VALUE	\$0	\$0	\$0	\$0

If the taxpayer/property owner does not agree with these values, they may appeal by one of two methods listed on reverse. **IF INFORMATION IS SUBMITTED, A REVISED NOTICE WILL BE MAILED ONLY IF THE VALUE IS CHANGED. IF A REVISED NOTICE IS NOT RECEIVED BY JULY 3, 2025, THE TAXPAYER SHOULD CONSIDER AN APPEAL TO THE NEXT LEVEL.**

Caution: The Assessor's Office advises the taxpayer that their personal interest is usually best served by self-representation at the Informal Hearing level.

Do not detach and return the lower portion of this notice unless you have information to submit or would like a return call to schedule an appointment to discuss the valuation of the property.

------(perf. line only)-----

RETURN THIS PORTION ONLY TO SUBMIT INFORMATION OR REQUEST A CALL FOR AN APPOINTMENT

MAP ID # 6-009A-D603-00-000H.0000000
 PROPERTY ADDRESS 900 MAIN ST

PARCEL ACCOUNT # T250600014

PROPERTY CHARACTERISTICS	CORRECTIONS
MAIN STRUCTURE: WAREHOUSE, STORAGE	
YEAR BUILT: 1910	
EXTERIOR WALL: BRICK COMMON 100%	
BASEMENT: NO	
PERCENT FINISHED: N/A	

For more detailed property characteristics and to view the sketch of your house
Scan Here



In the case of a characteristic discrepancy make the correction on the appropriate line, sign and date the certification, and return the lower portion to the address above. I certify that the corrections I have made regarding my property are true and correct to the best of my knowledge.

X _____
 Signature

 Date

The value listed hereon has been determined by an exterior review of your property. It is possible that factors exist beyond the scope of our routine inspections that may affect the Market Value. Please state those conditions on reverse side and return for review, or, you may want to file an appeal for an informal hearing. Supporting documentation such as current photographs and costs to correct these conditions may be required.

() Please contact me to set up an informal hearing at _____ - _____ (daytime telephone number)

Projected Tax Liability Notice

Compiled by Michelle D. McBride, St. Charles County Collector of Revenue on behalf of St. Charles County, Missouri

This is NOT A BILL. Do not submit a 2025 tax payment for the amount shown below. Official 2025 Tax Bills will be issued by 12-1-2025.

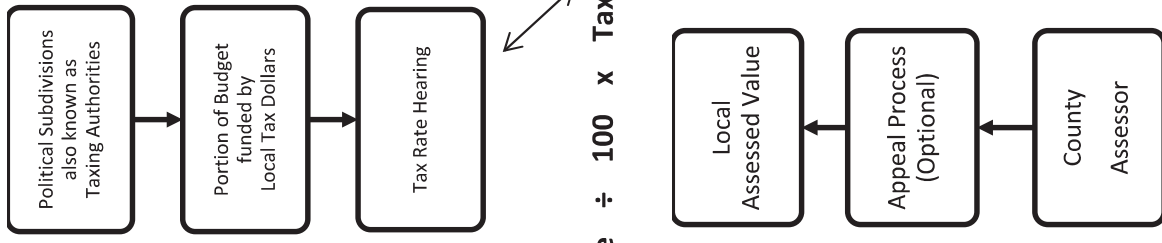
This Projected Tax Liability Notice (PTLN) is being issued in accordance with the laws of the State of Missouri. This notice only includes the ad valorem real estate taxes levied by political subdivisions (commonly known as taxing authorities). Actual tax bills will be issued later this year and will include ALL assessments, including Environmental, DL, SWR, WLF, NID, CID, etc. not based on value, which are not reflected below. Included below are **PROJECTED 2025 TAX RATES**. Each Taxing Authority listed will hold a **Tax Rate Hearing** prior to establishing their final 2025 rate. The 2025 bills should be issued by December 1, 2025 and become delinquent on January 1, 2026. Bills not paid on or before December 31, 2025 will be assessed late payment interest and penalties per state statutes. For more information visit www.collector.sccmo.org

ST CHARLES PROPERTIES
625 N MAIN CTR
ST CHARLES MO 63301-2186
PIN: T250600014
Map ID Number: 6-009A-D603-00-000H.0000000
SD: R6 - ST CHARLES CITY SCHOOL
CI: 06 - ST CHARLES CITY
FD: 06 - ST CHARLES CITY FIRE
CID:

Taxing Authority	Contact Number	2022		2023		2024 (Actual)		Projected 2025		Projected		Projected %
		Actual Rate	Rate	Actual Rate	Rate	Rate	Ceiling (Maximum Allowed)	Rate	Ceiling (Maximum Allowed)	Change in Dollars 2025 - 2024	Change in Rate 2025 - 2024	
State (\$209.130 RSMo)	573-751-8966	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	74.66	0.0000	0.0000
County General Fund	636-949-7520	0.0000	0.0000	0.0000	0.0000	0.1242	0.0000	0.0000	0.0000	0.00	0.0000	0.0000
Road & Bridge	636-949-7465	0.1924	0.1743	0.1743	0.1743	0.1743	0.1704	0.1704	424.07	424.07	-2.2375	-2.6350
School - Operating	636-443-4000	4.1995	3.8078	3.8179	3.8179	3.8179	3.7173	3.7173	9,251.21	9,251.21	0.0000	0.0000
Debt (GO Bonds)		0.7500	0.7500	N/A	0.00	N/A	N/A	N/A	1,866.52	1,866.52	0.0000	0.0000
College - Operating	636-922-8200	0.1510	0.1368	0.1368	0.1368	0.1368	0.1368	0.1368	340.45	340.45	0.0000	0.0000
Debt (GO Bonds)		0.0392	0.0308	0.0308	0.0308	N/A	N/A	N/A	76.65	76.65	0.0000	0.0000
Library	636-441-2300	0.1908	0.1728	0.1728	0.1728	0.1728	0.1645	0.1645	409.39	409.39	-4.8032	0.0000
Fire - Operating		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00	0.00	0.0000	0.0000
Pension		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00	0.00	0.0000	0.0000
Debt (GO Bonds)		0.0000	0.0000	0.0000	0.0000	N/A	N/A	N/A	0.00	0.00	0.0000	0.0000
Ambulance - Operating	636-262-9600	0.2073	0.2773	0.2773	0.2773	0.2773	0.2675	0.2675	665.72	665.72	-3.5341	0.0000
Debt (GO Bonds)		0.0500	0.0500	0.0500	0.0500	N/A	N/A	N/A	124.43	124.43	0.0000	0.0000
Dev Disability	636-939-3351	0.1223	0.1108	0.1108	0.1108	0.1108	0.1108	0.1108	275.75	275.75	0.0000	0.0000
City - General Fund	636-949-3208	0.4681	0.4265	0.4266	0.4266	0.4266	0.4093	0.4093	1,018.62	1,018.62	-4.0553	0.0000
Park Fund		0.2018	0.1839	0.1839	0.1839	0.1839	0.1764	0.1764	439.00	439.00	-4.0783	0.0000
Debt (GO Bonds)		0.1613	0.1613	0.1613	0.1613	N/A	N/A	N/A	401.43	401.43	0.0000	0.0000
Sur Tax (\$139.600 RSMo)	636-949-7560	0.5300	0.5300	0.5300	0.5300	0.5300	0.5300	0.5300	1,319.01	1,319.01	0.0000	0.0000
Dispatch & Alarm	636-949-7465	0.0370	0.0335	0.0335	0.0335	0.0335	0.0327	0.0327	81.38	81.38	-2.3881	0.0000
CID		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00	0.00	0.0000	0.0000
Sum of listed Rates		7.3307	6.8758	6.8860	6.8860		6.7378					-2.1522
Assessed Value - 2024 Certified - 2025 Preliminary						\$0		\$248,869				\$16,768.29
Sum of Listed Tax Amounts -- 2024 -- 2025 Projected						0.00		16,768.29				

What Determines Your Tax Bill?

1. The Assessed Value (AV) for your property is provided by the County Assessor. By state law, AV's are a specified percentage of Fair Market Value based on the property classification.
2. The Tax Rate is set by each local taxing authority.
3. The Tax Amount is computed by dividing the AV by 100 and then multiplying by the Tax Rate.



What Do Your Taxes Fund?

State: Missouri Blind Pension Fund

County: St. Charles County Operations (General Revenue)

Road/Bridge: Roads and Bridges throughout the County (including roads and bridges within City limits)

School (SD): Operations and General Obligation (GO) Bond Repayments
R1 - Washington R4 - Wentzville

R2 - Fort Zumwalt R5 - Orchard Farm

R3 - Francis Howell R6 - City of St. Charles

College: East Central College for taxpayers in SD R1
St. Charles Community College for taxpayers in SD's R2 thru R6

Library: St. Charles City/County Library District

Fire (FD): Operations, Pensions, and GO Bond Repayments

11 - O'Fallon 17 - New Melle 20 - Central County

13 - Wentzville 18 - Augusta 21 - Rivers Pointe

14 - Cottleville 19 - Orchard Farm 22 - Old Monroe

15 - Lake St. Louis

Ambulance: St. Charles County Ambulance District

Dev Disability: Developmental Disabilities Resource Board
(Community based programs/supports for citizens with developmental disabilities)

City (CI): Operations, Buildings, and GO Bond Repayments

06 - St. Charles 38 - Cottleville 56 - Weldon Spring Ht*

25 - Flint Hill 42 - Lake St. Louis 60 - New Melle

26 - Josephville 44 - Wentzville 75 - Augusta

27 - St. Paul 46 - Foristell 76 - Portage Des Sioux

29 - O'Fallon 53 - Dardenne Prairie 77 - West Alton

31 - St. Peters 54 - Weldon Spring

An asterisk* indicates city taxes NOT collected by the County Collector

Sur Tax: Per Section 139.600 RSMo assessed on Commercial Real Estate
(Lost Revenue Replacement Tax given to political subdivisions in existence before 1985)

Dispatch & Alarm: Emergency dispatching for Fire and Ambulance

Community Improvement District (CID): 01 - Barathaven

For more information, visit the respective websites and/or contact the entities by telephone at the number on this PTLN.



ENGINEERING

PLANNING

SURVEYING

900 Main Street – Demolition of Warehouse Structure
Bax Project No. 24-19215A
December 5, 2025
Floodplain Information

The current building at 900 Main Street is located within the floodplain per FIRM panel 29183C0286G. This map was published by FEMA with an effective date of January 19, 2016. According to the flood map, the building and a portion of the property is located within the 100-yr. flood plain with the remaining property located within the 500-yr. flood plain. The current elevation of the finished floor is 453.2 which is lower than the 100-yr. flood elevation (453.3) and the 500-yr. flood elevation (454.4).

It is the developers intent to develop this site into a mixed-use residential development. Below are excerpts from the code related to development within the floodplain.

The City of St. Charles municipal code regulates development in the flood plain. In particular, Section 410.010(C) defines the purpose of this section of code:

- 410.010.C. Statement Of Purpose. It is the purpose of this Chapter to promote the public health, safety, and general welfare; to minimize those losses described in Section 410.010(B)(1); to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this Chapter 410 to:
1. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;
 2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
 3. Protect persons from buying lands that are unsuited for the intended development purposes due to the flood hazard.

The City of St. Charles municipal code includes provisions for flood hazard reduction within Section 410.110. The applicable sections are identified below with notations in bold italics as it relates to development of this property.

- 410.110.A.9. Cumulative Improvement. A structure may be improved (remodeled or enlarged) without conforming to current requirements for elevation so long as the cumulative value of all work done within the last five calendar years does not exceed fifty percent (50%) of the structure's current market value. If the cumulative value of the improvement exceeds fifty percent (50%) of the structure's current market value, the structure must be brought into compliance with Subsection (B)(1) of this Section which requires elevation of residential structures to or above the base flood elevation or the elevation/floodproofing of non-residential structures to or above the base flood elevation.

410.110.A.1.a. Specific Standards.

BAX ENGINEERING CO.
221 Point West Blvd.
St. Charles, MO 63301
(636) 928-5552
www.baxengineering.com



ENGINEERING
PLANNING
SURVEYING

RE: 900 Main Street
December 5, 2025
Page 2

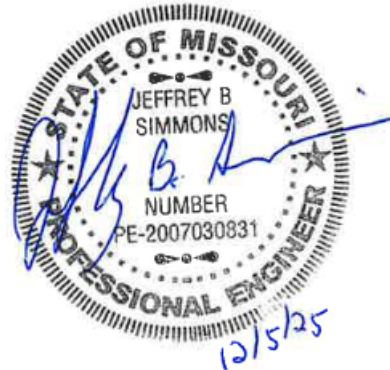
1. In all areas identified as numbered and unnumbered A Zones and AE Zones, where base flood elevation data have been provided, as set forth in Subsection (A)(2) of this Section, the following provisions are required:
 - a. Residential Construction. New construction or substantial-improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation.

Compliance with the above would require improvements to the building for the intended residential development. The current building would need to be modified to accommodate residential uses including elevating the lowest residential living space to 1-ft. above the base flood elevation. The developer has included the appraisal information for the site as well as an estimate for improvements to elevate the building for the intended uses. These have been provided separately within the submittal and demonstrate the cost of improvements relative to the value of the building.

Please feel free to contact me with any questions.

Sincerely,

Jeff Simmons, PE
Director of Residential Design



FRENCHTOWN

Legend

★ Flood Buyout Property

+ Sanitary Network Junctions

- Manhole

- Lift Station

- Canister

+ Valve

+ Inspection Tube

- City of St Charles

- Private

- Abandoned

- Force main

- Vacuum system

- Storm Structure

- City of St Charles

- Private

- Abandoned

- Storm Network Junctions

- Stream Lines

- Culverts

+ Blowoff

+ Main Valve

+ Abandoned

+ City of St Charles

+ MO-AM

+ Other

+ Private

- <all other values>

- City of St Charles

- Private

- MO-AM

- Other

- Abandoned

- Fiber Pull box

- Street Lights

- City / County

- City of Saint Charles

Frenchtown Property Designation*

▨ Contributing

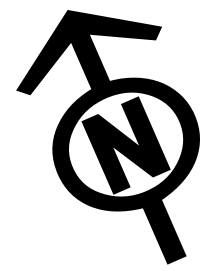
▨ Flood Zone X- 500 Year (57 Properties)

▨ Flood Zone AE- 100 Year (366 Properties)

▨ Frenchtown Preservation District Boundary

▨ 900 Main Street

*Frenchtown Local Historic District Only



4/19/21 By CWL Community Development

SCALE:

0 115 230 460 690 Feet

MISSOURI RIVER



STEEL SHOP
No. 1

TRACK 1

TRACKS

TRACKS

53200

53



STEEL SHOP
Nº1





STEEL SHOP
WELDED & FABRICATED



STEEL SHOP
EST. 1978



STEEL SHOP
ATHLETICS & EVENTS



STEEL SHOP
ATHLETICS & EVENTS

NO
PARKING

**STEEL SHOP**
ATHLETICS & EVENTS

STEEL SHOP
ATHLETICS & EVENTS


PARKING


PARKING

NO PARKING
IN THIS ZONE
EXCEPT FOR
EMERGENCY VEHICLES



ST CHARLES COUNTY ASSESSOR'S OFFICE

2026

Page 1 of 1
VALUE SUBJECT TO CHANGE



REAL PROPERTY RECORD CARD
PRINTED 11/17/2025

Data Provided By:

Parcel Information		Ownership Information		Sales Information		Building Permits							
Parcel Acct #	Map ID #	Owner	Mail to:	Date	Book	Page	Grantee	Code	Price	Permit #	Date	Desc.	Amount
A840001500	6-009A-0003-00-0001-00000000	ST CHARLES PROPER:IS	620 N 2ND ST ST CHARLES 63301	06/01/1985	00001040	00000023	ST CHARLES PROPERTIES	C	\$2,252,000	23-4955	09/22/2023	6- TF PAO	\$28,000
			PT CITY BLK 3-7 39-45 ALL BLKS 36-38							18-3705	09/17/2018	6-	\$1,100,000
										18-3776	08/02/2018	7-TF FOR	\$152,500
										16-3740	07/28/2016	INT REMOD	\$12,000
Current Valuation		Property Classification		Land Valuation		Units		Unit Price		Adj Unit Price		Adjusted Market Value	
Class	Residential	Agricultural	Commercial	For Market	Total Asd	State Use Code	Land Use	Units	Unit Price	Total Adj.	\$24,525.0000	\$562,113	
Common Land	\$562,113				\$179,876	COM	COMMERCIAL LAND	22.92	\$90000.00	.2725			
Classified Land													
Impr. Value	\$49,340				\$15,789	0033							
Extra Feature	\$611,453				\$195,665	1065							
Total Value	\$611,453				\$195,665								
Exemption													
Adj. Value	\$611,453				\$195,665								
Assessed	\$195,665				\$195,665								
Coded Structural Elements		Unit Structural Elements		Rate		Value		Total Units		Total Land Value		Income Approach	
Arch. Style	Description	Units	Value	Floor Area	Effect. Age	Year	Res Market	Ag Market	Com Market	Total	Assessed	Potential Gross Income	Less Vacancy
	Bedrooms	0	\$0	0	0	2024	\$4,287,182	\$4,287,182	\$4,287,182	\$4,287,182	\$1,371,899	\$1,371,899	\$1,371,899
	Bathrooms	0	\$0	0	0	2022	\$3,996,888	\$3,996,888	\$3,996,888	\$3,996,888	\$1,279,005	\$1,279,005	\$1,279,005
	Half Bath	0	\$0	0	0	2021	\$3,996,888	\$3,996,888	\$3,996,888	\$3,996,888	\$1,279,005	\$1,279,005	\$1,279,005
	Total Rooms	0	\$0	0	0	2019	\$4,013,843	\$4,013,843	\$4,013,843	\$4,013,843	\$1,284,430	\$1,284,430	\$1,284,430
	Garage Stalls	0	\$0	0	0	2018	\$3,848,826	\$3,848,826	\$3,848,826	\$3,848,826	\$1,231,627	\$1,231,627	\$1,231,627
	SIF	0	\$0	0	0	2017	\$3,848,826	\$3,848,826	\$3,848,826	\$3,848,826	\$1,231,627	\$1,231,627	\$1,231,627
	Walkout Bamt	0	\$0	0	0								
	Fixtures	0	\$0	0	0								
	Total Struct. Elements		\$0										
	Value		\$34,272										
	Improvement		\$15,068										
	ASHALT PAVING	72,000.0	\$0										
	FENCE CHAIN LK W/B	17,500.0	\$0										
	RAIL SPUR	13,650.0	\$0										
	Value of Addl Extra Features		\$0										
	Total Value of Extra Features		\$49,340										
Total Cost Approach this building											Total Income Approach		
Total Cost Approach all buildings											Total Income Approach		
Total Heated Area (sq. ft.):											0		

PRELIMINARY CONCEPT ONLY, NOT FOR CONSTRUCTION



ACF REVITALIZATION, St Charles, MO

CONCEPTUAL MASTER PLAN



Executive Summary

*Case No. D-2026-1
Prepared By: Planning Staff*

Due to the extent of this report, Staff is providing an executive summary for the proposed removal of Building 91A located at 550 Main Street in the American Car Foundry complex. As required by [Section 400.1190\(D\)\(2\)](#), in those cases where the applicant seeks authorization to demolish a building or structure, the affirmative vote of five (5) members of Landmarks Board is required.

PROJECT SUMMARY

The applicant requests approval for the partial demolition of Building 91A, located at 550 Main Street within the Frenchtown Preservation District and the American Car Foundry (ACF) complex. Building 91A, historically known as the “Storehouse,” is a two-story industrial structure constructed in 1916. The proposal seeks removal of the southern portion of the building, approximately 9,600 square feet, while retaining the remainder of the structure. As the ACF complex is listed on the National Register of Historic Places as a contributing property to the Frenchtown Preservation District, alterations to individual buildings within the complex require review by the Historic Landmarks Preservation and Architectural Review Board (HLPARB).

In accordance with Section 400.1280 of the Zoning Ordinance, the applicant submitted a historical and architectural significance report evaluating Building 91A against the ten required criteria. Based on the applicant’s documentation and staff’s independent analysis, Building 91A meets eight (8) of the ten (10) criteria for historical significance. In addition, Building 91A is also considered historically significant by default due to its inclusion within the contributing ACF complex. **Staff therefore recommends that Building 91A be formally found historically significant.**

Recommended Motion:

Motion to find Building 91A aka the “Storehouse” located at 550 Main Street to be historically significant.

Following a determination of significance, the Board must evaluate whether preservation of the structure is technologically and economically feasible. The applicant provided the required items:

- Structural condition assessment prepared by a licensed engineering firm.
- Detailed conceptual repair cost estimates.
- Certified real estate appraisals evaluating multiple redevelopment scenarios.

Based on the totality of the evidence, Staff concludes that Building 91A is historically significant, but that preservation of the southern portion of the structure **is not economically feasible.** Accordingly, Staff supports the proposed partial demolition of the southern portion of Building 91A while retaining the remainder of the structure.

Recommended Motions:

Motion to find the preservation of Building 91A at 550 Main Street to be technologically and economically feasible. (Note: Staff recommends this structure IS NOT economically feasible for rehabilitation).



AGENDA ITEM #6F

**STAFF REPORT
DEMOLITION
550 MAIN STREET
CASE NO. D-2026-1**

BY TAYLOR MOORE

APPLICANT: Jeff Simmons
BAX Engineering
221 Point West Blvd
St. Charles, MO 63301

OWNER: St. Charles Properties
625 North Main Center
St. Charles, MO 63301

ADDRESS/LOCATION: 550 Main Street - Building 91A

ZONING: I-2: Heavy Industrial District & PD-MU: Planned Development – Mixed Use within the FPD: Frenchtown Preservation District

REQUEST Remove the southern portion of Building 91A

MEETING DATE: January 26, 2026

SUMMARY/BACKGROUND

Located in the Frenchtown Preservation District, the subject property is 550 Main Street, commonly referred to as “Building 91” of the American Car Foundry (ACF). The subject structure under review is the smaller, adjacent building to Building 91, Building 91A, historically referred to as the “Storehouse.” (See Figures 1 on page 2 of this report). This 2-story building was constructed in 1916, with the southern portion documented on the 1917 Sanborn Fire Insurance Map (Figure 2, page 3). The applicant is requesting approval to remove/demolish the southern portion of Building 91A (approximately 9,600 sq. ft.). The ACF as a whole is considered a contributing property to the national Frenchtown Preservation District, as the 1991 National Register for Frenchtown identifies the properties as one large complex. While the complex is listed, each building is not individually listed; however, due to the complex’s overall designation, it is essential that the demolition process for the subject building adheres to the requirements set forth for demolitions in historic districts.

Building 91A has only been slightly modified from its original construction date. It still retains its steel structural frame with brick curtain walls and four-bay opening on the south elevation. The structure also features the same detailed parapet seen on the structures throughout the complex.

The northern portion of Building 91A was originally constructed sometime between 1917 and 1919 as a separate building and known as the Pattern Templet Shop. Later, the buildings were connected through intermediate additions, resulting in a singular structure. The most notable change to the building consists of most windows being replaced with red corrugated metal infills. Presently, the structure is utilized for storage. As required by City Code, review by the Landmarks Board is required prior to any alteration of a structure within a historic district of the City, including the requested demolition via Section 400.1270. This report will provide an analysis of the proposal along with documentation for compliance with demolition standards within a historic district of the City.



Figure 1: Building 91A “Store House” seen presently (looking north).



Figure 2: 1917 Sanborn Map showcasing only the southern portion.

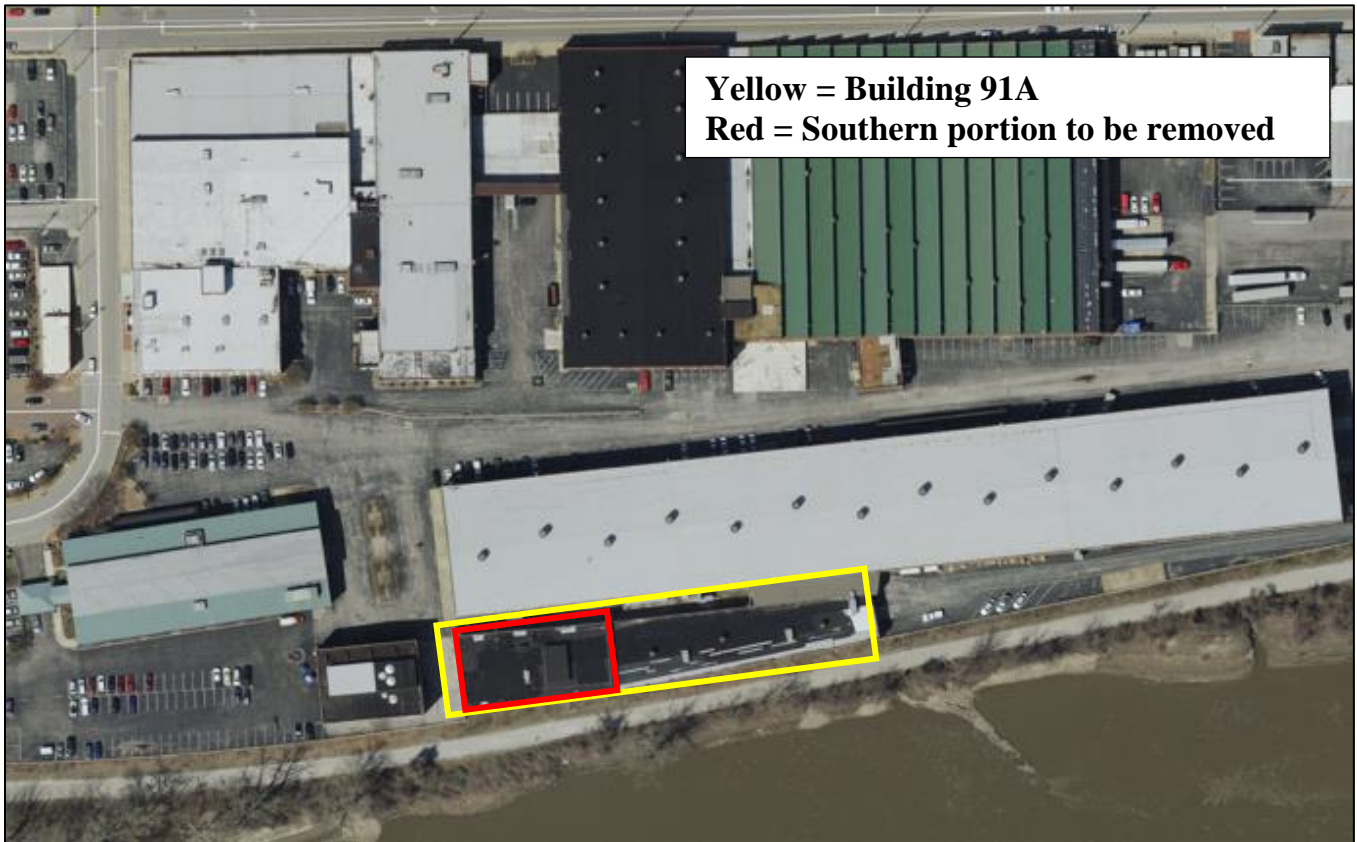


Figure 3: Aerial of subject structure showcasing the two construction periods.

DEMOLITION ANALYSIS

The City's Zoning Ordinance requires that as part of an application for demolition, a report analyzing the historical and/or architectural significance of the property must be submitted to the Landmarks Board for review prior to demolition. The report must be written by a professional architect, architectural historian, historic preservation consultant, city planner, archaeologist or art historian. The ordinance requires that the property must be evaluated using the ten (10) criteria provided in Section 400.1280(F), as outlined below. The applicant has provided a detailed written report compliant with the above standard, which is provided with your packet for review. Provided below is the City review standards with additional staff analysis.

Note: Each of the ten criteria's have both been evaluated by the Architectural Historian as well as Staff. Provided below are the evaluations of the criteria (applicant's response is in **bold** and staff's analysis is in *bold italics*):

Criterion 1: The property's character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country.

Applicant: Building 91A is part of the American Car Foundry Complex, which opened on the location in 1886. The building was used primarily for the manufacturing and storage of rail cars. During the World Wars, manufacturing included light tanks, hospital cars, and parts for artillery vehicles. Manufacturing ended at the location in 1959. In recent years Building 91A has been used for storage.

Building 91A is constructed of bearing brick masonry on concrete foundations, with steel roof trusses carrying wood deck and layered roll roofing and has an internal frame of steel columns to carry the upper floor and roof structure. The window openings are spanned with flat brick headers on steel lintels. In many cases, the lintel condition is catastrophically deteriorated, with brick missing and steel rusted beyond failure, indicative of years of water intrusion and freeze-thaw cycles. Additional masonry failure occurred through the walls between window openings, and a horizontal line of brick joint failure runs across the entire length of the building at the window header line. Window units are in varying levels of disrepair. Some remain, and some were long ago removed, with the remaining openings infilled with inexpensive fiberglass or wood panels. The walls are thickened by brick pilasters to serve as haunches for truss bearing points. The design represents utilitarian design principles of its time. A heavy brick wall divides Building 91A into two primary spaces, both open internally.

Staff: *Staff concurs with the applicant's answer. Building 91A is a part of the American Car Foundry (ACF) complex which contributed to the development, heritage, and cultural characteristics of the City, specifically the Frenchtown area. This specific structure was known as the Store House and housed stock for the complex as well as office space.*

Criterion 2: The property's location as a site of a significant local, county, state or national event.

Applicant: Building 91A is part of the group of buildings that operated as the American Car Foundry. The building housed manufacturing of rail cars from the late 1800s into the late 1950s.

Staff: Staff concurs with the applicant's answer. The ACF property as a whole is significant to local, county, state, and national events as it once was the largest producer of railcars within the United States. Additionally, the facility manufactured military vehicles during both World Wars.

Criterion 3: The property's identification with a person or persons who significantly contributed to the development of the community, county, state or country.

Applicant: To our knowledge, Building 91A does not have this kind of identification.

Staff: Staff concurs with the applicant's answer. The building is not specifically associated with a significant person to the community. However, many of the employees at the ACF lived within the Frenchtown Neighborhood.

Criterion 4: The property's embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous material.

Applicant: Building 91A is constructed of bearing brick masonry on concrete foundations, with steel roof trusses carrying wood deck and layered roll roofing. Unlike Building 90, which has a roof structure which free spans the width of the building, 91A has an internal frame of steel columns which carry the upper floor and roof structure. The window openings are spanned with flat brick headers on steel lintels. In many cases, the lintel condition is catastrophically deteriorated, with brick missing and steel rusted beyond failure, indicative of years of water intrusion and freeze-thaw cycles. Additional masonry failure occurred through the walls between window openings, and a horizontal line of brick joint failure runs across the entire length of the building at the window header line. Window units are in varying levels of disrepair. Some remain, and some were long ago removed, with the remaining openings infilled with inexpensive fiberglass or wood panels. The walls are thickened by brick pilasters to serve as haunches for truss bearing points. The design represent utilitarian design principles of its time.

Staff: Building 91A is part of the 19th century Industrial Style with Colonial Revival influences. These types of character defining features were common for industrial structures in the late 19th Century, therefore making its architectural style valuable for the study of the time period. Additionally, Building 91A and the overall complex were constructed with red brick from the local region and feature similar architectural designs. Despite the noted deterioration from the applicant, the structure itself still distinguishes characteristics of an architectural style valuable for the study of the time period.

Criterion 5: The property's identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country

Applicant: To our knowledge, Building 91 does not have this kind of identification.

Staff: *Staff does concur with the applicant's answer. There is no specific documentation for if this structure was built by a master builder, designer, architect or landscape architect.*

Criterion 6: The property's embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant.

Applicant: *Intended for manufacturing, Building 91A is utilitarian in nature, design, and aesthetic. Its utilitarian connection to Building 91, with overhead doors and sheet products for skin, is consistent with the extremely pragmatic nature of the ACF buildings, being modified over time for economy and practicality, with little-to-no regard for historic aesthetic.*

Staff: *As described in Criterion 4, the design and architectural style of Building 91A was typical of industrial structures constructed during this time. Although this design was common throughout the nation, the features could still be considered architecturally significant as they can be seen on all structures throughout the ACF Complex.*

Criterion 7: The property's embodiment of design elements that make it structurally or architecturally innovative.

Applicant: *To our knowledge, Building 91A does not have this kind of identification.*

Staff: *Staff does not agree with the applicant's answer. Specific features of the structure and design elements make the building architecturally innovative, especially due to all structures in the complex having a harmonious design and appearance. However, the building would not be considered structurally innovative as the design was common of the time period for utilitarian buildings.*

Criterion 8: The property's unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community or city.

Applicant: *Building 91A is part of the ACF district of manufacturing and storage buildings. Consistent with its use as a manufacturing building, it is tall and has an exposed masonry envelope and large windows. It is significantly smaller than Buildings 90 and 91, which dwarf all others on the property. Building 91A sits immediately adjacent to the Katy Trail, screened almost entirely by Building 91 and the structure known as the "Power House". Some distance away from the traffic of Second Street, it does not make a significant impact to the scale of Frenchtown's streetscape.*

Staff: *While Staff does agree the building is minimally visible from outside the complex, the building is still part of the overall property which is significant and unique to the City. Despite being screened from the North 2nd Street thoroughway, the structure is highly visible when traveling on the KATY Trail. While the trail is traveled less frequently than 2nd Street, an argument could still be said that due to being adjacent to the KATY Trail, it has become a familiar structure. Therefore, Staff does believe the subject structure should be considered a familiar visual feature of the neighborhood, community, and city.*



Figure 4: Building 91A seen from the KATY Trail.

Criterion 9: The property's character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses; accessory buildings such as summer kitchens, smokehouses, or barns; schools; churches; public buildings; institutional offices; or other commercial structures, with a high level of integrity or architectural significance.

Applicant: The character of Building 91A is consistent with the 19th century industrial buildings of the time, but does not suggest any unique characteristics. Its utilitarian connection to Building 91, with overhead doors and sheet products for skin, is consistent with the extremely pragmatic nature of the ACF buildings, being modified over time for practicality, with little-to-no regard for historic aesthetic.

Staff: While Staff does generally concur with the applicant's answer, the building itself is a utilitarian structure that was utilized for storage on the ACF complex. This building was designed to be useful, but also embodies features that do make it architecturally appealing than standard utilitarian buildings. Therefore, it would be considered architecturally significant.

Criterion 10: The fact that it has yielded, or may be likely to yield, information important in history.

Applicant: The history of the American Car Foundry Complex has been well-documented over the years. The historical value of the buildings have been studied, even as they have been vacant and fallen into disrepair. Building 91A has been an open shell for years, allowing access for study and discovery. It is not likely to yield any additional information that has not been accessible for decades

Staff: *Staff concurs with the applicant's answer. The structure is able to yield important information.*

SECTION 400.1280: CERTIFICATES OF DEMOLITION OR REMOVAL

- A. Except as otherwise provided in 400.1280(B), no permit for the demolition or removal of an historic landmark or any structure within an historic district shall be issued by the Department of Community Development until a certificate of demolition or removal has been issued by the HLPARB. Application forms for certificates of demolition or removal shall be prepared by the HLPARB.
- B. In the case of structures less than fifty (50) years old located within an historic district, applications for demolition or removal shall be issued a demolition permit without a certificate of appropriateness, unless the Director of Community Development determines that the property may have extraordinary significance and refers the question to the HLPARB.
- C. *Notices.* Where an application has been received for the demolition or removal of a structure, the Department of Community Development shall post a placard in a visible place upon the property at least seven (7) days prior to the meeting. Said placard shall describe the pending application for demolition of the building or structure, and the date, time and place of the meeting wherein the application shall be considered by the HLPARB. In addition, the Councilmember of the ward where the site of the proposed demolition is located shall receive a copy of the application and accompanying documents. Posting of the placard and notice to the Councilmember shall be mandatory and shall be a condition precedent to HLPARB review of the application. If the placard has not been posted, or if the Councilmember has not been notified, then the application shall be held over to the next meeting of the HLPARB.
- D. The HLPARB shall review the application and either issue or deny the certificate of demolition or removal within 30 days of the meeting when the HLPARB receives the application. Written notice of the approval or denial of the application for a certificate of demolition or removal shall be provided the applicant within seven days following the determination, and shall be accompanied by a certificate of demolition or removal in the case of an approval.
- E. *Historical/architectural report.* As part of any application for demolition or removal, a report analyzing the historical and/or architectural significance of the property shall be submitted for review of the HLPARB. Submission of the report to the HLPARB shall be mandatory and shall be a condition precedent to HLPARB review of the application. The report shall address each of the ten criteria for historical architectural significance provided in Section 400.1280(F). The report shall be written by a professional architect, architectural historian, historic preservation consultant, city planner, archaeologist, or art historian.
- F. *Standards for review.* In considering an application for a certificate of demolition or removal, the HLPARB shall be guided by the following criteria as general standards in determining if the structure is historically significant, in addition to any design guidelines in the ordinance designating the landmark or historic district:
 1. Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;

2. Its location as a site of a significant local, county, state or national event;
 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
 4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous material;
 5. Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, county, state or country;
 6. Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant;
 7. Its embodiment of design elements that make it structurally or architecturally innovative;
 8. Its unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community or city;
 9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses; accessory buildings such as summer kitchens, smokehouses, or barns; schools; churches; public buildings; institutional offices; or other commercial structures, with a high level of integrity or architectural significance; and/or
 10. The fact that it has yielded, or may be likely to yield, information important in history.
- G. Should the HLPARB determine that the structure is historically significant, then the HLPARB shall proceed to consider whether the preservation of the structure is technologically and economically feasible. In determining whether the preservation of the structure is technologically and economically feasible the HLPARB shall consider the following criteria:
1. A report from a registered professional engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
 2. Estimated market value of the property in its current condition; after completion of the proposed demolition or removal; after any changes recommended by the HLPARB; and, in the case of a proposed demolition, after renovation of the existing property for continued use prepared by a licensed real estate appraiser;
 3. A detailed cost estimate, broken down by category, of the cost to rehabilitate or reuse the existing structure. Such estimate shall be provided by a registered professional architect or engineer, architectural conservator, developer, real estate consultant, appraiser, or licensed building contractor experienced in rehabilitation;
 4. Assessed value of the property according to the two (2) most recent assessments;
 5. Real estate taxes of the previous two (2) years;
 6. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit Corporation, limited partnership, joint venture, or other;
 7. Any other information which may be reasonably obtained which is considered necessary by the HLPARB to make a determination as to whether the property-does yield, or may yield, a reasonable return to the owners.

STAFF RECOMMENDATION – HISTORICAL SIGNIFICANCE

Utilizing the standards for review for determining if a structure is historically significant, as provided in Section 400.1280(F) of the Zoning Ordinance, Staff has concluded that Building 91A located at 550 Main Street does match eight (8) of the ten (10) criteria. The structure has maintained many of its original architectural features over the years and can clearly depict its historical appearance and use. Additionally, the building is considered historically significant by default due to the overall American Car Foundry complex being listed as contributing on the National Register of Historic Places within the Frenchtown Preservation District. Therefore, Staff recommends that Building 91A be considered **historically significant**.

Recommended Motion:

Motion to find Building 91A aka the “Store House” located at 550 Main Street to be historically significant. (*Note: a yes vote is to find Building 91A historic, while a no vote would be to find the building non-historically significant*).

If the Landmarks Board comes to the conclusion and votes that Building 91A on the American Car and Foundry (ACF) complex **is in fact historically significant**, the Board shall then proceed to consider whether the preservation of the structure is *technologically and economically feasible*. In determining whether the preservation of the structure is technologically and economically feasible, the HLPARB shall consider the following criteria as outlined via Section 400.1280(G). Comments and Analysis by the Project Architect’s team and City Staff are provided in below:

1. *A report from a registered professional engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.*

The applicant submitted a Structural Condition Assessment completed by KPFF Consulting Engineers for Building 91A. The report included visual review of accessible structural elements, spot component reverse engineering utilizing common materials at the time of construction, and a review of the 1991 Frenchtown Historic District NPS nomination form. A site visit of the structure was made on December 3, 2025 to collect the data within this report.

The City’s Building Commissioner, Dale Nicolas, reviewed Building 91A’s structural assessment report upon submittal. He noted that the report provides a thorough structural analysis identifying concerns related to deferred maintenance, failing components, the need for repairs, and presents conceptual repair approaches. For each line item in the structural report, a corresponding conceptual construction cost estimate is provided to address the identified structural deficiencies.

The report also includes a summary conclusion that clarifies the project’s constraints, challenges, and overall complexity. While a total estimated cost for all repairs is not included in the conclusion, the individual line-item costs are provided and can be reasonably accumulated to approximately \$5,199,801. However, additional detail

would be beneficial regarding the seismic upgrades, particularly to clarify how the estimated cost is allocated, as a large cost appears to be associated with removal of the second floor rather than its remediation, as noted in the structural report on page 8, Item #2. Additionally, the conceptual construction costs estimate detail the proposed repairs would surpass \$8,000,000.00. Regardless, the overall cost associated with the remaining repairs supports the conclusion that rehabilitation of this building does not appear to be economically feasible.

2. *Estimated market value of the property in its current condition; after completion of the proposed demolition or removal; after any changes recommended by the HLPARB; and after renovation of the existing property. The market value estimates must be prepared by a licensed real estate appraiser. The applicant provided a written appraisal for Building 91A prepared by Delbert R. Blake, a Certified General Appraiser with Midwest Real Estate Appraisal Services. As required, the report provided an estimated market value for the three scenarios:*

- **Estimated Market Value for 550 Main Street (Building 91A) “As Is”:** \$300,000.00
- **Estimated Market Value for 550 Main Street (Building 91A) “As Proposed” (after rehabilitation):** \$770,000.00.
- **Estimated Market Value for 550 Main Street (Building 91A) “After Removal or Land Value Only”:** \$69,000.00

3. *A detailed cost estimate, broken down by category, of the cost to rehabilitate or reuse the existing structure. Such estimate shall be provided by a registered professional architect or engineer, architectural conservator, developer, real estate consultant, appraiser or licensed building contractor experienced in rehabilitation. See attached Conceptual Construction Cost Estimate Detail sheet for the southern portion of Building 91a below:*

CONCEPTUAL CONSTRUCTION COST ESTIMATE DETAIL			
12/5/2025			
ACF - Building 91A			
Southern Portion - Structural & Shell ONLY upgrades			
Prepared by: ACF Revitalization, LLC			
Category			Estimate
Existing Conditions			\$ 116,354
Substructure/Superstructure			\$ 2,372,926
Exterior Wall			\$ 2,298,285
Roof Enclosure			\$ 782,149
Partitions & Doors			\$ 61,500
Finishes			\$ -
Millwork, Specialties, Furnishings, & Equipment			\$ -
Conveying			\$ 100,000
Fire Protection, Plumbing, Mechanical, Electrical			\$ 562,476
Site Work			\$ 250,000
		Subtotal	\$ 6,543,690
General Conditions			\$ 572,573
Insurance			\$ 147,233
Overhead & Profit			\$ 327,185
Contingency			\$ 588,932
		Subtotal	\$ 1,635,923
		TOTAL	\$ 8,179,613

4. *Assessed value of the property according to the two (2) most recent assessments. See attached table below.*

PARCEL ACCOUNT NUMBER		PROPERTY ADDRESS		
T250600012		550 MAIN ST		
MAP ID. NUMBER		LEGAL DESCRIPTION		
6-009A-D603-00-000F.0000000		AMERICAN CAR FOUNDRY LOT F		
SCHOOL DISTRICT	CITY	FIRE DISTRICT	TWP/RG	LOT SIZE/AC.
R6 - ST CHARLES CITY SCHOOL	06 - ST CHARLES CITY	06 - ST CHARLES CITY FIRE	47/5	1.2849 AC
PROPERTY TYPE:	RESIDENTIAL	COMM/ALL OTHER	AGRICULTURAL	TOTAL
2025 MARKET VALUE	\$0	\$197,968	\$0	\$197,968
ASSESSMENT RATE	X19%	X32%	X12%	
2025 ASSESSED VALUE	\$0	\$63,349	\$0	\$63,349
2024 ASSESSED VALUE	\$0	\$0	\$0	\$0

5. *Real estate taxes of the previous two (2) years.*
Property Tax:
2023: \$94,329.02
2024: \$94,768.95

6. *Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit Corporation, limited partnership, joint venture or other. **The property is currently privately owned. The subject structure is currently utilized for storage and does not have an occupant.***

7. *Any other information which may be reasonably obtained which is considered necessary by the HLPARB to make a determination as to whether the property does yield or may yield a reasonable return to the owners. **Staff contacted the Missouri State Historic Preservation Office (SHPO) in regard to possible adverse impacts this demolition could have on the ACF's contributing status. The SHPO Architectural Historian Team corresponded with Staff stating that any removal, even partial, could have potential impacts to the contributing status of the ACF complex. Additionally, SHPO stated if there is a group of buildings that functioned together for manufacturing purposes, the loss of a building or a portion of one may result in these structures to lose their ability to convey their historic appearance and purpose.***

Floodplain Information:

While the structure is located in the floodplain, the applicant did not include any information to justify removal/rehabilitation; therefore, no additional analysis by staff is provided on this structure (91A).

STAFF ANALYSIS

The above criteria from Section 400.1280(G) shall be utilized to determine whether the preservation of the structure is technologically and economically feasible for rehabilitation. As previously noted, the State Historic Preservation Office (SHPO) indicated that demolition of even portions of buildings within the ACF has potential to call the contributing status of the overall complex into question. This concern was evaluated in 2024 during the review of Building 93, which was approved for demolition to facilitate a new redevelopment project (City Centre Complex). At that time, Building 93 was determined to have lost the majority of its architectural integrity due to cumulative alterations over time, most notably the extensive refacing of the south façade with non-historic sheet metal materials. This alteration significantly diminished the buildings fenestration and its ability to convey historic character, which supported its removal.

The review of Building 91A occurs within this established context. While this structure is smaller in scale than Building 93, it does retain a greater degree of its original architectural appearance. The proposed work does not involve full demolition of the structure, but rather only the southern portion of the building. This approach allows for the remaining portions of Building 91A to continue to express the building's historic form, materials, and relationship to the larger ACF, thereby preserving its contributory role in the complex.

The contributing status of the ACF is derived from the collective integrity and historic function of the complex as a whole rather than singular structures. In this case, Staff believes the limited scope of demolition would not alter the defining characteristics that convey the complex's historic and industrial significance. The overall massing, spatial organization, and other intact historic resources remain unchanged and still give vision of these building's previous roles. When considered alongside the previously approved Building 93, the proposed partial demolition of Building 91A does not rise to the same level of adversely impacting the overall integrity or contributing status of the ACF. Based on the established precedent, limited extent of the demolition, and continued retention of character-defining features, Staff finds the partial demolition of the southern portion of the subject structure would not negatively impact the contributing status of the ACF and is consistent with applicable preservation standards.

The existing building, originally designed as a warehouse and storage facility, may appear from a quick visual to be structurally sound in its current state. However, upon closer visual examination and based on the conceptual cost estimate provided by the applicant, the cost of extensive code-compliance, structural deficiencies, and structural deterioration repairs to be able to maintain its latest and most basic use (warehouse), would make it economically infeasible to keep the building standing. This is further justified with the estimated market value of the structure after proposed repairs being worth \$770,000.00, which is significantly less than the costs of the renovations which are estimated at close to \$8 million, per the applicant's provided information including the appraisal. The Structural Analysis report identified numerous structural deficiencies and a clearly defined scope of work for repair with estimated costs, supporting that the structure **is technologically feasible** for repair; however, the above numbers show that the repairs are not cost-effective, and the project would **not be economically feasible** to complete the required repairs. Based upon this review, staff believes the justification of demolition of this portion (Building 91A) has been met.

Recommended Motions:

Motion to find the preservation of Building 91A at 550 Main Street to be technologically and economically feasible. (*Motion is required to be in the form of a positive. Staff recommends that this structure IS NOT found technologically and economically infeasible for preservation.*)

Note:

A YES vote would be to find the structure technologically and economically feasible AKA not in favor of demolition

A NO vote would be to find the structure technologically and economically infeasible AKA authorizing demolition.



Figure 5: Northern portion of Building 91a to remain (seen from KATY Trail).

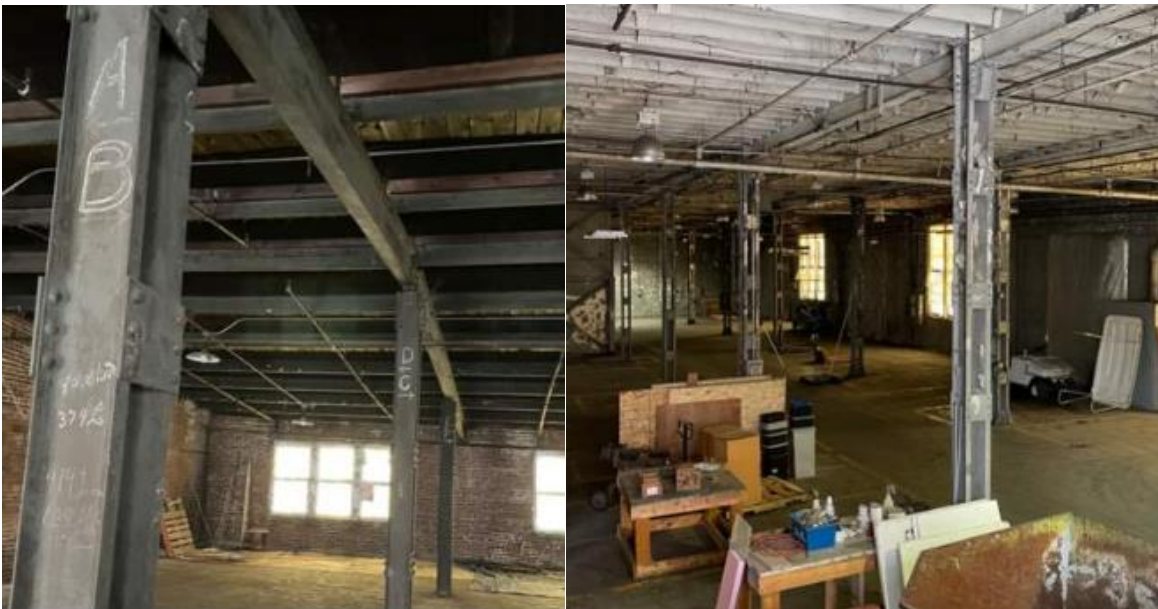


Figure 6: Interior photographs of the structure.



Figure 7: Historic photograph featuring the roof of 91A



Figure 8: Additional photo of subject structure from KATY Trail (looking north).

Executive Summary for ACF Revitalization

Maximizing the Contribution of the ACF Industrial Area to the N. Main/Frenchtown Community

Main Objective - Main Objective - The development program focuses on understanding the vision of both the community and the City by building to the highest and best use of the site to optimally connect the Historic Main Street District and the expanding Frenchtown Historic District, utilizing the momentum of the Main Street Expansion currently in motion by the City of St. Charles.

Focus - All recent research and planning points to the importance of the ACF site achieving two main objectives; residential density and embracing the riverfront. The Community Builder Team is proposing a multi-generational community robust with amenities to activate and move the district to its highest and best use. To achieve the residential density needed there are three main projects. The team is proposing a 240 unit new construction apartment building with interior parking for cars and golf carts for young professionals, empty nesters, and college students. In addition, a new construction Active Senior project giving existing St. Charles residents an opportunity to age in place in the community they love. To satisfy the importance of diversity in housing our team is planning a section of new construction townhomes, and a new construction planned short term rental units. These short-term rental units will offer opportunities for the residents of ACF to have easy access for guest stays, while also bolstering the active tourism population. Lastly, new food, beverage and entertainment options are housed in some of the existing ACF warehouse buildings, bringing them back to life with new paint and purpose.

Noteworthy - ACF's site's most important attributes are its adjacency to the river allowing it to become an amenity, the Katy Trail running through its entire length providing ultimate connectivity, golf cart laws giving the ability to provide a planned golf-cart community, amazing walkability to not only the existing food, beverage, and retail but the new senior and recreation centers currently under construction.

Objective - The Community Builders Team has been collaborating with multiple area residents and business owners to get their thoughts and suggestions. In addition, the team has worked with the community to make sure there is a factual understanding of the need for the demolition of building 90 and a portion of 91a, due to the floodplain. To make repurposing of ACF feasible we need Landmark's support to move forward with this exciting new vision for the new ACF District.

CASE # (assigned by Staff): _____



DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street
Saint Charles, MO 63301
636-949-3222
FAX 636-949-3557

CERTIFICATE OF APPROPRIATENESS APPLICATION

ADDRESS OF SUBJECT PROPERTY: 550 Main Street

BUSINESS NAME (if applicable): _____

APPLICANT:

Bax Engineering Company
(Name)

221 Point West Boulevard
(Address)

636-928-5552 jsimmons@baxengineering.com
(Phone & Email Address)

PROPERTY OWNER:

St. Charles Properties
(Name)

625 N. Main Ctr., St. Charles, MO 63301
(Address)

(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

- Commons Preservation District Extended Historic Preservation District
 Frenchtown Preservation District Historic Downtown Preservation District
 South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1900

APPLICATION SUBMITTAL:

Every Certificate of Appropriateness and Sign Permit application submitted to the Landmarks Board for their review and approval must contain the following information. If the information does not appear on the plan or accompany the application, the proposal will not be scheduled for the Landmarks Board meeting requested.

A copy of required information shall be submitted to the Community Development Department prior to the scheduled meeting (digital submittal preferred via Landmarks@stcharlescitemo.gov). Directions for digital submittal are attached. The following shall be submitted when filing for a Certificate of Appropriateness from the Historic Landmarks Preservation and Architectural Review Board:

1. A complete application.
2. A complete site plan of the property and all structures located on the property, (necessary for all new construction, additions, and site work) including but not limited to:
 - a. The actual shape and dimension of the lot.
 - b. Any existing or proposed building, accessory building, and their locations upon the lot.
 - c. Photos of existing structures.
 - d. Colored elevations of proposed structures or modifications.
3. Samples of all proposed materials (i.e. brick, siding, roofing materials, fencing material, windows, doors, etc.)
4. Proposed colors of any sign or structure (must be from approved color chart if applicable)

* Depending on the specifics of the application, the applicant(s) may be required to submit further information deemed necessary.

I hereby certify that I am the owner in fee or agent authorized to apply for this Certificate of Appropriateness, and that the information provided is true and correct to the best of my knowledge.

Signature of the applicant: Jeff Dimer Date: 12/15/25

Signature of the property owner: James P. Myers Date: 12/15/25

- *Approval of this Certificate of Appropriateness does not authorize the building of a structure. Building Permits are required prior to construction.*

Application Fees:

Site Plan:	\$200.00
Exterior Changes & Demolitions:	\$50.00



Saint Charles Properties
900 Main Street, Suite 510
Saint Louis, MO 63141

December 17, 2025

To whom it may concern,

As part of the investigation and preparation into the redevelopment opportunities of the ACF site, Vessel Architecture has been asked to consider the merits of demolition of the building known familiarly as Building 91A.

Prior to demolition of a building with potential historical significance, St. Charles Ordinance Section 400.1280(F) requires an itemized report addressing multiple aspects of the existing building. Each item is addressed in the context of the list below.

St. Charles Ordinance Section 400.1280(F)

Standards For Review. In considering an application for a certificate of demolition or removal, the HLPARB shall be guided by the following criteria as general standards in determining if the structure is historically significant, in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the community, County, State or country

Building 91A is part of the American Car Foundry Complex, which opened on the location in 1886. The building was used primarily for the manufacturing and storage of rail cars. During the World Wars manufacturing included light tanks, hospital cars, and parts for artillery vehicles. Manufacturing ended at the location in 1959. In recent years Building 91A has been used for storage.

Building 91A is constructed of bearing brick masonry on concrete foundations, with steel roof trusses carrying wood deck and layered roll roofing. Unlike Building 90, which has a roof structure that free spans the width of the building, 91A has an internal frame of steel columns to carry the upper floor and roof structure. The window openings are spanned with flat brick headers on steel lintels. In many cases, the lintel condition is catastrophically deteriorated, with brick missing and steel rusted beyond failure, indicative of years of water intrusion and freeze-thaw cycles. Additional masonry failure occurred through the walls between window openings, and a horizontal line of brick joint failure runs across the entire length of the building at the window header line. Window units are in varying levels of disrepair. Some remain, and some were long ago removed, with the remaining openings infilled with inexpensive fiberglass or wood panels. The walls are thickened by brick pilasters to serve as haunches for truss bearing points. The design represent utilitarian design principles of its time.

A heavy brick wall divides Building 91A into two primary spaces, both open internally.

2. Its location as a site of a significant local, County, State or national event

Building 91A is part of the group of buildings that operated as the American Car Foundry. The building housed manufacturing of rail cars from the late 1800s into the late 1950s.



3. Its identification with a person or persons who significantly contributed to the development of the community, County, State or country

To our knowledge, Building 91A does not have this kind of identification.

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous material

Building 91A is constructed of bearing brick masonry on concrete foundations, with steel roof trusses carrying wood deck and layered roll roofing. Unlike Building 90, which has a roof structure which free spans the width of the building, 91A has an internal frame of steel columns which carry the upper floor and roof structure. The window openings are spanned with flat brick headers on steel lintels. In many cases, the lintel condition is catastrophically deteriorated, with brick missing and steel rusted beyond failure, indicative of years of water intrusion and freeze-thaw cycles. Additional masonry failure occurred through the walls between window openings, and a horizontal line of brick joint failure runs across the entire length of the building at the window header line. Window units are in varying levels of disrepair. Some remain, and some were long ago removed, with the remaining openings infilled with inexpensive fiberglass or wood panels. The walls are thickened by brick pilasters to serve as haunches for truss bearing points. The design represent utilitarian design principles of its time.

5. Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, County, State or country

To our knowledge, Building 91A does not have this kind of identification.

6. Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant

Intended for manufacturing, Building 91A is utilitarian in nature, design, and aesthetic. Its utilitarian connection to Building 91, with overhead doors and sheet products for skin, is consistent with the extremely pragmatic nature of the ACF buildings, being modified over time for economy and practicality, with little-to-no regard for historic aesthetic.

7. Its embodiment of design elements that make it structurally or architecturally innovative

To our knowledge, Building 91A does not have this kind of identification.

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community or City

Building 91A is part of the ACF district of manufacturing and storage buildings. Consistent with its use as a manufacturing building, it is tall and has an exposed masonry envelope and large windows. It is significantly smaller than Buildings 90 and 91, which dwarf all others on the property. Building 91A sits immediately adjacent to the Katy Trail, screened almost entirely by Building 91 and the structure known as the "Power House". Some distance away from the traffic of Second Street, it does not make a significant impact to the scale of Frenchtown's streetscape.



9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses; accessory buildings such as summer kitchens, smokehouses or barns; schools; churches; public buildings; institutional offices; or other commercial structures with a high level of integrity or architectural significance; and/or

The character of Building 91A is consistent with the 19th century industrial buildings of the time, but does not suggest any unique characteristics. Its utilitarian connection to Building 91, with overhead doors and sheet products for skin, is consistent with the extremely pragmatic nature of the ACF buildings, being modified over time for practicality, with little-to-no regard for historic aesthetic.

10. The fact that it has yielded, or may be likely to yield, information important in history.

The history of the American Car Foundry Complex has been well-documented over the years. The historical value of the buildings have been studied, even as they have been vacant and fallen into disrepair. Building 91A has been an open shell for years, allowing access for study and discovery. It is not likely to yield any additional information that has not been accessible for decades.

Respectfully submitted,

Peter J Schwartz, AIA NCARB LEED AP
Founding Principal
Vessel Architecture & Design, Inc.

December 4, 2025

RE: St. Charles American Car Storehouse, St. Charles, Missouri
Structural Condition Assessment

KPFF Job #: 10132500373

To Whom it may concern:

KPFF Consulting Engineers is pleased to present a structural condition assessment report for the “Storehouse” building within the St. Charles American Car complex along the riverfront in St. Charles, Missouri. This assessment is based on a visual review of accessible structural elements, spot component reverse engineering utilizing common materials at timeframe of original construction and review of the 1991 Frenchtown Historic District NPS nomination form. A site visit to the structure was made on December 3, 2025 to collect data. The building extent is shown in (Image 1).



Image 1: Extent of Assessment Review

BUILDING DESCRIPTION

Per NPS 1991 nomination form, the southern section of the storehouse was constructed around 1916; this southern section is also shown in the 1917 Sanborn map (Image 2).

December 4, 2025

RE: St. Charles American Car Storehouse Structural Assessment

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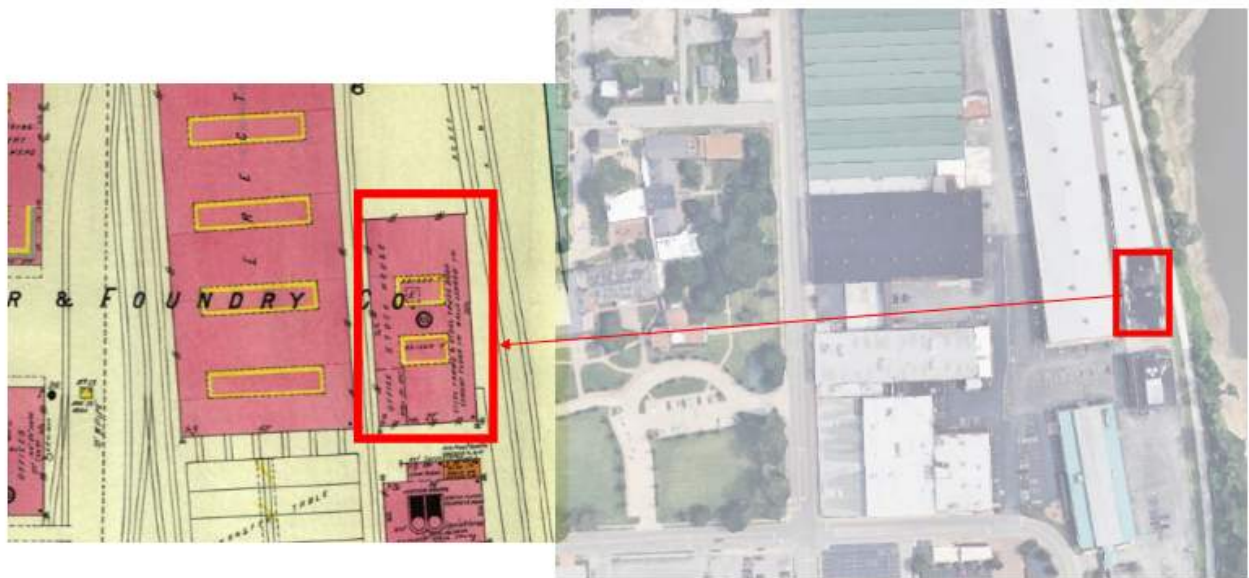


Image 2: Southern Section Build Date

The date of construction for the northern addition is unverified, but is consistent with construction practices between the time period of 1920's – 1940's.

Southern Building Section

The southern building section was constructed with perimeter 3-wythe load bearing hydraulic pressed clay brick wall utilizing a lime heavy based mortar (pure hydrated lime or type O) and repointed in the outer ½" depth with type N mortar during past maintenance efforts. Interior columns are spaced in a grid of approximately 17 ft x 20 ft and are built with (2) C8 vertical members with riveted tie plates spaced at 36" oc vertically. The columns are braced at level 2 and the roof with steel framing in both directions.

The roof structure (Image 3) consists of 1.5" x 5 ½" wood plank decking spanning approximately 4'-6" +/- over C8 steel purlins. The steel purlins span approximately 20 ft in the north to south orientation over 12" deep steel wide flange profile girders. The steel girders span east to west from perimeter masonry walls over interior built-up steel channel columns for a maximum span of 17 ft. The roof elevation slopes from the center high point ridge of 13 ft above level 2 down towards the eastern and western perimeter walls at 10'-6" above level 2

The second floor construction (Image 4) is approximately 17'-10" above the slab on grade was previously used for warehouse storage and was constructed with 1 ½" x 7" wood plank decking that spans over 2" x 13.5" Southern Pine or Douglas Fir joist that are spaced at 16" oc. The joist span east to west between perimeter masonry walls and interior 20" +/- steel girders located between steel columns. Steel beams are also present parallel to the floor wood joist at each column line to aid in steel column lateral restraint.

The slab on grade consists of 4" +/- normal weight concrete supported directly on soil base. The perimeter masonry walls are supported on 14" thick concrete stem walls on continuous footings that are anticipated to be soil supported based on observed settlement conditions. The interior columns are anticipated to also be supported by concrete spread footings on soil support. The slab on grade occurs approximately 4 ft +/- above the eastern exterior grade with the stem wall providing interior side soil retainment.

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The lateral stability of the building is primarily provided by the perimeter brick walls, with minor secondary contribution from interior partially restrained moment frame action at the column to girder interaction and interior elevator diagonal core bracing. Perimeter wall openings are supported by individual steel angle lintels per wythe of brick.



Image 3: Southern Section Roof Framing

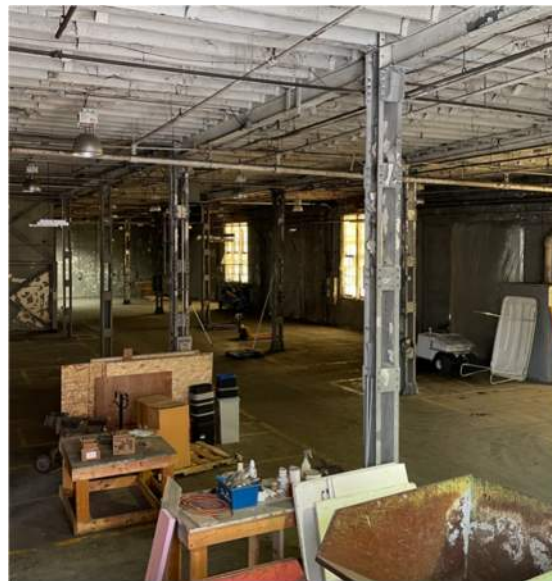


Image 4: Southern Section Level 2 Support Framing

Northern Building Section

The northern building section is a one-story horizontal addition to the north of the existing southern building. The roof (Image 5) was constructed with 1 ½" wood deck boards that span east approximately 5 ft over C12 steel purlins. The steel purlins spaced at 5'-0" oc span north to south for approximately 20 ft over full building

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width riveted steel trusses. The steel trusses vary in length with 60 ft +/- being the longest. The steel trusses are supported by 7 wythe thick x 30" wide brick pilasters built integral within a 3-wythe brick wall. The bottom of roof deck is approximately 21 ft above the floor slab at the ridge and 18 ft at the perimeter walls. The northern brick wall of the southern building provide load bearing support of the northern addition roof channel purlins in the southern bay condition.

The slab on grade consists of 4" +/- normal weight concrete supported directly on soil base. The perimeter masonry walls are supported by 14" thick concrete stem wall with concrete pilasters poured to match the brick pier profile. The building stem wall system (Image 6) is anticipated to be on a continuous concrete footing supported directly on soils, this description is based on observed settlement cracking observations. The slab on grade occurs approximately 4'-6' above grade at the eastern side.

The lateral stability of the building is provided by the perimeter brick walls. Perimeter wall openings are supported by (2) C8 squeeze lintels for the two interior brick wythes and a steel shelf angle for the outer brick wythe, all three steel lintel components are thru bolted together at 3' oc spacing and the shelf system extends approximately 8" into the masonry jambs on each side of the opening (Image 7).



Image 5: Northern Section Roof Framing



Image 6: Northern Section Eastern Stem Wall Construction



Image 7: Northern Section Wall Opening Lintel

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Northern Infill Area

An infill area between the northern addition and a warehouse to the west is present on site (Image 8). The roof includes a 3” metal roof deck that clear spans between both buildings with potential secondary steel angle support. The deck is supported by steel beam installed over the top of the existing north building section parapet on the eastern side and to a steel beam that spans between steel columns on the building to the west. The slab thickness is unknown, but likely supported on soil fill similar to adjacent buildings.



Image 8: Northern Infill Area Metal Deck Roof Between Existing Buildings.

ESTIMATED GRAVITY SUPPORT CAPACITY OF ELEVATED FLOOR AND ROOF AREAS

For planning purposes, this section provides estimated vertical load carrying capacities of the existing roof and floor systems. Please note that the identified capacity estimates require all deteriorated or damaged components to be structurally repaired to provide compliance and these estimates do not account for existing unverified foundation sizes and sub-surface conditions.

The estimated capacities below utilize field measurements of existing components, material properties common in this region at the time of estimated original construction and reference of local building codes at time of construction.

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Building Level	Current Code Live Load Requirement	Estimated Live Load Capacity
South Building Roof (Typical)	20 psf (w/o snow drift)	40 psf (1)
South Building Level 2 Storage (Typical)	150 psf if storage use is continued	150 psf (1)
North Building Roof (Typical)	20 psf (w/o snow drift)	30 psf (2)
North Building Infill Roof (Area between two warehouses)	20 psf (+ w/ snow drift)	requires further review (3)

Notes:

- (1) Due to past water infiltration, existing roof system deterioration is present. Existing load bearing brick walls were observed with localized stabilization issues. All deteriorated components and wall stabilization issues require repairs and/or replacement for the estimated live load capacity identified to be applicable.
- (2) Evaluated components supported by the truss provide a higher live load capacity than 30 psf, however the truss system would require indepth analysis prior to validating a high live load. Regional snow load design values at time of estimated construction where generally set to 30 psf (reference: St. Louis City building codes 1917 – 1948), this is the lower bound value identified in the table above.
- (3) The roof deck span length on site exceeded typical recommended manufacture published span limits for new construction, however the presence of secondary steel angles where observed from the ground level. If this area will be used in a change of use occupancy, further review/analysis with a scissor lift access will be required. Avoid adding additional loading to this roof area prior to future analysis.

The primary roof areas of the southern building and northern building are suitable for continued snow loading code required capacity once repairs are incorporated and also have the potential for supporting photovoltaic at the owner's option. The shed roof area to the west of the northern building requires further review if occupancy changes occur, but caution should be taken on adding any additional loads or rooftop equipment to this area.

The southern building level 2 floor structure was previously used for warehouse storage and based on reverse engineering of the equivalent of a non-deteriorated/damaged structural components, this type of occupancy would still be able to be maintained; however observations of joist deterioration and wall stability concerns discussed later in this report would need to be addressed prior to occupancy of this space.

The slab on grade is currently used for warehouse functions and can continue to be used in this manner which equates to 150 psf live load. This loading would also provide the option for public occupancy, restaurant, commercial kitchen and commercial use.

RENOVATION STRUCTURAL CODE COMPLIANCE REVIEW

It is our understanding that the City of St. Charles currently uses the 2021 Edition of the International Building Code (IBC). For existing buildings, this means that the 2021 Edition of the International Existing Building Code (IEBC) is enforced.

South Building:

The following items are required purely for IEBC compliance if more than 50% of the building area undergoes renovation (except where the Authority Having Jurisdiction overrides a code provision):

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1. **Item 1:** The southern building would require the perimeter load bearing brick wall to be anchored to the roof and level 2 floor deck at 6 ft on center for the full building perimeter. To aid in cost estimation purposes, refer to (Images 9 and 10).

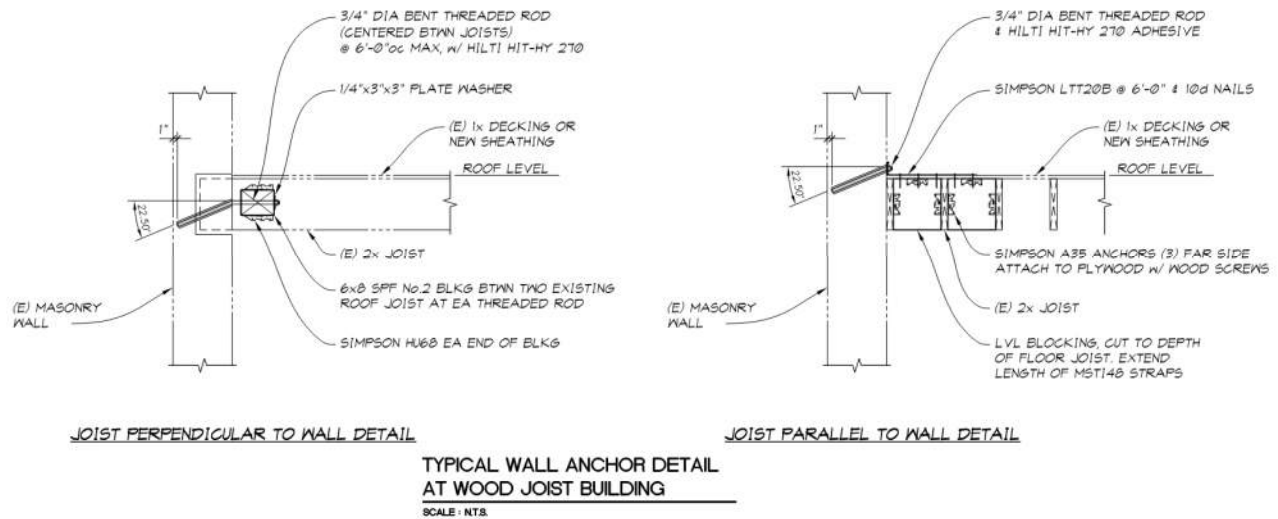


Image 9: South Building Wall to Level 2 Floor Anchorage – IEBC 2021 (section 906.4) Compliance Detail

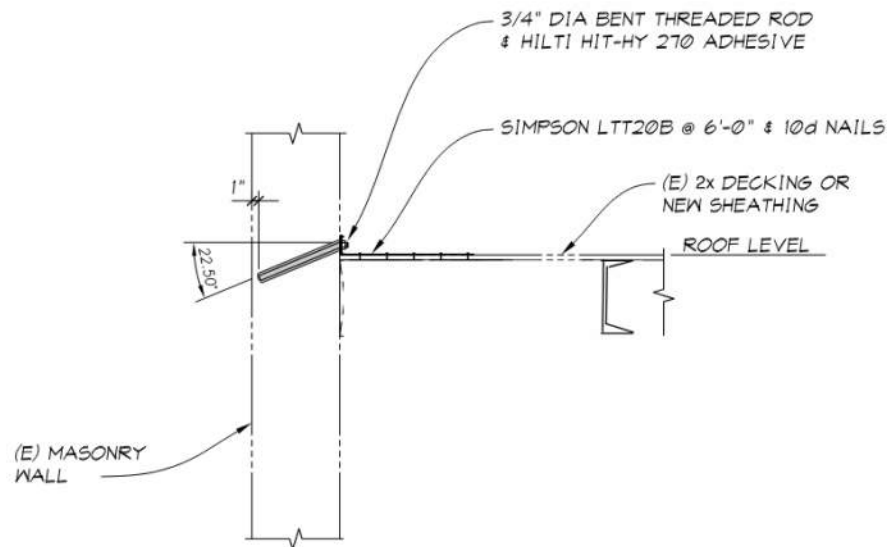


Image 10: South Building Wall to Level Roof Anchorage – IEBC 2021 (sections 906.4 and 906.5) Compliance Detail

2. **Item 2:** If more than 30% of original structure is removed such as removing the second floor, building alterations are considered a substantial structural alteration. Under section 906.2, a full seismic evaluation with seismic upgrade would be required. This provision is commonly associated with cost of \$1.5 million - \$2.5 million for similar sized projects in the greater St. Louis market. Due

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to fiscal implications, KPFF would advise keeping the second floor structure intact if the building where to be renovated.

- Item 3:** If more than 33% of the building area undergoes structural damage repairs (brick load bearing wall, floor structure and roof structure areas), the building is considered a substantial structure damage condition for gravity load carrying components under section 405.2.4. Section 405.2.4.1 requires in seismic design category D or higher to undergo an evaluation with retrofit for earthquake effects. This **could result in lateral compliance cost of \$1.5 million - \$2.5 million** if compared to similar previous projects. Due to the extent of estimated potential structural damage discussed later in detail, **41% of the building area is affected causing this threshold to be exceeded** as shown in (Image 11). Seismic analysis and retrofit would required under a building renovation for the south building area if the seismic design category is a D.

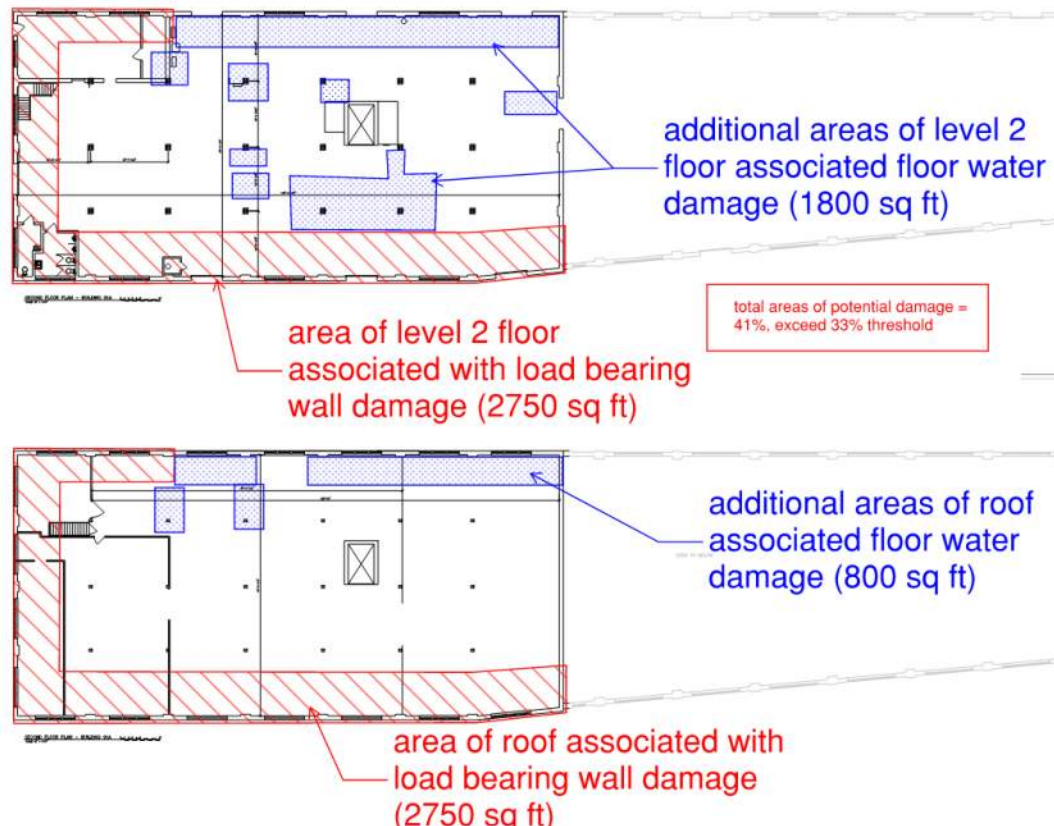


Image 11: South Building Wall Estimated Effected Areas of Structural Damage – IEBC 2021 (sections 405.2.4 and 405.2.4.1) Compliance Threshold Review.

- Item 4:** Per section 405.2.6, if the building underwent substantial damage as a result of being within a Flood hazard area, the building must be brought into compliance with IBC 2021. This would require a seismic upgrade as well in addition to foundation system improvement.

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5. **Item 5:** Section 405.2.3, if substantial structural damage to vertical elements of the lateral force resisting system, the lateral force resisting system components would need to be evaluated and retrofitted for current lateral compliance if the building is in a seismic design category D. Due to the extent of masonry shear wall damage which exceeds 33% of wall length as shown in (Image 11), this condition would likely require a seismic evaluation and upgrade.

We should note that there are other line items for consideration including multiple stair egress access to the second floor, ADA access elevator upgrade, and ADA ramping that are beyond the structural specific items but would require structural involvement for implementation.

North Building:

We should note that the north building was generally intact with minimal observed structural load bearing component damage or deterioration, as such most of the code triggers identified for the southern building would not be applicable for the north building as long as alterations to existing brick walls remain unaltered.

However, if more than 50% architectural alterations occur within this building, wall to roof diaphragm anchorage compliance would be required. Please refer to (Image 10) for the northern and southern wall post installed anchorage locations. At this time, we do not anticipate needing to add the post installed anchorage of (Image 10) to the eastern and western walls due to the presence of an existing nailer sill board on top of the existing brick walls. Nailer board detailing for this type of building is often found with anchored attachment to the top of the brick wall which would be a path towards compliance. If the building undergoes renovations in the future, we would advise performing a localized selective exploratory demolition to verify the anchorage.

Future renovation geotechnical site testing:

Since the site classification can affect the cost of IEBC specific code trigger compliance conditions as discussed above, in the future if a full renovation is considered, we recommend hiring a geotechnical engineer to conduct a Multi-Channel Analysis of Shear Waves (MASW) test help determine the Seismic Design Category (SDC) of the building site.

EXISTING BUILDING DETERIORATION OBSERVATIONS

Building deterioration and stabilization issues were extensive in the southern building, but more limited to primarily outer wythe lintel support conditions in the northern building. Since the topic of deterioration (especially in the southern building) has financial viability implications for a project renovation in this regional market, KPFF will identify both the observed damage and conceptual mitigation approach in individual categories below to allow a 3rd party cost estimate to be considered at this stage.

Southern Building Deteriorations

Roof Deck Deterioration:

Observation: The roof 1.5" x 5 1/2" wood decking was observed with deterioration primarily on the low slope sides of the roof at the eastern and western ends. See (Image 12) for example of rotted roof decking. The extent of roof deck rot area estimates are shown in (Image 13).

Concept Mitigation: Remove the rotten roof decking and replace with equivalent 2x6 SPF T&G deck boards. Attach with (2) 16d nails per channel and nailer board location. Include top of channel 2x6 nailer board replacement and top of wall nailer board replacement as part of the cost estimate.

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Image 12: South Building Roof Deck Rot Example

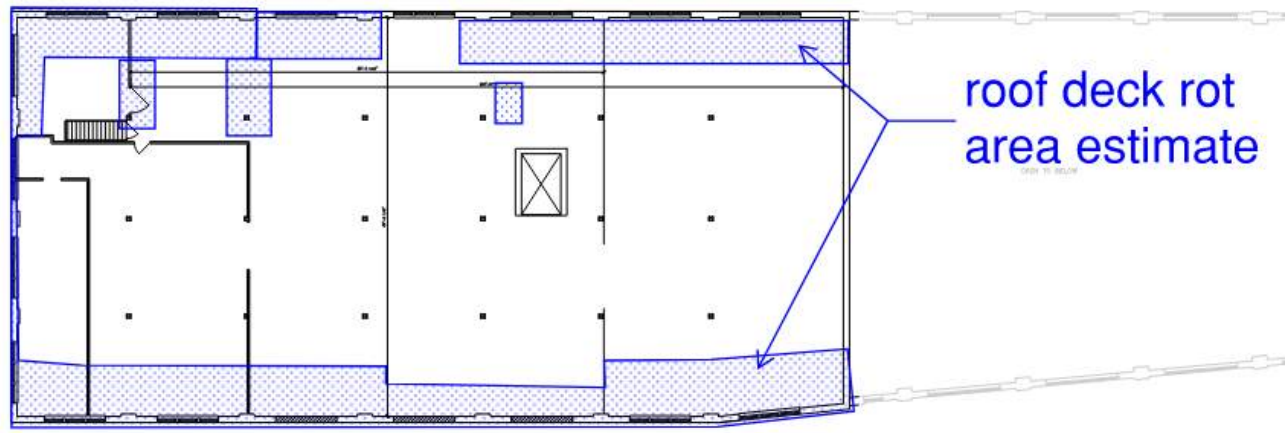


Image 13: South Building Roof Deck Area Estimate

Roof Steel Beam and Girder Masonry Bearing Pocket Deterioration:

Observation: Various bearing pocket support conditions for the roof steel framing in the perimeter brick bearing wall were found with deterioration conditions. Refer to (Images 14 and 15) for examples.

Concept Mitigation: Shore the roof steel purlins at the north wall and reconstruct the top 12” of brick wall while resetting the steel bearing plate. Additionally replace one steel bearing plate on the eastern wall where

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significant steel loss occurred. Shore the steel beams at the eastern wall (25% of locations) and reconstruct the bearing pocket, this requires spot locations of steel bearing replacement as well where heavy deterioration was observed.



Image 14: South Building Roof Steel Channel Beam Bearing Wall Deterioration



Image 15: South Building Roof Steel Girder Bearing Wall Deterioration with Bearing Plate Corrosion

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Level 2 Wood Deck Board Water Infiltration:

Observation: Large areas of past water infiltration staining was observed in the level 2 floor board decking. The extent of rot within the staining areas vary. See (Image 16) for example and (Image 17) for staining extent.

Concept Mitigation: For cost reservation purposes, we recommend estimating 35% of the boards within the identified areas be replaced primarily due to the presence of overlayment and vapor membranes that we were post installed on the top side of spot areas which reduces the potential for moisture evaporation. During full renovation measures, each board within the identified zones will require moisture meter and rot probe testing to determine which individual boards will be replaced. The replacement boards will require an equivalent 2x8 SYP T&G deck boards. Attach with (2) 16d nails per floor joist.



Image 16: South Building Second Floor Decking Water Infiltration Staining Example

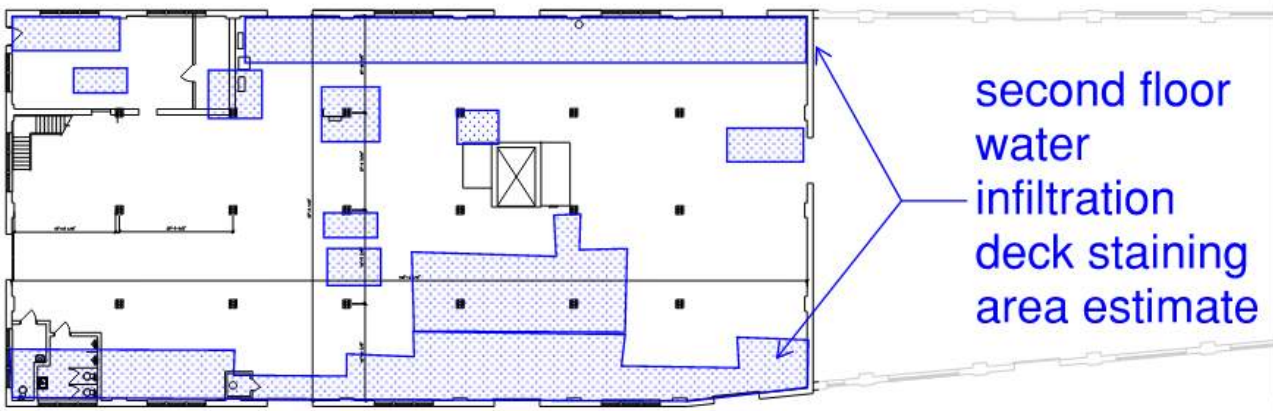


Image 17: South Building Second Floor Board Decking Water Staining Area Estimate

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Level 2 Wood Joist Bearing Rot:

Observation: Spot locations of joist bearing pocket rot was found within the perimeter conditions within Image 17. Thru spot probe penetration (Image 18) along with visual review, we are estimating approximately 30 joist locations have compromised bearing support in the brick walls.

Concept Mitigation: Since the decking will likely need to be replaced in the areas of the joist bearing rot, full joist replacement at 30 locations is the recommended approach. Due to the joist spans while maintaining original floor live load capacity, we recommend replacing each rotten joist location with a 1.75" x 14" LVL and using a composite shim base to isolate the LVL from the brick surface.



Image 18: South Building Second Floor Joist Bearing Rot Probe Examples

Building Differential Settlement:

Observation: Spot level survey was conducted at the second floor to determine if visual observations of bearing wall settlement was accurate. The field survey found that the eastern and northern bearing walls had settled in varying degrees approximately 1" – 4" from typical interior column locations. This survey corresponded with a visual slope of the second floor at the eastern bays and also with exterior load bearing wall deformations/destabilization discussed later. The observed differential settlement could have been caused by one or combined scenarios which may include: past flooding events, soft soil conditions with undersized foundations, previous building removal with possible uncontrolled fill, etc.; neither of which can be fully validated at this time.

Concept Mitigation: To minimize the risk for further movement, we would recommend the installation of helical piers or micropiles along the length of the perimeter northern, eastern and southern perimeter walls where wall movement and floor elevation settlements were observed. For estimation purposes, we would advise installation of the pier system at a spacing of 60" oc along the exterior face of the existing perimeter concrete stem wall, and attaching the helical pier or micropile to the underside of the existing footing with a

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post installed L-bracket (See Image 19 for example). For estimation purposes, approximate 60 pier locations.

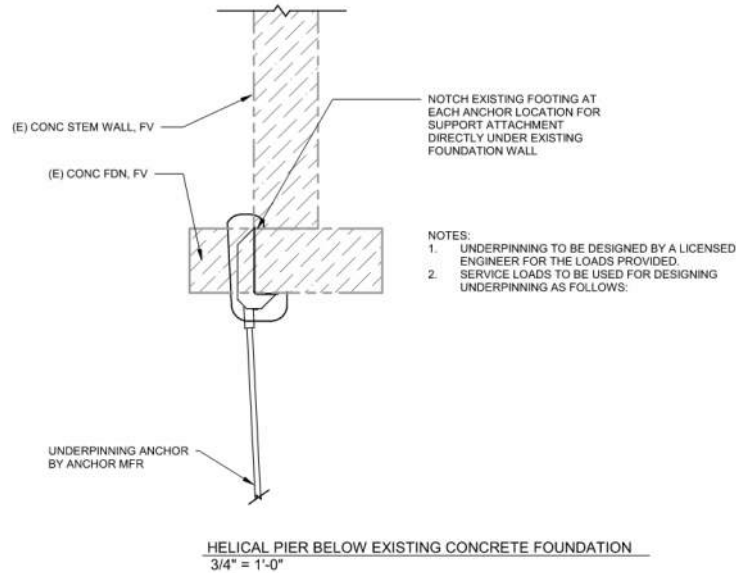


Image 19: South Building Perimeter Wall Conceptual Foundation Stabilization Detail

Exterior Load Bearing Wall Stabilization:

Observation: The exterior load bearing 3-wythe brick wall of the southern building was observed with extensive deterioration, cracking, bowing and settlement related issues. Evidence of past efforts to locally stabilize movements were also observed where past plate with thru bolt anchorage is present. See Images 20- 23 for elevation markups of related observations along with recommended remediation.

See Image 24 for parapet bow and wall bow example. See Image 25 for wall jamb destabilization example.

Concept Mitigation: Refer to Images 20-23 for recommendations on each location.

KEY NOTE	OBSERVATION	RECOMMENDED REMEDIATION
(A)	WALL BOW 2"-3"	SHORE AREA AND RECONSTRUCT MASONRY WALL
(B)	WALL JAMB SEPARATION	SHORE LINTEL AND RECONSTRUCT MASONRY JAMB FOR 24" WIDTH.
(C)	PARAPET EXCESSIVE BOW	DECONSTRUCT PARAPET DOWN TO BASE BEARING ELEVATION OF ROOF CHANNEL RAFTER AND RECONSTRUCT INKIND
(D)	BRICK WALL SETTLEMENT CRACK	INSTALL HELI STITCH TIE HORIZONTALLY IN EXTERIOR BRICK WYTHES AT INTERIOR AND EXTERIOR WALL SURFACE SPACED AT 8" OC VERTICAL SPACING. REPOINT WALL LOCALLY WHEN FINISHED.
(E)	CONCRETE WALL CRACK	PRESSURE INJECTION EPOXY REPAIR SYSTEM
(F)	STEEL ANGLE LINTEL EXTERIOR WYTHE DETERIORATION	REPLACE LINTEL WITH GALVANIZED ANGLE AND RECONSTRUCT OUTER WYTHE BRICK LOCALLY AFTER INSTALLATION
(G)	LOCAL MORTAR DETERIORATION	GRIND OUT MORTAR JOINT AND REPOINT AS REQUIRED.

Image 20: South Building Wall Deterioration Key

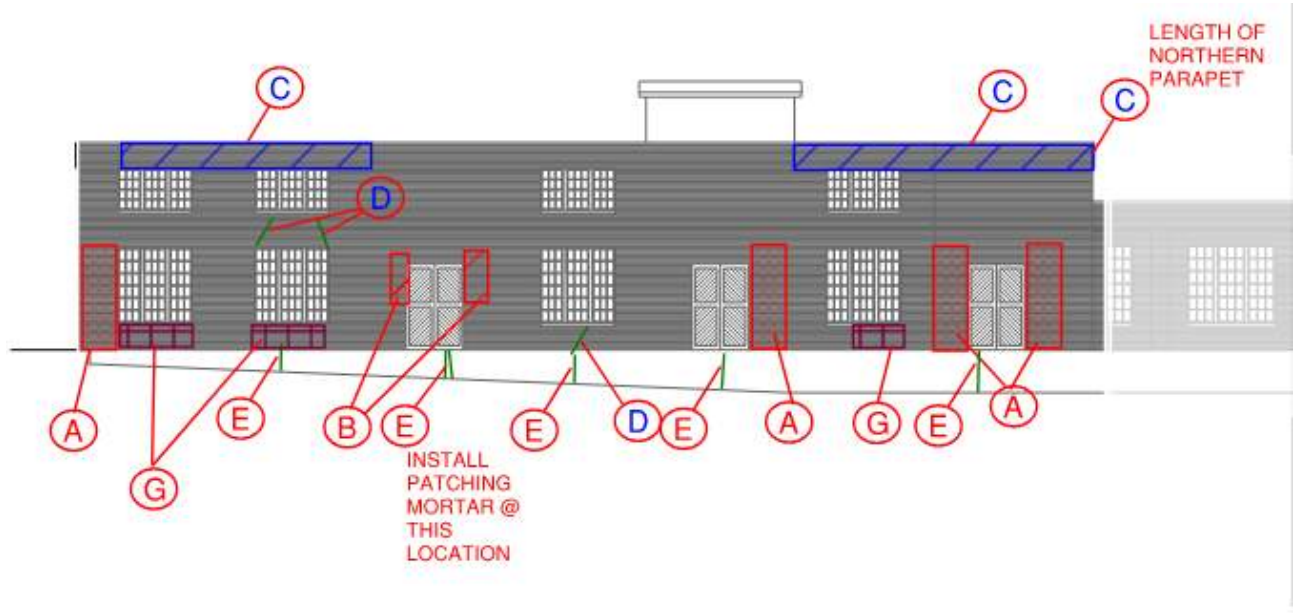


Image 21: South Building East Wall Deterioration Elevation

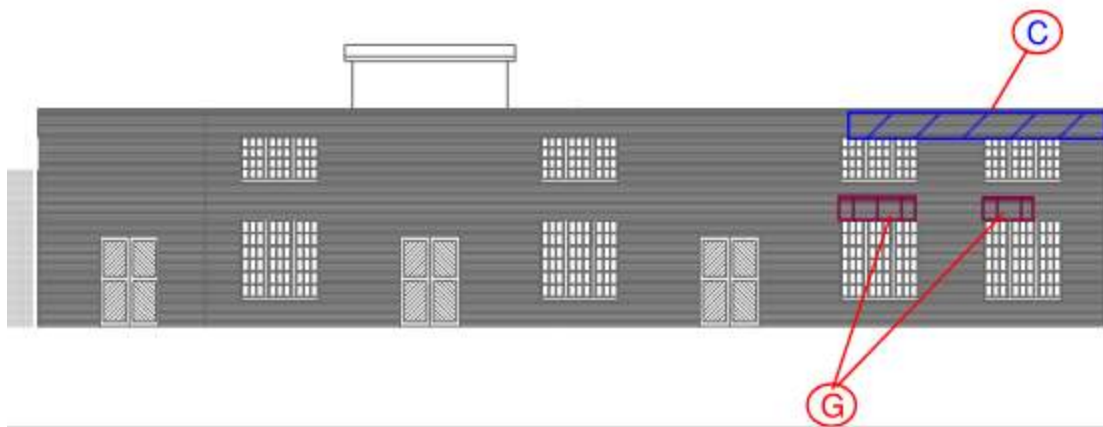


Image 22: South Building West Wall Deterioration Elevation

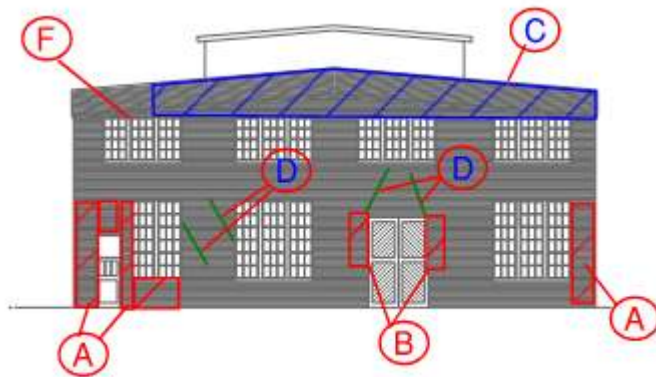


Image 23: South Building South Wall Deterioration Elevation



Image 24: South Building Parapet Bow and Wall Bow Example

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Image 25: South Building Wall Jamb Destabilization Example

Northern Building Deteriorations

Exterior Load Bearing Wall Mitigation:

Observation: The exterior walls of the north building appear to be stable for the majority of the wall profile thickness, observations for deterioration were primarily found in the exterior wythe brick and associated exterior wythe window steel angle lintel that is attached to a channel squeeze lintel beyond. The primary interior wall assembly beyond the exterior wythe observations visually appear to be in adequate condition without the need for structural intervention. Concrete foundation stem wall vertical cracks were found, but not considered an issue for structural performance compliance. See Image 26 for elevation markups of related observations along with recommended remediation.

See Image 27 for outer wythe lintel rust jacking example.

Concept Mitigation: Refer to Image 26 for recommendations on each location.

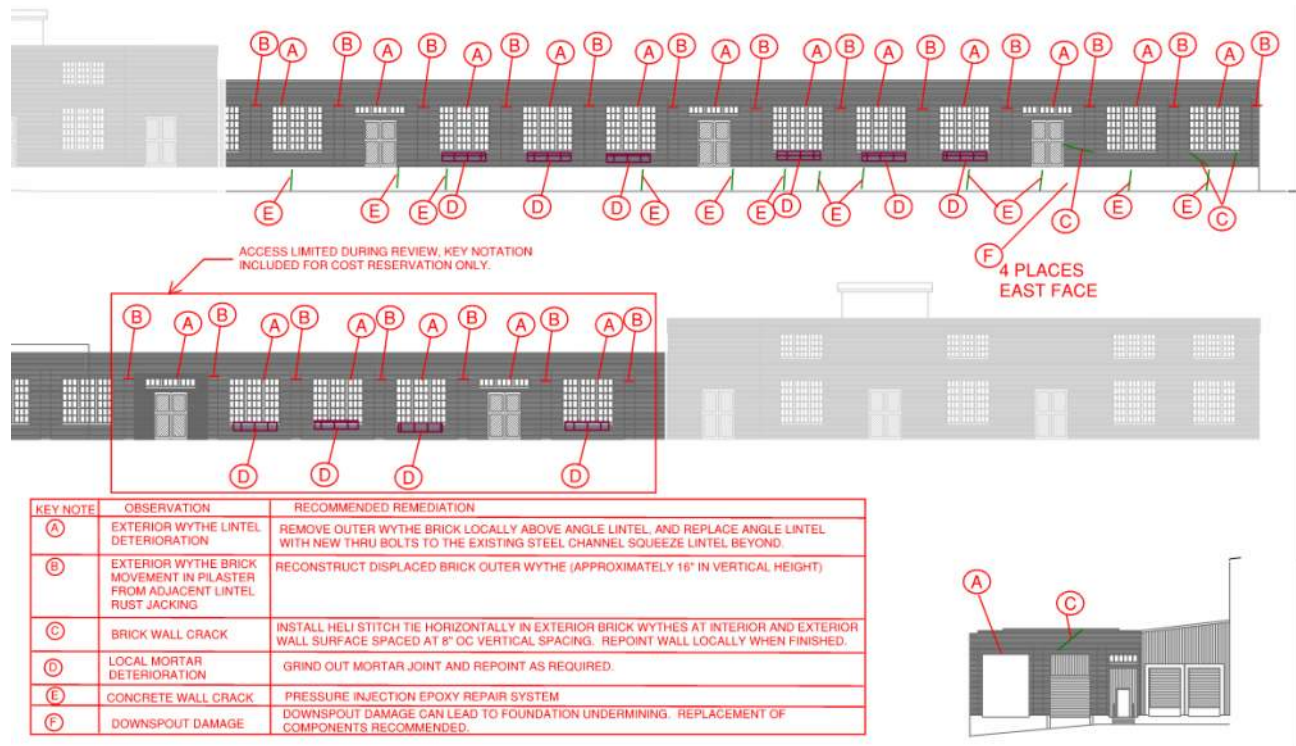


Image 26: North Building Wall Deterioration Elevation

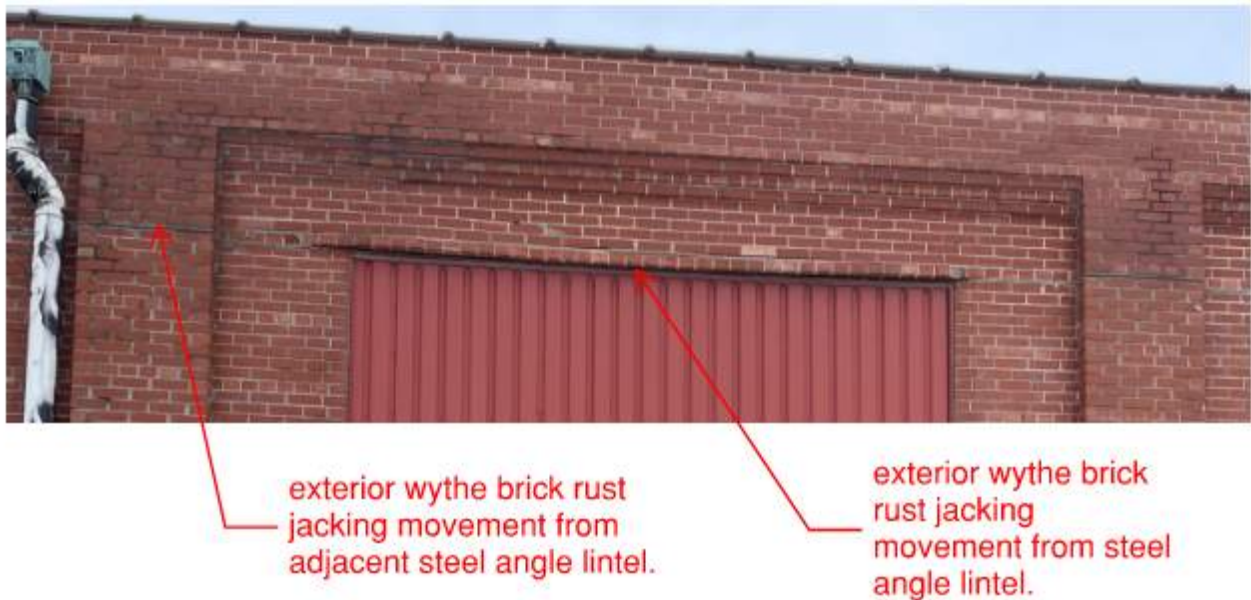


Image 27: North Building Wall Deterioration Lintel Rust Jacking Example

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CONCLUSION

The observations and recommendations presented in this structural assessment should provide an adequate overview on structural remediation needs associated with the storehouse building. In my professional opinion, the northern building area is a candidate for structural remediation repairs for continued service life and adaptive reuse potential. However, the southern building's deterioration and stabilization observations may require a significant financial investment to achieve a continued service life and/or adaptive reuse consideration, we would recommend that a cost estimate be conducted for the southern building area prior to further building use studies to verify if remediation is a viable option.

If there are any follow-up questions or would like to discuss the content of this letter, please contact myself at your convenience.

Sincerely,
KPFF Consulting Engineers



Joseph A. Carpenter, PE, LEED AP
Associate



RESTRICTED APPRAISAL REPORT

OF

Two Industrial Buildings known as
Buildings 90 & 91A within the
American Car & Foundry Complex

LOCATION

900 & 550 N. Main Street
City of St. Charles, St. Charles County, MO. 63301

PREPARED FOR:

ACF Revitalization, LLC

VALUATION DATE

December 8, 2025

Midwest RealEstate Appraisal Services

Midwest RealEstate Appraisal Services

January 5, 2026

ACF Revitalization, LLC
100 Clark Street
St. Charles, MO. 63301

Pursuant to your request and authorization, Midwest RealEstate Appraisal Services has appraised the real estate numbered 900 & 550 N. Main Street, in the City of St. Charles, St. Charles County, Missouri, 63301. The property appraised are two industrial buildings being part of the larger American Car & Foundry Complex.

7KH SXUSRVH RI WKL V DSSUDLVDO LV WR H[SUHV V WKH DSS simple interest in the real estate, subject to the stated scope of work, type and definition of value, assumptions and limiting conditions and certification within this appraisal report. This is a restricted report. As such the description of the improvements is minimal and can only be understood by the client. This report is a brief recapitulation of WKH DSSUDLVHU V FRQFOXVLRQV 6XSSRUWLQJ GRFXPHQW work file. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. The property was viewed on December 8, 2025.

The following appraisal sets forth the most pertinent data gathered, the methods to value utilized, and the reasoning leading to the opinion of value. The analyses, opinions, and conclusions were developed based on, and this report has been prepared LQ FRQIRUPDQFH ZLWK WKH DSSUDLVHU¶V LQWHUSUHWDW recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) in effect as of January 1, 2026. It also conforms to the requirements and policies of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and Title XI Regulations.

The appraiser understands that the intended use of this appraisal report is for future disposition of the Subject property by estimating the market values of the fee simple interest in the real estate. The appraiser has compared the market values of the fee simple interest in the real estate to the market values of the fee simple interest in the real estate of improved properties consistent with the use type of the Subject properties. The intended user of this report is ACF Revitalization, LLC. No other intended users are identified. The contents and conclusions in this appraisal report may be relied upon in accordance with the stipulated use herein.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

CLIENT: ACF Revitalization, LLC

ADDRESS: 900 & 550 N. Main Street, St. Charles,
St. Charles County, Missouri, 63301

LOCATION: 900 N Main Street is located at the east corner of N Main & N. Second Street and Along and 550 N. Main Street, is an interior location accessed by N. Main Center. Both properties are part of the larger American Car & Foundry complex, located proximate and overlook the Missouri River.

PROPERTY RIGHTS APPRAISED: Fee Simple

OWNERSHIP & BRIEF HISTORY: St. Charles Properties. No transactions over the last 5+ years.

\$ 66 (6625 ¶ 6 , ' (17 ,) , & \$ 5 : , 2 6-009A-D603-00-000H (900 N Main)
6-009A-D603-00-000F (550 N Main Street)

PROPERTY TYPE: Industrial Buildings

ZONING: ¶-2 Heavy Industrial District for 900 N Main
6 W U H H W 0 8 ' 3 3 ' 3 O D Q Q H G ' H Y H O R S P H Q V
Multi-Use by the City of St. Charles

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS (CONT)

LAND AREA:

4.6357± Acres as to 900 N. Main Street
An allocated 0.589 Acres as to 550 N. Main Street, as this property is improved with multiple structures on a larger 1.28 acre site.

FLOOD HAZARD:

Per FEMA Map Panel #: 29183C0286G, dated January 20, 2016, both Subject properties are located within Zone AE, within the 100 year flood plain and within the 500-year flood plain or 0.2% annual chance of flood hazard from the Missouri River. The Subject properties are not located within undevelopable floodway.

PRINCIPAL IMPROVEMENTS:

900 N Main Street is a single tenant, light industrial building originally constructed in 1910 D F F R U G L Q J W R 6 W & K D U O H V & R X Q W Records, containing a gross building area of 59,502 SF based on exterior measurements. The masonry and steel frame building was originally constructed as an industrial building, currently utilized for recreational purposes. This building is considered in fair/average condition for its age.

550 N Main Street is a single tenant, two story industrial building of masonry and wood frame construction originally built in 1900, according to St. Charles County Records, containing a gross building area of 19,780 SF, or 9,890 SF per level. This structure is part of a larger building as it is connected to a larger single story warehouse structure. For valuation purposes, only the two story portion of this larger building is valued herein, identified as Building 91A. This building has no interior finish, no plumbing and is equipped with a small freight elevator providing access to the loft. The building is currently marginally utilized for storage, but the loft is not being used. This building is considered in poor/fair condition and is reported to have substantial structural deficiencies.

HIGHEST AND BEST USE:

As vacant ±light industrial or service commercial use

As improved ±The current improvements provide values over and above the land value. As such are considered the highest and best uses of property at this time.

**HYPOTHETICAL CONDITION/
EXTRAORDINARY ASSUMPTION**

The valuation herein for the property numbered 550 N Main Street, aka Building 91A, is based on the hypothetical condition of an allocated site area EDVHG RQ WKH 6XEMHFW ¶ V EXLOGLO of the larger gross building area of the multiple structures on the same site.

SCOPE OF WORK

In the instance of the value estimate contained herein, "scope of work" is intended to include the process of collecting, confirming, and reporting data by the appraisers as disinterested third parties. The scope of work includes identifying the property and property interest to be appraised based on the client, purpose, and intended use of the appraisal, analyzing the Subject property, along with all relevant market data, and the marketability of the Subject property and reporting the results of this process in a clear and concise manner. The reader is referred to the Certification and Assumptions and Limiting Conditions in the Addendum section of the report wherein the conditions are stated under which the report has been prepared. This is a restricted report. As such the description of the improvements is minimal and can only be understood by the client.

Subject of the Assignment

The property appraised is the real estate numbered at 900 & 550 N Main Street, in the City of St. Charles, St. Charles County, MO. 63301. The property appraised are two industrial buildings that are part of the larger American Car & Foundry Complex. Building 90, numbered 900 N Main Street, is a 115 year old building containing 59,502 SF constructed on a 4.6357 acre site. Building 91A is part of a larger, multiple building property numbered 550 N Main Street. This two story industrial building is 125 years of age, according to St. Charles County Records, and contains a gross building area of 19,780 SF.

Methods of Appraisal

The valuation of real estate usually involves three approaches to value: the Cost, Income Capitalization and Sales Comparison Approaches to value.

The Subject property are two, older industrial buildings. The most applicable and credible appraisal technique used for this analysis is the Sales Comparison Approach.

The Subject properties are two, older industrial buildings both considered in below average condition. The Cost Approach is not relevant given the building ages and current condition. The valuation herein is to establish the fee simple market value of the property. As such, any lease encumbrances of the buildings were not taken into consideration. For these reasons, only the Sales Comparison Approach was developed.

Appraisal Development Process

The appraisal development included a description of the Subject property, an analysis of regional and neighborhood trends, and research of market data such as comparable sales and comparable rentals. Subject property data was garnered through a physical inspection as well as gathering information from other sources such as ownership and various government offices such as the St. Charles & R X Q W \ \$ V V H V V R U V ¶ 2 I I L F H data was verified by the owner, buyer, broker/agents, contract, title company, and/or public record. The accumulated data was analyzed in relation to the Sales Comparison approach to value.

Appraisal Format & Compliance

The results, opinions, and conclusions of this investigation are presented in this Restricted Appraisal Report. This report is limited to a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in W K H D S S U D L i n e . H T T P : / / w w w . z o r t e m . c o m . In the opinion of value, the appraiser has performed an appraisal process based on his understanding of the requirements and policies of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and as defined by the Uniform Standards of Professional Appraisal Practice (USPAP) in effect as of January 1, 2026.

Competency Provision

The appraiser issuing this report has been a licensed Certified General Appraiser since 2005, conducting numerous appraisals on properties similar to Subject. The appraiser has access to a number of credible databases, associates, and market participants, and is able to obtain all information necessary to perform the appraisal requested. As a result, it is believed the Appraiser fully complies with the competency provision of USPAP. The appraiser has included with the report a USPAP certification signed by the appraiser. In addition, the appraiser certifies compliance with OCC Regulation 12 CFR 34 and is competent to perform this appraisal assignment.

Type and Definition of Value

To express ~~W K H D S S~~ ~~op D ib V of the~~ ~~in~~ ~~the~~ ~~Market value~~ of the *fee simple interest* of the Subject property described herein. The following definitions are pertinent to this report:

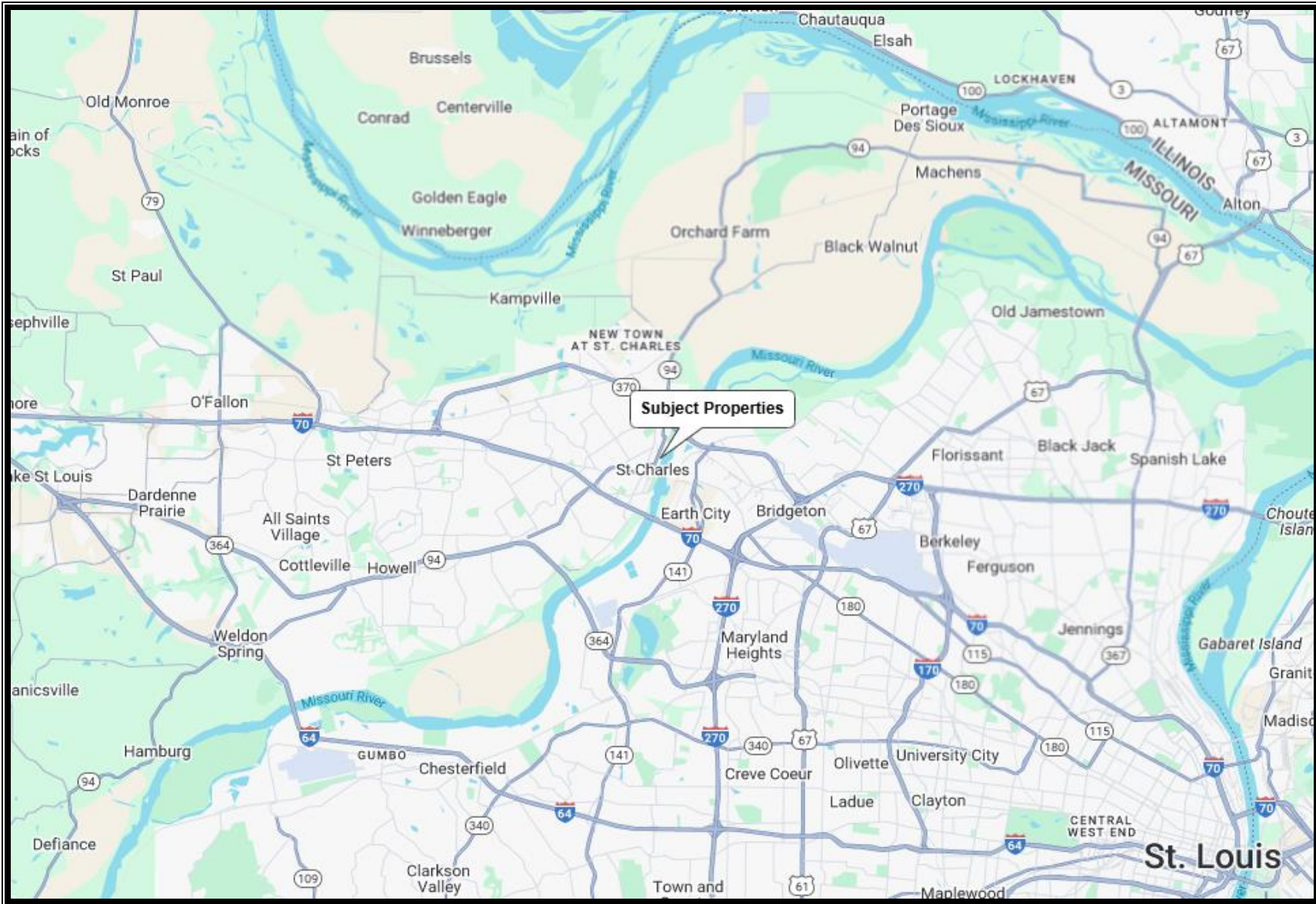
- x **Fee Simple Interest:** includes all property rights, known as the bundle of rights that may be lawfully owned subject only to government powers. The bundle of rights includes the right to use, sell, lease, give away, and to elect to exercise all or none of these rights. The powers of government, which limit the bundle of rights include taxation, eminent domain, police power, and escheat.

- x **Market Value:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
 1. buyer and seller are typically motivated;
 2. both parties are well informed or well advised, and acting in what they consider their best interests;
 3. a reasonable time is allowed for exposure in the open market;
 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

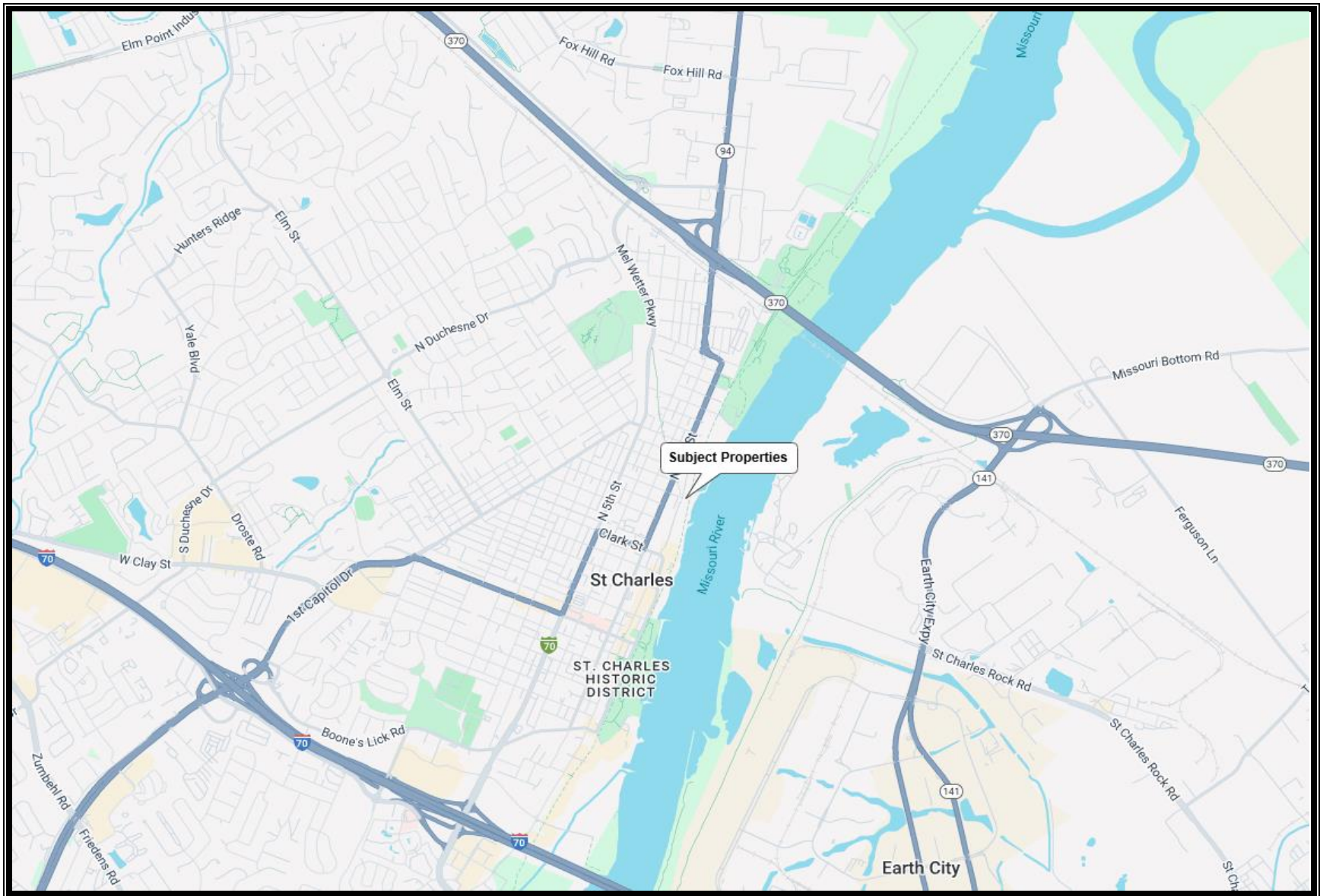
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⁽¹⁾ Code of Federal Regulation: 12CFR, Part 546.2(f)

Regional Map



Neighborhood Map



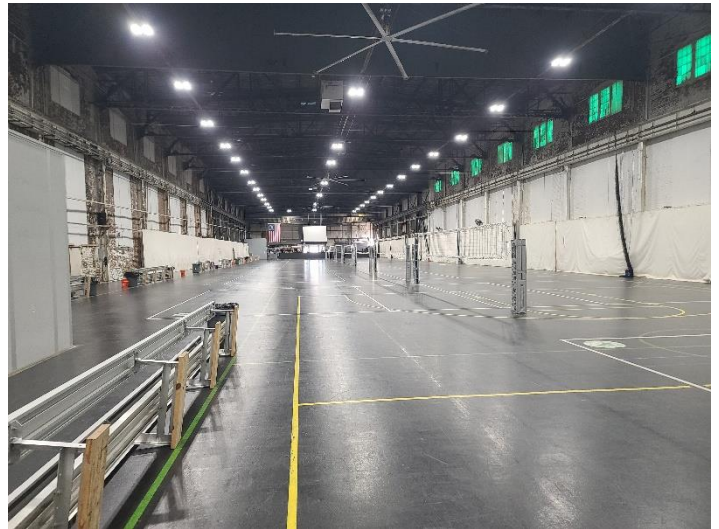
Aerial Photos of Subject Environs (900 N Main)



Aerial Photos of Subject Environs (550 N Main)



Subject Photographs



Two Industrial Buildings • 900 & 550 N. Main Street • St. Charles, Missouri



Two Industrial Buildings • 900 & 550 N. Main Street • St. Charles, Missouri



RECONCILIATION OF VALUE

It is the appraiser's opinion that as of December 8, 2025, the date of the most recent viewing, the fee simple market value of the properties appraised of its various scenarios are as follows:

900 N. Main Street "As Is"

ONE MILLION SEVEN HUNDRED EIGHTY FIVE THOUSAND DOLLARS

\$1,785,000

900 N. Main Street "As Proposed"

TWO MILLION SIX HUNDRED EIGHT THOUSAND DOLLARS

\$2,680,000

900 N. Main Street "Land Value Only"

FIVE HUNDRED THIRTY FIVE THOUSAND DOLLARS

\$535,000

550 N. Main Street "As Is"

THREE HUNDRED THOUSAND DOLLARS

\$300,000

550 N. Main Street "As Proposed"

SEVEN HUNDRED SEVENTY THOUSAND DOLLARS

\$770,000

550 N. Main Street "Land Value Only"

SIXTY NINE THOUSAND DOLLARS

\$69,000

The appraiser certifies that he has no present or contemplated future interest in the Subject property, and neither his employment to make this appraisal nor the compensation is contingent on the conclusions, or the amounts of valuation reported herein.

Respectfully Submitted,
Midwest RealEstate Appraisal Services



A handwritten signature in cursive script that reads "Delbert R. Blake".

Delbert R. Blake
Certified General Appraiser

ADDENDUM

RESTRICTED APPRAISAL REPORT ASSUMPTIONS AND LIMITING CONDITIONS

This report(s) is subject to underlying assumptions and limiting conditions qualifying the information contained in the report(s) as follows:

Restricted Appraisal Report - This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser(s) is not responsible for unauthorized use of this report.

Furthermore, in accordance with prior agreement between the client and the appraiser(s), this report is the result of a limited appraisal process in that certain allowable departures from specific guidelines of the Uniform Standards of Professional Appraisal Practice were invoked. The intended user of this report is warned that the reliability of the value conclusion provided may be impacted to the degree that there is departure from specific guidelines of USPAP.

Limit of Liability - The liability of Midwest RealEstate Appraisal Services, LLC and employees is limited to the fee collected for preparation of the appraisal(s). There is no accountability for liability to any third party.

Copies, Publication, Distribution, Use of Report - Possession of this report(s) or any copy thereof does not carry with it the right of publication through advertising media, or any other public means of communication (especially any conclusions as to value, the identity of the appraiser(s), or the firm with which he (they) is connected, or any reference to the Appraisal Institute or the MAI or SRA designations) without the prior consent and written approval of the appraiser(s), nor may it be used for other than its intended use; the physical report(s) remains the property of the appraiser(s) for the use of the client, the fee being for the analytical services only.

The report(s) may not be used for any purpose other than the purpose stated in the report(s) by any person or corporation other than the client or the party to whom it is addressed or copied without the written consent of the appraiser(s), and then only in its entirety. Disclosure of the contents of this report(s) is governed by the By-Laws and Regulations of the Appraisal Institute.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 2

No third parties may rely upon this appraisal report(s) for any purpose whatsoever, including the provision of financing for the acquisition of improvement of the Subject property. This appraisal(s) was prepared specifically for our client. Third parties who desire us to prepare an appraisal(s) of the Subject property for their use should contact the signatory (signatories) of this report.

Confidentiality - The appraiser(s) may not divulge the material (evaluation) contents of the report(s), analytical findings, or conclusions, or give a copy of the report(s) to anyone other than the client or his designee as specified in writing (except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement), or by a court of law or body with the power to subpoena.

This appraisal(s) is to be used only in its entirety, and no part is to be used without the whole report(s). All conclusions and opinions concerning the analysis which are set forth in the report(s) were prepared by the Appraiser(s) whose signature(s) appears on the appraisal report(s), unless indicated as "Review Appraiser(s)." No change of any item in the report(s) shall be made by anyone other than the Appraiser(s), and the Appraiser(s) and firm shall have no responsibility if any such unauthorized change is made.

Information Used - No responsibility is assumed for accuracy of information furnished by or from others, the client, his designee, or public records. We are not liable for such information or the work of possible subcontractors.

The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other source thought to be reasonable. All are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished; and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.

It is suggested that any authorized third party user of this research data or facts contained herein consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the Subject property.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 3

Testimony, Consultation, Completion of Contract for Appraisal Services -

The contract for appraisal(s), consultation, or analytical service is fulfilled and the total fee payable upon completion of the report(s). The appraiser(s) or those assisting in preparation of the report(s) will not be asked or required to give testimony in court or hearing because of having made the appraisal(s), in full or in part, nor engage in post appraisal(s) consultation with client or third parties except under separate and special arrangement and at an additional fee.

Exhibits - The sketches and maps in this report(s) are included to assist the reader in visualizing the property and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status, as of the date of the photos.

Legal, Engineering, Financial, Structural, or Mechanical Nature, Hidden Components, Soil - No responsibility is assumed for matters legal in character or nature, whether existing or pending; nor matters of survey; nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report(s).

The legal description is assumed to be correct as used in this report(s) as furnished by the client, his designee, or as derived by the appraiser(s). The appraiser(s) has neither made a legal survey nor has he (they) commissioned one to be prepared; therefore, reference to a sketch, plat, diagram, or previous survey appearing in the report(s) is only for the purpose of assisting the reader to visualize the property.

The appraiser(s) has viewed, by observation, the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structure, or their components, or any mechanical components within the improvements; no representations are made herein as to these matters unless specifically stated and considered in the report(s); the value estimate considers there being no such conditions that would cause a loss of value. The land or the soil for the area being appraised appears firm; however, subsidence in the area is unknown. The appraiser(s) does not warrant against this condition or occurrence of problems arising from soil conditions.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 4

The appraisal(s) is based on there being no hidden inapparent or apparent conditions of the property site, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise of engineering to discover them and no termite inspection was conducted. All mechanical components are assumed to be in operable condition and status standard for properties of the Subject type. Conditions of heating, cooling, ventilating, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made as to adequacy of type of insulation or energy efficiency of the improvements or equipment.

This is a copyrighted work protected by the laws of the United States (Title 17, U.S. Code). It is illegal for anyone to violate any of the rights provided by this Copyright Act.

Legality of Use - The appraisal(s) is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report(s); further, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal, and/or private entity or organization has been or can be obtained or renewed for any use considered in the value estimate.

Hazardous Materials - Unless otherwise stated in this report(s), the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser(s). The appraiser(s) has no knowledge of the existence of such materials on or in the property. The appraiser(s), however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 5

Americans with Disabilities Act - The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed recommendations set by ADA. Handicap requirements in St. Louis County and St. Charles County are governed by the American National Standards Institute ("ANSI"). It is possible that an ADA compliance survey of the property, together with a detailed analysis of the specifications set by ANSI, could reveal that the property is not in compliance with one or more of the specifications. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the specifications of ANSI in estimating the value of the property.

Component Values - The distribution of the total valuation of this report(s) between land and improvements applies only under the existing program of utilization. The separate valuations for land and building(s) must not be used in conjunction with any other appraisal(s) and are invalid if so used.

Auxiliary and Related Studies - No environmental or impact studies, special market study or analysis, highest and best use, analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report(s). The appraiser(s) reserves the unlimited right to alter, amend, revise, or rescind any of the statements, findings, opinions, values, estimates, or conclusions upon any subsequent such study or analysis or previous study or analysis subsequently becoming known to him.

Separation of the signature pages from the balance of our report(s) invalidates the value conclusion.

Dollar Values, Purchasing Power - The market value estimated and the costs used are as of the date of the estimated value. All dollar amounts are based on the purchasing power and price of the U.S. dollar and financing rates prevailing at the effective date of the value estimate.

Inclusions - Furnishings and equipment or business operations, except as specifically indicated and typically considered as a part of the real estate, have been disregarded with only the real estate being considered.

RESTRICTED APPRAISAL REPORT
ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED PAGE 6

Proposed Improvements, Conditioned Value - Improvements proposed, if any, on or off site, as well as any repairs required are considered, for purposes of this appraisal(s), to be completed in good and workmanlike manner according to information submitted and/or considered by the appraiser(s). In cases of proposed construction, the appraisal(s) is subject to change upon viewing of the property after construction is completed.

Value, Change, Dynamic Market, Influences - The estimated market value is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace. The "Estimate of Market Value" in the appraisal report(s) is not based in whole or in part upon race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

Management of the Property - It is assumed that the property, which is the Subject of this report, will be under prudent and competent ownership and management, neither inefficient nor super-efficient.

The fee for this appraisal(s) or study is for the service rendered and not for the time spent on the physical report.

The valuation estimate applies only to the property specifically identified and described in the ensuing report(s). The value reported is only applicable to the property rights appraised and the report(s) should not be used for any other purposes.

Acceptance of, and/or use of, this appraisal report(s) constitutes acceptance of the above conditions.

Midwest RealEstate Appraisal Services

DELBERT R. BLAKE

Education

Wichita State University, Wichita, Kansas, BSBA, Business Administration, 1990

University Missouri St. Louis, Finance and Accounting, 1992

American School of Real Estate, Brokers License, 1994

Appraisal Institute Courses Completed:

- 110 Appraisal Principles
- 120 Appraisal Procedures
- 310 Basic Income Capitalization
- 320 General Applications
- 410 National Uniform Standards of Professional Appraisal Practice (USPAP)
- 420 (USPAP) Business Practice and Ethics
- 520 Highest and Best Use/Market Analysis

Professional Affiliations

Licensed Real Estate Broker by the Missouri Real Estate Commission

State Certified General Real Estate Appraiser by the State of Missouri (2005038251)

Experience

Mr. Blake's professional experience consists of real estate brokerage activities in both residential and commercial properties, currently working as a broker/salesperson with Trophy Properties & Auction. In addition, Mr. Blake is a general contractor developing residential properties.

Mr. Blake has been employed as a fee appraiser for The Westover Group, L.L.C. since November 2003; and Roland & Company, LLC since 2005. Mr. Blake has appraised commercial, industrial, governmental, residential, institutional, special use, educational, agricultural and recreational properties for purposes of sale/purchase, insurance, lease, financing, income, ad valorem tax, condemnation, allocation of purchase price, due diligence, property accounting, acquisition/development, and estate and corporate planning.

Property interest appraised include fee simple, leased fee, leasehold and partial interests

CERTIFICATION

The appraiser hereby certifies that he has personally viewed the property described below:

Two Industrial Buildings part of the
American Car & Foundry Complex
900 & 550 N Main Street
City of St. Charles, St. Charles County, Missouri

To the best of the appraiser's knowledge and belief, certifies that:

- ◇ Midwest RealEstate Appraisal Services has not performed services, as an appraiser or in any other capacity, regarding the property that is the Subject of this work, within the three year period immediately preceding acceptance of this assignment.
- ◇ The statements of fact contained in this report and upon which the opinions herein are based are true and correct.
- ◇ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions attached herewith, and are the appraiser's personal, unbiased professional analyses, opinions, and conclusions.
- ◇ The appraiser has no present or prospective interest in the property that is the Subject of this report, and has no personal interest or bias with respect to the parties involved.
- ◇ The compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event, subject matter of the appraisal report or the parties involved.
- ◇ The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation and the Code of Professional Ethics of the Appraisal Institute.
- ◇ The appraiser has made a personal inspection of the property that is the Subject of this report, and has considered all the pertinent factors affecting the value thereof.
- ◇ Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser(s), subject to the requirements of the Appraisal Institute relating to review by duly authorized representatives, and in any event only with proper written qualification and only in its entirety.
- ◇ No one has provided significant professional assistance to the signatory in the preparation of this report.
- ◇ As of the date of appraisal, Delbert R. Blake is currently certified by the State of Missouri as a General Real Estate Appraiser through June 30, 2026.
- ◇ The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Delbert R. Blake,
Certified General Appraiser

Dated this 5th day of January, 2026

CONCEPTUAL CONSTRUCTION COST ESTIMATE DETAIL

12/5/2025

ACF - Building 91A

Southern Portion - Structural & Shell ONLY upgrades

Prepared by: ACF Revitalization, LLC

Category	Estimate		
Existing Conditions			\$ 116,354
Substructure/Superstructure			\$ 2,372,926
Exterior Wall			\$ 2,298,285
Roof Enclosure			\$ 782,149
Partitions & Doors			\$ 61,500
Finishes			\$ -
Millwork, Specialties, Furnishings, & Equipment			\$ -
Conveying			\$ 100,000
Fire Protection, Plumbing, Mechanical, Electrical			\$ 562,476
Site Work			\$ 250,000
		Subtotal	\$ 6,543,690
General Conditions			\$ 572,573
Insurance			\$ 147,233
Overhead & Profit			\$ 327,185
Contingency			\$ 588,932
		Subtotal	\$ 1,635,923
		TOTAL	\$ 8,179,613

CONCEPTUAL CONSTRUCTION COST ESTIMATE DETAIL

12/5/2025

ACF - Building 91A

Southern Portion - Structural & Shell ONLY upgrades

Prepared by: ACF Revitalization, LLC

Description	Quantity	Unit	Cost	Extension	Totals
Millwork, Specialties, Furnishings, & Equipment					
				\$ -	\$ -
Conveying					
Elevators	2	FLR	\$ 50,000.00	\$ 100,000.00	
					\$ 100,000.00
Fire Protection, Plumbing, Mechanical, Electrical					
Fire Protection	19,736	SF	\$ 8.50	\$ 167,756.00	
Plumbing	1	LS	\$ 59,208.00	\$ 59,208.00	
Mechanical	1	LS	\$ 177,624.00	\$ 177,624.00	
Electrical	1	LS	\$ 157,888.00	\$ 157,888.00	
					562,476
Site Work					
Site Entry	1	LS	\$ 25,000.00	\$ 25,000.00	
Regrading	1	AL	\$ 45,000.00	\$ 45,000.00	
Fence		LF		\$ -	
Amenities		AL		\$ -	
Landscaping & Irrigation		AL		\$ -	
Pool		AL		\$ -	
Water	1	LS	\$ 45,000.00	\$ 45,000.00	
Sanitary	1	LS	\$ 35,000.00	\$ 35,000.00	
Storm	1	LS	\$ 40,000.00	\$ 40,000.00	
Site Lighting	1	LS	\$ 60,000.00	\$ 60,000.00	
					\$ 250,000.00



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STORE HOUSE













LANDMARKS BOARD - MINUTES
December 15, 2025
City Council Chambers, Fourth Floor City Hall
200 North Second Street
St. Charles, MO 63301

MEMBERS PRESENT

Steve Martin, Chair
Jill Ryan
Michelle Beucke
Dave Settle
John Donnelly
Tom Smith
Steve Hollander, Council Liaison

STAFF PRESENT

Taylor Moore, Preservation Planner

Absent: Christi Tennyson

On Monday, December 15, 2025, at 6:00 p.m., the City of St. Charles Landmarks Board held its regular monthly meeting in the Council Chambers on the fourth floor of City Hall.

1. Call to order and call the roll.

Chairman Steve Martin called the meeting to order at 6:00 p.m. Taylor Moore called the roll. Those in attendance are listed above.

2. The Pledge of Allegiance

3. Consent Agenda

(A) Case No. EC-2025-065 1400 North 5th Street. Dave Dietiker. The applicant is requesting permission to install two new decks off the side and rear of the dwelling [Extended Historic Preservation District, Ward 1].

Steve Hollander made a motion to approve the consent agenda. Tom Smith seconded the motion. Seven were in favor, none were opposed (7-0), the motion passed.

4. Removed Consent Agenda Items

5. Sign Permit Applications

6. Structure Review

(A) Case No. SP-2025-019 571 First Capitol Drive. Steve Hollander. The applicant is requesting permission to construct a new addition and make exterior alterations to the property [Extended Historic Preservation District, Ward 2]. *Steve Hollander was present to answer questions from the Board. Tom Smith made a motion to approve the application. Jill Ryan seconded the motion. Six were in favor, none were opposed, one abstained (6-0-1). The motion passed.*

(B) Case No. D-2025-021 1112 Madison Street. Harold Sinn. The applicant is requesting permission to remove an existing garage in rear the property [Extended Historic Preservation District, Ward 2]. *Harold Sinn was present to answer questions for the Board. Tom Smith made a motion to find the structure historically significant. Steve Hollander seconded the motion. None were in favor, six were opposed, one abstained (0-6-1). The motion failed, and the structure was approved to be removed.*

- (C) Case No. SP-2025-022 1112 Madison Street. Harold Sinn. The applicant is requesting permission to construct a new two-car garage in the rear of the property [Extended Historic Preservation District, Ward 2]. *Harold Sinn was present to answer questions for the Board. Steve Hollander made a motion to approve the application. John Donnelly seconded the motion. All were in favor, none were opposed (7-0). The motion passed.*
- (D) Case No. D-2025-023 2205 North 5th Street. Corey Geroski. The applicant is requesting permission to remove the existing dwelling on the property [Extended Historic Preservation District, Ward 1]. *Corey Geroski was present to answer questions for the Board. Tom Smith made a motion to find the structure historically significant. Michelle Beucke seconded the motion. None were in favor, seven were opposed (0-7). The motion failed, and the structure was approved to be removed.*
- (E) Case No. SP-2025-024 2205 North 5th Street. Corey Geroski. The applicant is requesting permission to construct a new single-family dwelling on the property [Extended Historic Preservation District, Ward 1]. *Corey Geroski was present to answer questions for the Board. Steve Hollander made a motion to approve the application. John Donnelly seconded the motion. All were in favor, none were opposed (7-0). The motion passed.*

7. Announcements/Reports from Officers

No Reports.

8. Administrative Item

The Board was requested to approve Rules & Procedures. Tom Smith made a motion to adopt the Rules & Procedures as presented. Steve Hollander seconded the motion. All were in favor (7-0).

9. Approval of November 17, 2025 regular meeting minutes

Michelle Beucke made a motion to approve the minutes, Dave Settle seconded the motion. Six were in favor, none were opposed, one abstained (6-0-1).

10. Adjournment

Steve Hollander made a motion to adjourn. Dave Settle seconded the motion. All were in favor (7-0), the meeting adjourned at 6:17pm. .

SECRETARY

DATE