LANDMARKS BOARD
AGENDA FOR REGULAR MEETING
February 23, 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, February 23, 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-2026-4 1510 West Clark Street. Donald Goette. The applicant is requesting permission to install two new decks on the side of the property [Extended Historic Preservation District, Ward 1].
   (B) Case No. EC-2026-7 801 North 2nd Street. Fence & Deck Depot. The applicant is requesting permission to construct a new fence on the property [Frenchtown Preservation District, Ward 1].
4. **Removed Consent Items**
5. **Sign Permit Applications**
   (A) Sign Permit No. 2026-388 610 South Main Street. Taylor Brandenburg. The applicant is requesting permission to install a new projecting sign for the business "Dawn Tayler Bouutique" [South Main Preservation District, Ward 2].
   (B) Sign Permit No. 2026-425 117 South Main Street. Tania Rakel. The applicant is requesting permission to install new signage for the business "Mod On Trend" [Historic Downtown District, Ward 1].
   (C) Sign Permit No. 2026-434 215 North Main Street. Jon Pannullo. The applicant is requesting permission to install a new projecting sign for the business "Juice EJ" [Historic Downtown District, Ward 1].
   (D) Sign Permit No. 2026-696 523 South Main Street. Jennifer Cahill. The applicant is requesting permission to install a new projecting sign for the business "Sycamore Candle Company" [South Main Preservation District, Ward 2].

6. Structure Review

(A) Case No. EC-2026-3 618 Monroe Street. Midtown Home Improvements. The applicant is requesting permission to replace six windows on the dwelling [Extended Historic Preservation District, Ward 2].

(B) Case No. EC-2026-6 728 Tompkins Street. Freedom Forever Missouri, LLC. The applicant is requesting permission to install solar panels on the property [Extended Historic Preservation District, Ward 2].

(C) Case No. EC-2026-8 401 North Main Street. S J Hollander Architect. The applicant is requesting permission to make exterior alterations to a rear staircase [Historic Downtown District, Ward 1].

(D) Case No. SP-2025-10 546 Madison Street. Tim McNamee. The applicant is requesting permission to construct a new detached garage in the rear of the property and make an exterior change to the primary structure on the property [Extended Historic Preservation District, Ward 2].

(E) Case No. SP-2026-4 1303 North 3rd Street. Kevin & Christy Sichra. The applicants are requesting permission to construct a new detached garage in the rear of the property and make exterior alterations to the primary structure [Frenchtown Preservation District, Ward 1].

(F) Case No. EC-2026-9 627-629 North Main Street. JEMA Architects. The applicant is requesting permission to make several exterior alterations to Building 92 on the American Car Foundry complex [Frenchtown Preservation District, Ward 1].

7. Announcements/Report of Officers

8. Staff Reports

9. Approval of January 26, 2026, regular meeting minutes

10. Adjournment

The next regular meeting of the Landmarks Board is scheduled for

Monday, March 23, 2026 at 6:00pm

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

(March 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 2/19/2026 @ 12pm by TRM

AGENDA ITEM #3A

STAFF REPORT

NEW DECKS
1510 WEST CLARK STREET
CASE NO. EC-2026-4

BY TAYLOR MOORE

APPLICANT:	Donald Goette Complete Decks and Renovations 9290 Ridge Road Dittmer, MO 63023
OWNER:	Stephen Furjes 1501 West Clark Street St. Charles, MO 63301
ADDRESS/LOCATION:	1510 West Clark Street
ZONING:	R-1E – Single-Family Residential EHP - Extended Historic Preservation District
USE:	Multi-Family Residential
MEETING DATE:	February 23, 2026

BACKGROUND

Located in the Extended Historic Preservation District, the subject property is the 2-story framed structure at 1501 West Clark Street. The applicant is requesting approval to replace two existing small decks on the side of the structure due to deterioration. The new decks will be similar in design, with the upper-story deck now featuring a stairwell for compliance with Building and Fire Code standards. Accompanying this report is a site plan, elevations for new decks, and photographs of the property.

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 two new side decks will be an improvement to what exist currently. The decks will be constructed utilizing pressure-treated wood, which is appropriate and matches the existing material. The existing upper-story deck currently does not feature a stairwell for egress. The original submittal showcased the new stairs extending perpendicular to the house and stretching far into the side yard setback. The applicant worked with Staff and reconfigured the staircase to run parallel with the upper-story deck and the structure itself. This configuration reduces the visual projection from the street, and results in a more cohesive and orderly appearance. The proposed new decks will comply with all design guidelines for the Extended Historic Preservation District and will comply with all Building Code and Zoning regulations. Therefore, Staff recommends approval as submitted.

Recommended Motion:

Motion to approve the removal of two deteriorated decks and the construction of two new decks at 1510 West Clark Street, as submitted.



Figure 1: Subject property seen from street showing subject decks.



Figure 2: Site plan for proposed decks showing setbacks.

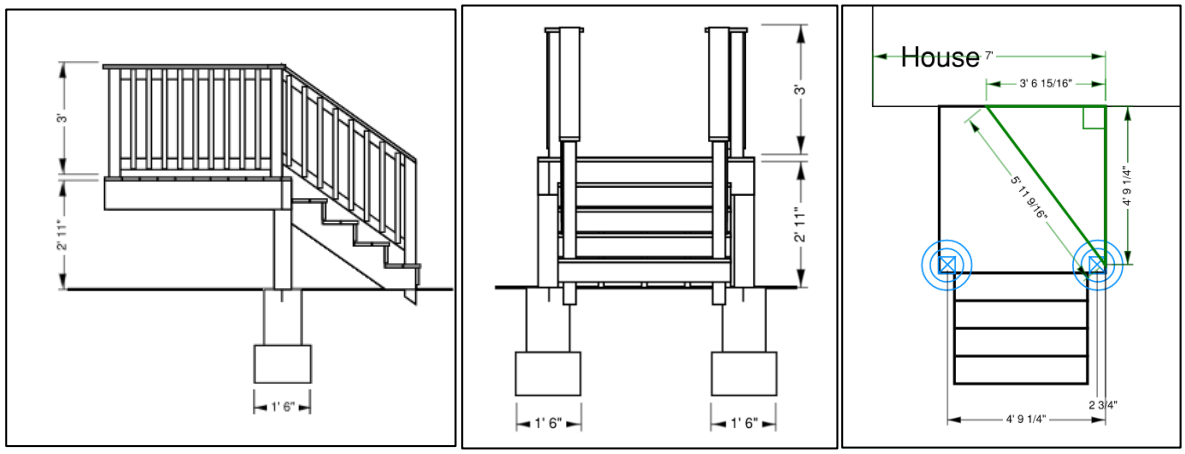


Figure 3: Smaller side-yard deck elevations and overview.

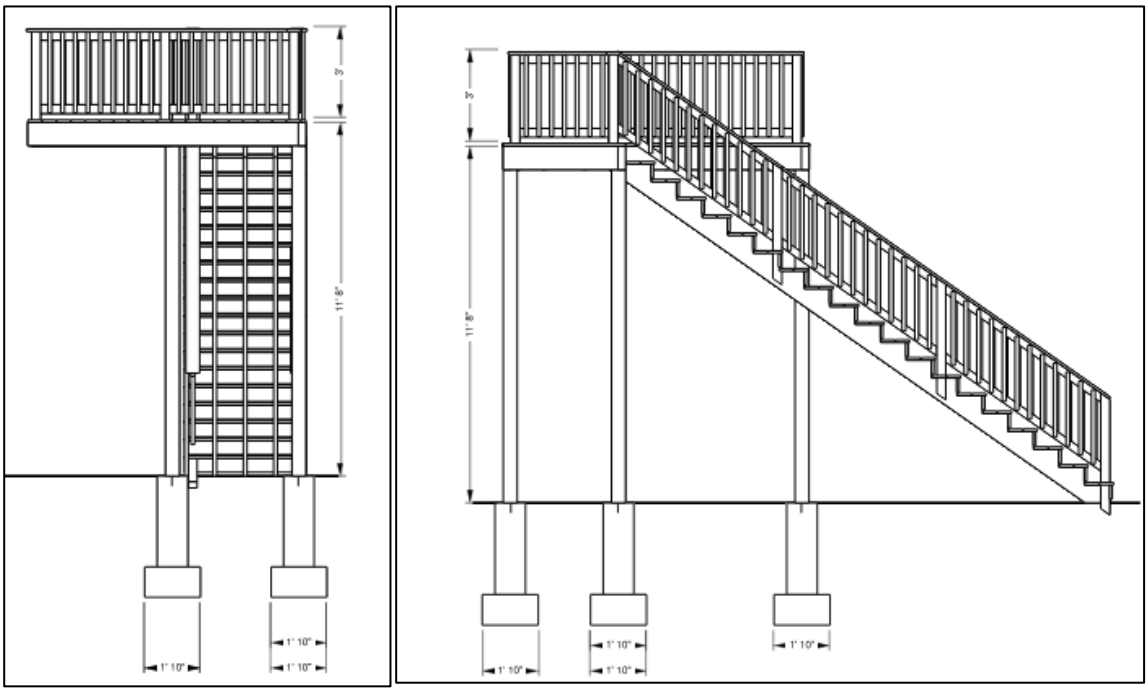


Figure 4: Upper-story deck elevations.

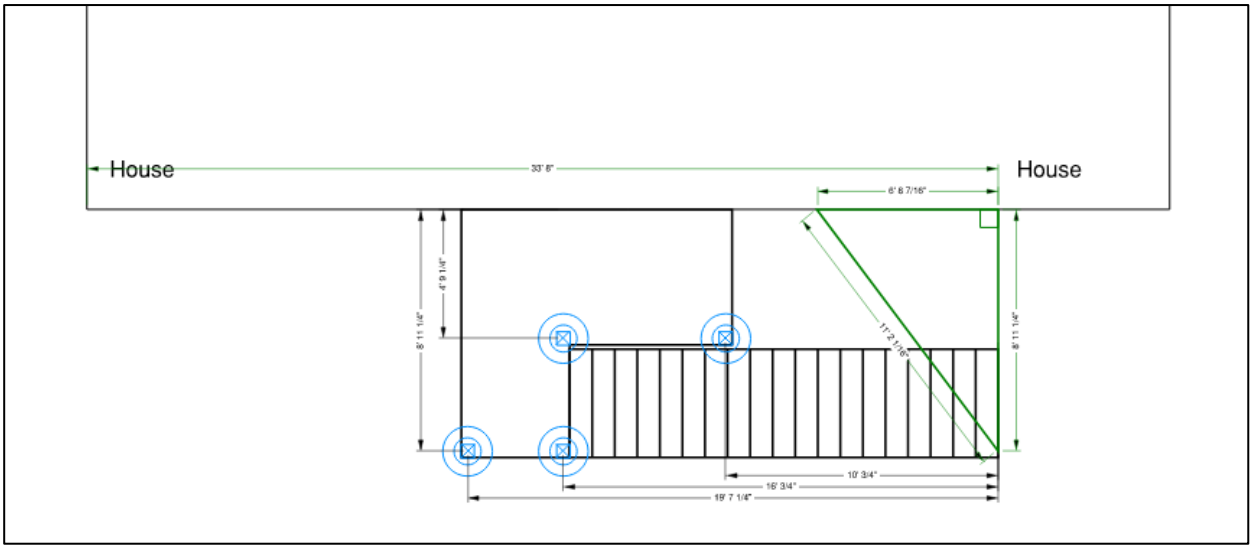


Figure 5: Upper-story deck overview and location.

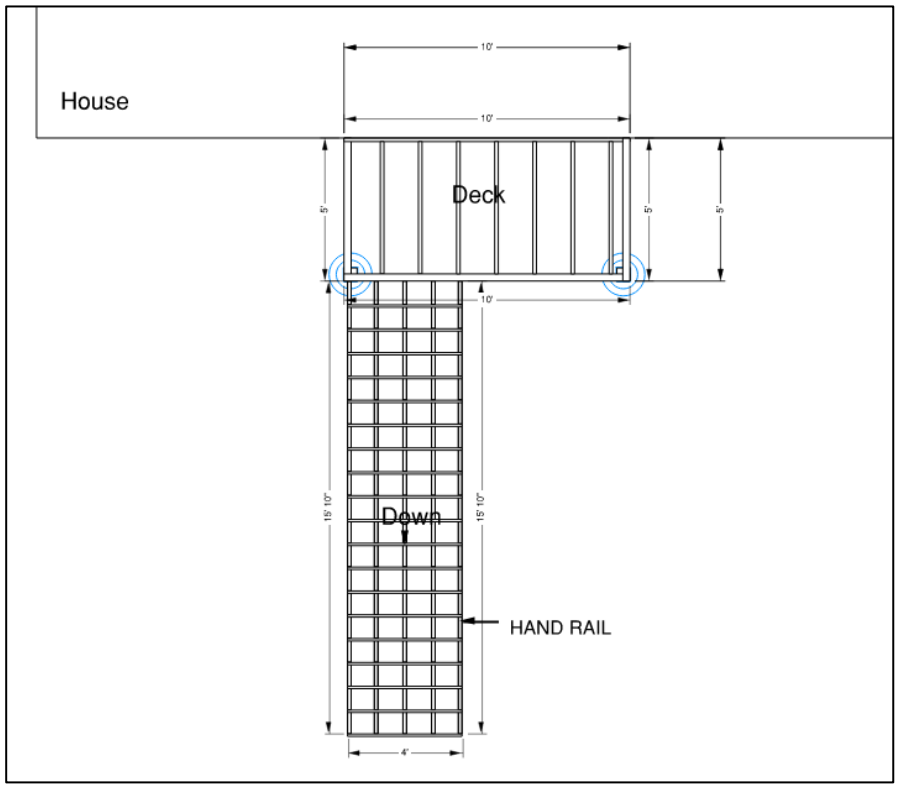


Figure 6: Previous configuration proposed for stairs.



Figure 7: 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: 1510 w clark st

BUSINESS NAME (if applicable): _____

APPLICANT:

donald goette complete decks and renovations
(Name)

9290 ridge rd dittmer, mo 63023
(Address)

3147373380 contact@completedecksstl.com
(Phone & Email Address)

PROPERTY OWNER:

Stephen Furjes
(Name)

1510 w clark st
(Address)

6362193196
(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

__ Commons Preservation District

__ Frenchtown Preservation District

__ South Main Preservation District

_x_ Extended Historic Preservation District

__ Historic Downtown Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1940

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

Multi family residence

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

_x_ Rehabilitate or restore: replace 2 small decks on rear of home due to deterioration

__ 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:

We request permission to replace two decks on rear of home. The current decks are not currently safe. The footprint will remain the same. There will be no changes to easement. All materials used will be pressure treated syp.

all new construction will done in a way to preserve all historical integrity

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: 1/13/26

Signature of the property owner: _____ Date: 1/15/26

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

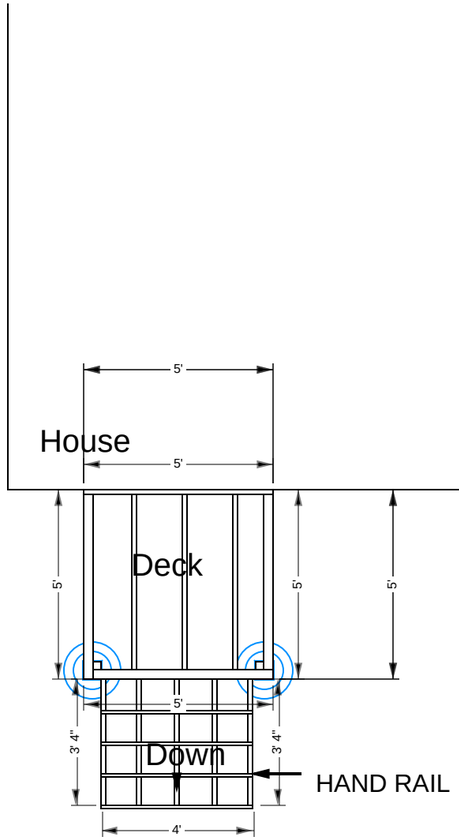
Application Fees:
Exterior Changes & Demolitions: $50.00
Site Plan (separate application required): $200.00

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
Beams to be 2-2x10 pressure treated southern yellow pine nailed.
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.

Total Depth: 30
Base Diameter: 18
Pier Diameter: 12

Footings to be installed to 30" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

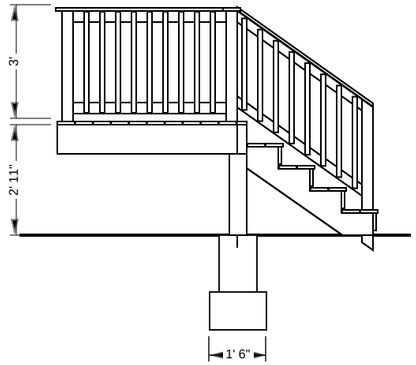
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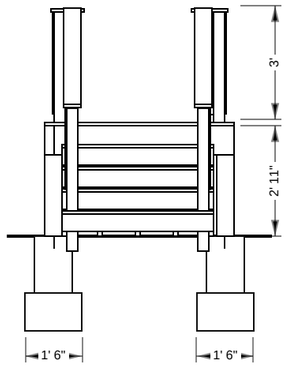
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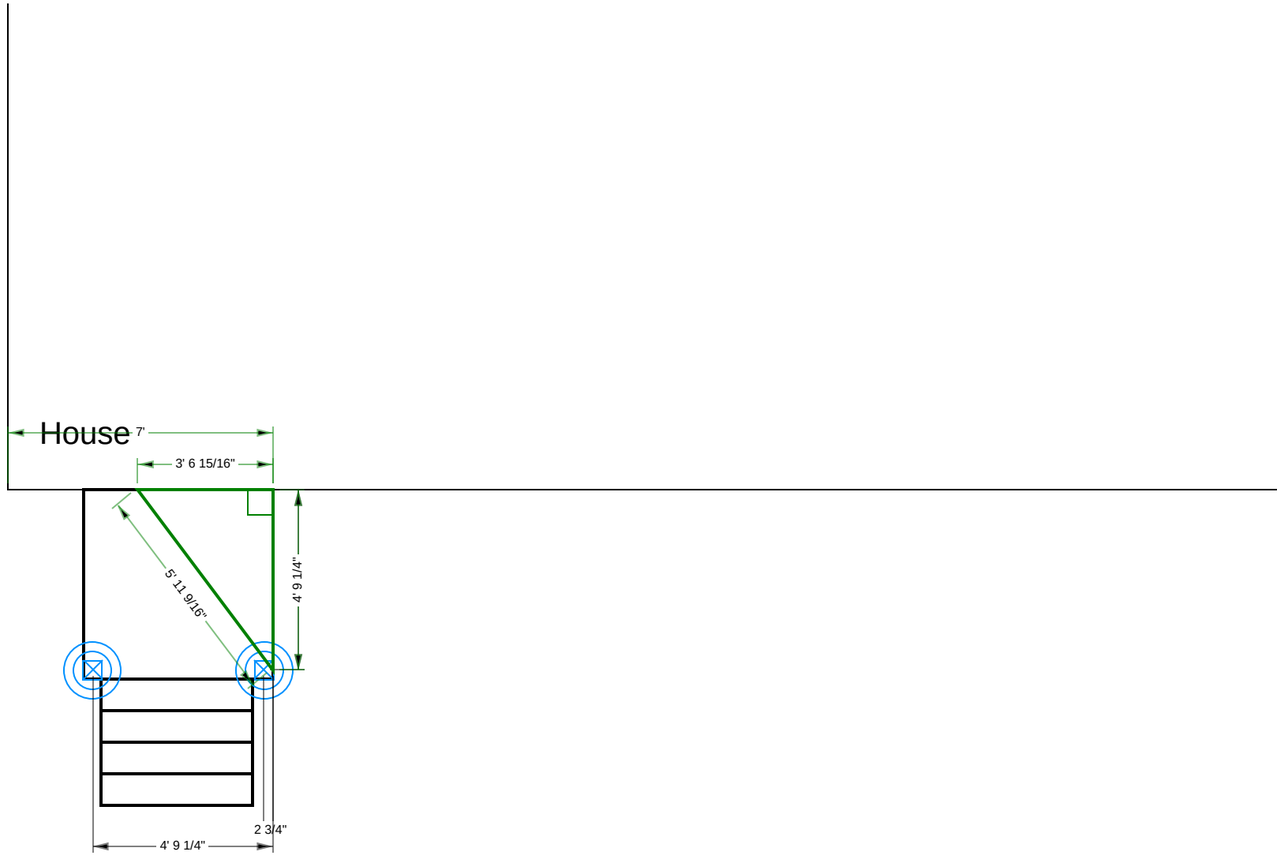
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STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL BEAR ON FOOTINGS



Total Depth: 30
Base Diameter: 18
Pier Diameter: 12

Footings to be installed to 30" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.

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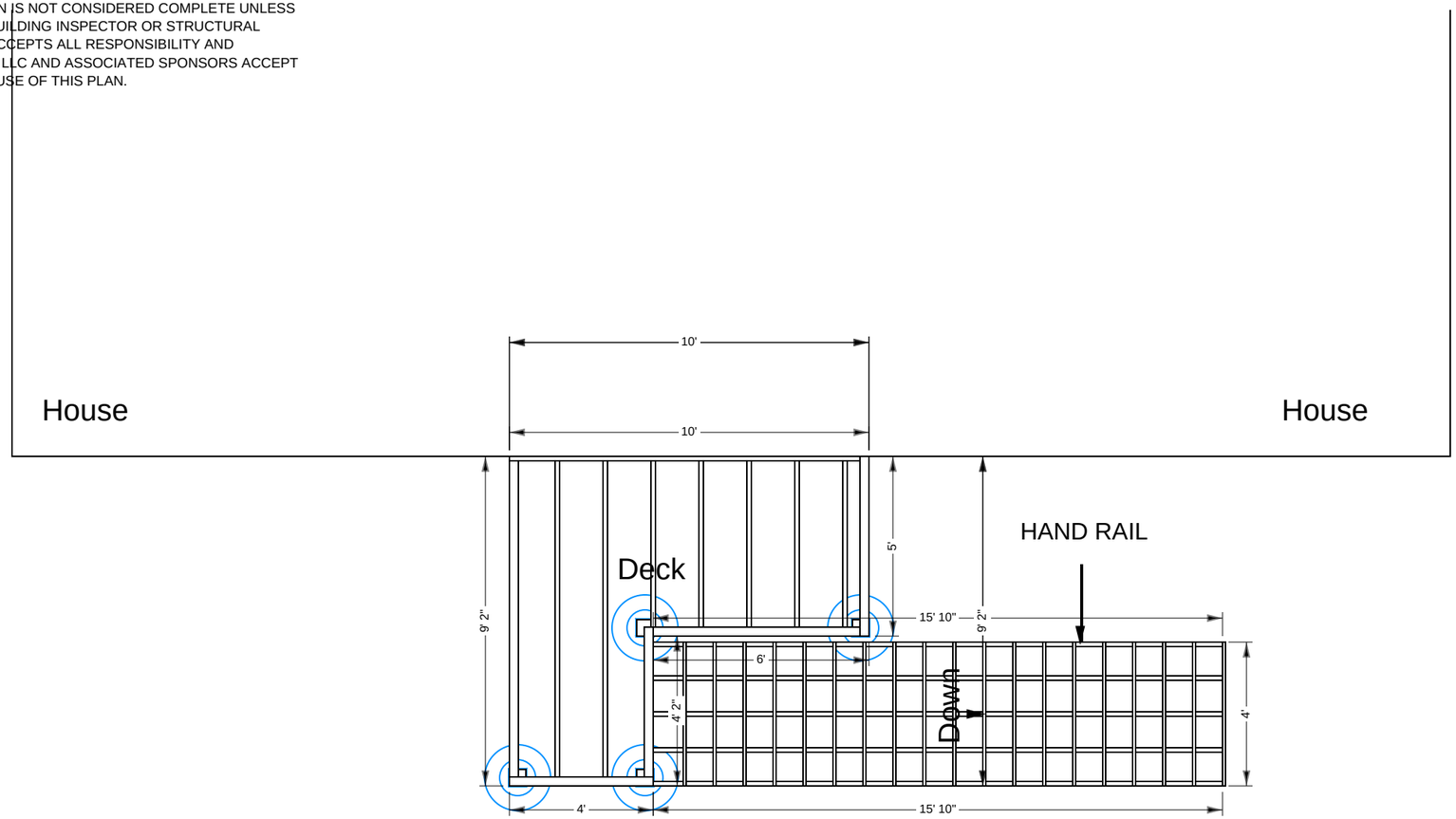
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Total Depth: 48
Base Diameter: 22
Pier Diameter: 12

Footings to be installed to 48" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

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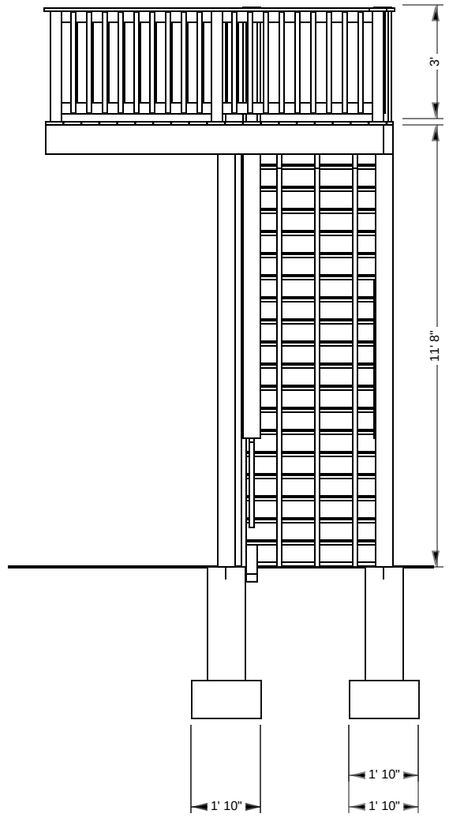
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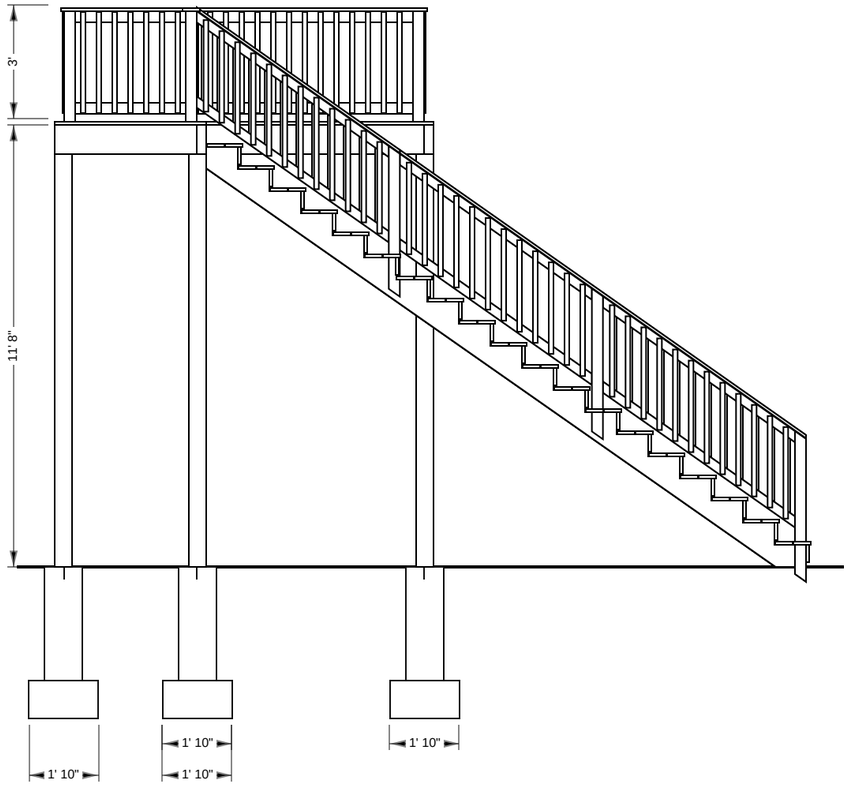
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Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
All hardware to be corrosion resistant and installed per manufacturers' instructions.

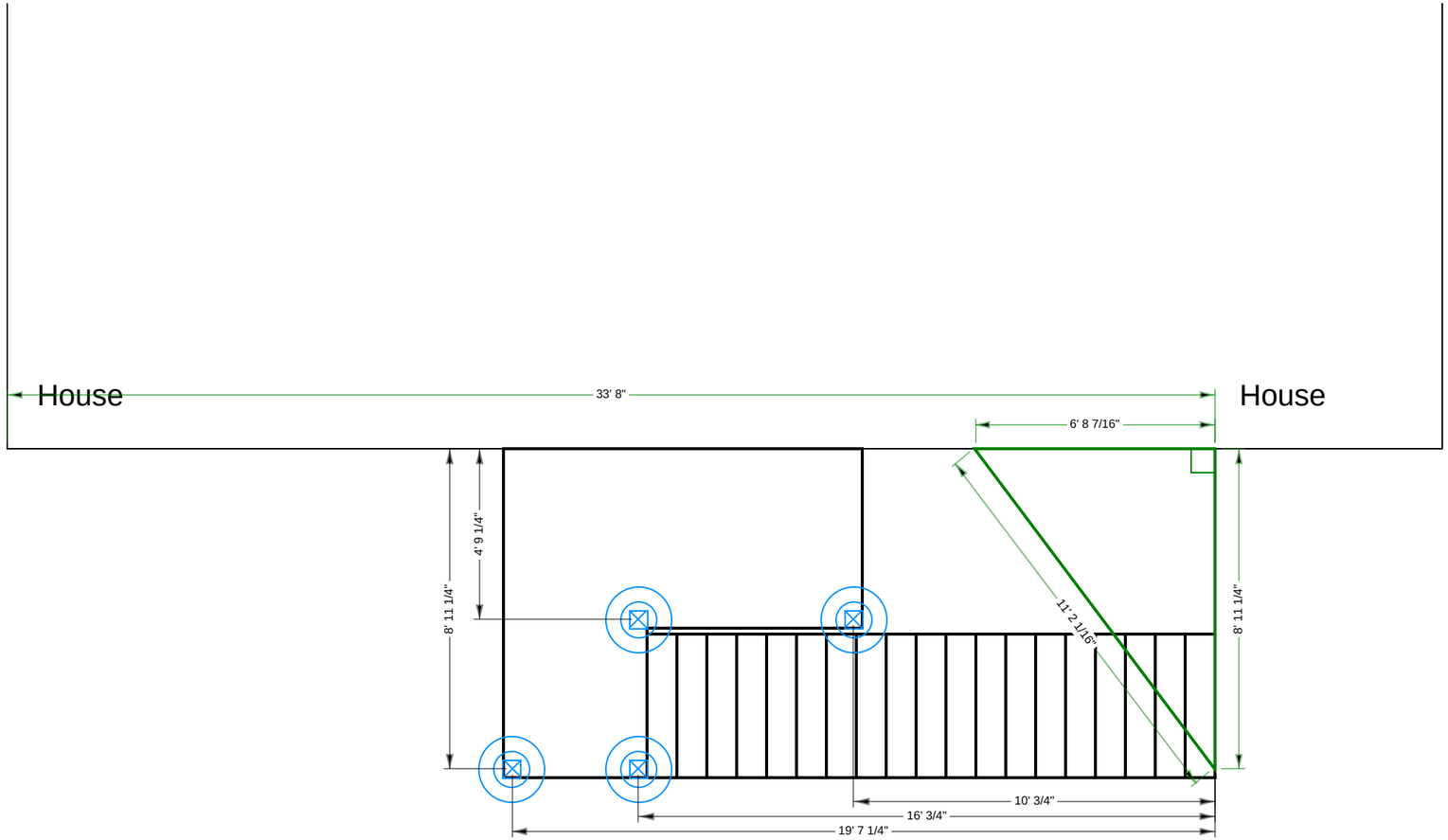
DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL BEAR ON FOOTINGS



Total Depth: 48
Base Diameter: 22
Pier Diameter: 12

Footings to be installed to 48" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.

Footings to be installed to 48" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC


ALLEY
ALLEY
70’
18’
20’
Proposed deck
proposed deck
1512
1510

AGENDA ITEM #3B

STAFF REPORT

NEW FENCE
801 NORTH SECOND STREET
CASE NO. EC-2026-7

BY TAYLOR MOORE

APPLICANT:	Fence & Deck Depot 1432 South Drive St. Charles, MO 63301
OWNER:	Nagwa Elassan 801 North 2nd Street St. Charles, MO 63301
ADDRESS/LOCATION:	801 North Second Street
ZONING:	FD—Frenchtown District FPD—Frenchtown Preservation District
PROPOSED USE:	Commercial—Wedding Gallery
MEETING DATE:	February 23, 2026

BACKGROUND

Located at the northwest corner of Second and Franklin Streets in the Frenchtown Preservation District, the subject property is 801 North Second Street. According to the county tax records, the two-story, brick commercial building was constructed in 1871. The property is also considered a contributing resource to the National Frenchtown District. The applicant is requesting approval to install a 4' black aluminum fence around the property's parking lot directly north of the building. A cantilever gate will also be featured for the entrance to the parking lot. An illustration of the proposed fence, site plan, and photographs of the property accompany this report.

APPLICABLE DESIGN GUIDELINES

SECTION 400.370: "CPD" COMMONS PRESERVATION DISTRICT

C. *Architectural Review for Contributing Properties*.

1. 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, design guidelines adopted for the district by the HLPARB and City Council shall be used.

E. *Design Guidelines.* "Design Guidelines for the St. Charles Commons Neighborhood" prepared by the St. Charles Common 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.

SECTION 400.550: FENCES.

1. General provisions.

d. A permit is required for the construction or replacement of fences.

e. Fences constructed in the HDD, SMPD and all fences on corner lots in all superimposed historic districts shall require approval by the Landmarks Board.

3. Commercial And Industrial Districts.

a. Fences shall be limited to eight (8) feet in height, except as required for junk yards in Section 400.450(A) and except for electric fences as provided within Section 400.550(A)(3)(c).

b. Barbed wire shall be permitted only if the lowest strand is at least seven (7) feet above grade and when used for security purposes in addition to a regular fence.

c. Fences or enclosures charged with, or designed to be charged with, electrical current are permitted, subject to the following:

(1) Such fences shall be permitted within the "I-1" Light Industrial District and "I-2" Heavy Industrial District only.

(2) Such fences shall have a perimeter fence that is not designed to be charged with electrical current. The perimeter fence shall be located between the electric fence and the property line.

(3) Such fences may not exceed ten (10) feet in height and may not extend more than two (2) feet above the height of the perimeter fence.

(4) The required perimeter fence shall be at least six (6) feet tall.

(5) Such fences may project toward the perimeter fence no lower than six (6) feet above grade and may not project beyond the vertical plane established by the perimeter fence.

(6) Such fences shall be setback from the perimeter fence a distance of six (6) inches to one (1) foot.

Construction and Maintenance.

a. All fences must be constructed in a workmanship-like manner so that the horizontal and vertical support posts are inside of the fence area or hidden from both the neighbor's and general public's view. Fences must be straight and run parallel to the lot line.

b. No more than two (2) different types of fencing material (wood and chain link or two (2) types of wood) are permitted.

c. The use of barbed wire, single strand wire, wire mesh, wire grid or chicken wire fences along the perimeter or boundary of a property in a residential zoning district is prohibited.

STAFF RECOMMENDATION

The proposed fence will surround an existing parking lot on the property. Although the proposed area for the fence is not on a corner, the property itself is a corner lot. The simple black aluminum material will have an appropriate appearance, especially for a property along North 2nd Street, Frenchtown's main throughway. There will be a 16' Cantilever gate going across the front of property (off street). This will follow the existing curb opening from the street. The proposed height is compliant for properties within a front setback. Therefore, Staff recommends approval as submitted.

Recommended Motion:
Motion to approve the installation of a 4-foot tall, black aluminum fence at 801 North 2nd Street, as submitted.



Figure 1: Subject property at 801 North 2nd Street.



Figure 2: Subject parking lot to be fenced in.



Figure 3: View of parking lot looking south.

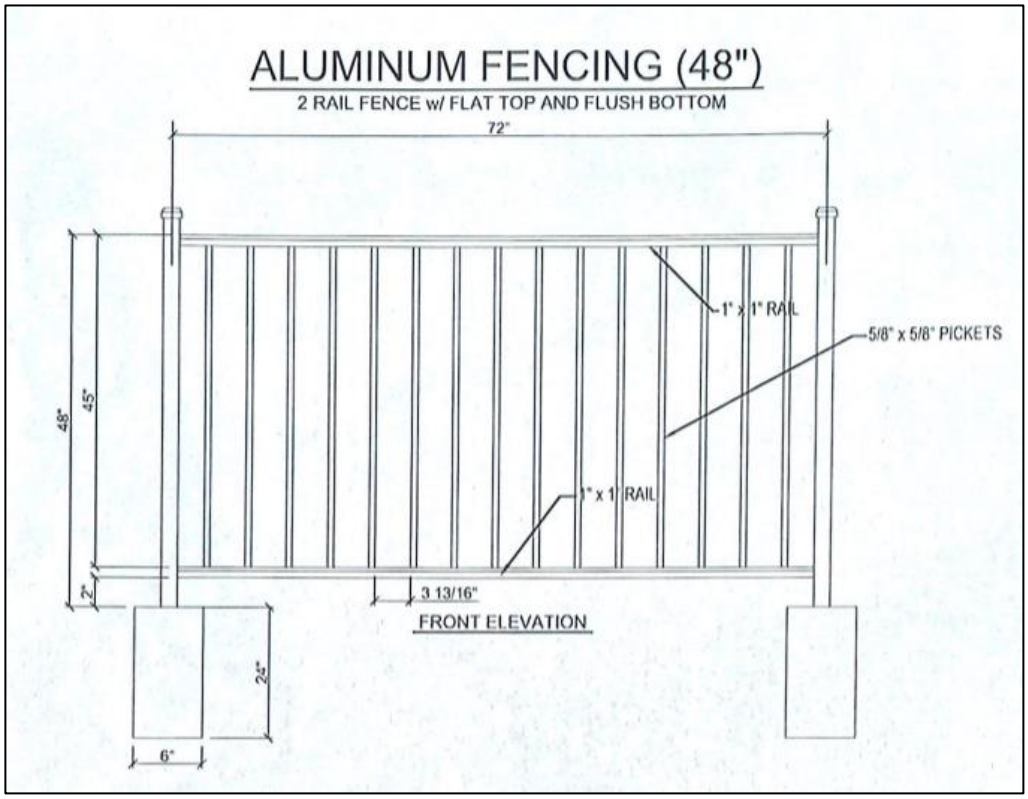


Figure 4: Fence example.

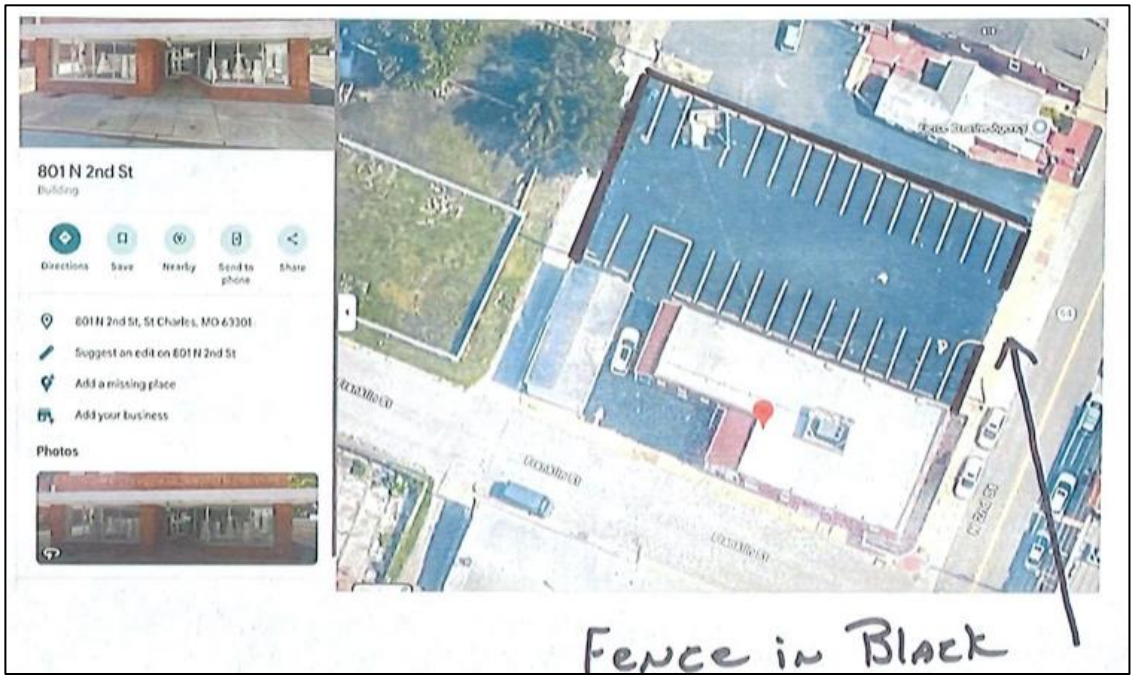


Figure 5: Site plan for proposed fence.



Figure 6: Subject property's location.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

RECEIVED
JAN 26 2026
BY

FENCE PERMIT APPLICATION

APPLICATION# (assigned by Staff): 26-0435 TODAY'S DATE: 1-23-26

- 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.

DOCUMENTS REQUIRED:
Completed Application, Site Plan or Aerial showing fence location & a picture of the type of fence.

SUBMITTAL OPTIONS:
Digital – Email documents to Building@stcharlescitymo.gov

Hard Copies – Mail or Drop off two (2) copies to City Hall, 200 N 2nd St. Ste. 303 St. Charles, MO 63301

PROJECT ADDRESS: 801 N 2nd Street

CONTRACTOR: (Required to have a valid City of St. Charles Building Specialist License)
**For property owners completing their own installation, please write owner.*

Fence and Deck Depot
(Company Name)

1432 South Drive St.Charles Mo 63303
(Address/Phone/Email)

PROPERTY OWNER:

Nagwa Elassan
(Name)

801 N 2nd Street St.Charles 63301
(Address/Phone/Email)

Height of Fence	Color of Fence	Type of Fence
4'	Black	Aluminum

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.

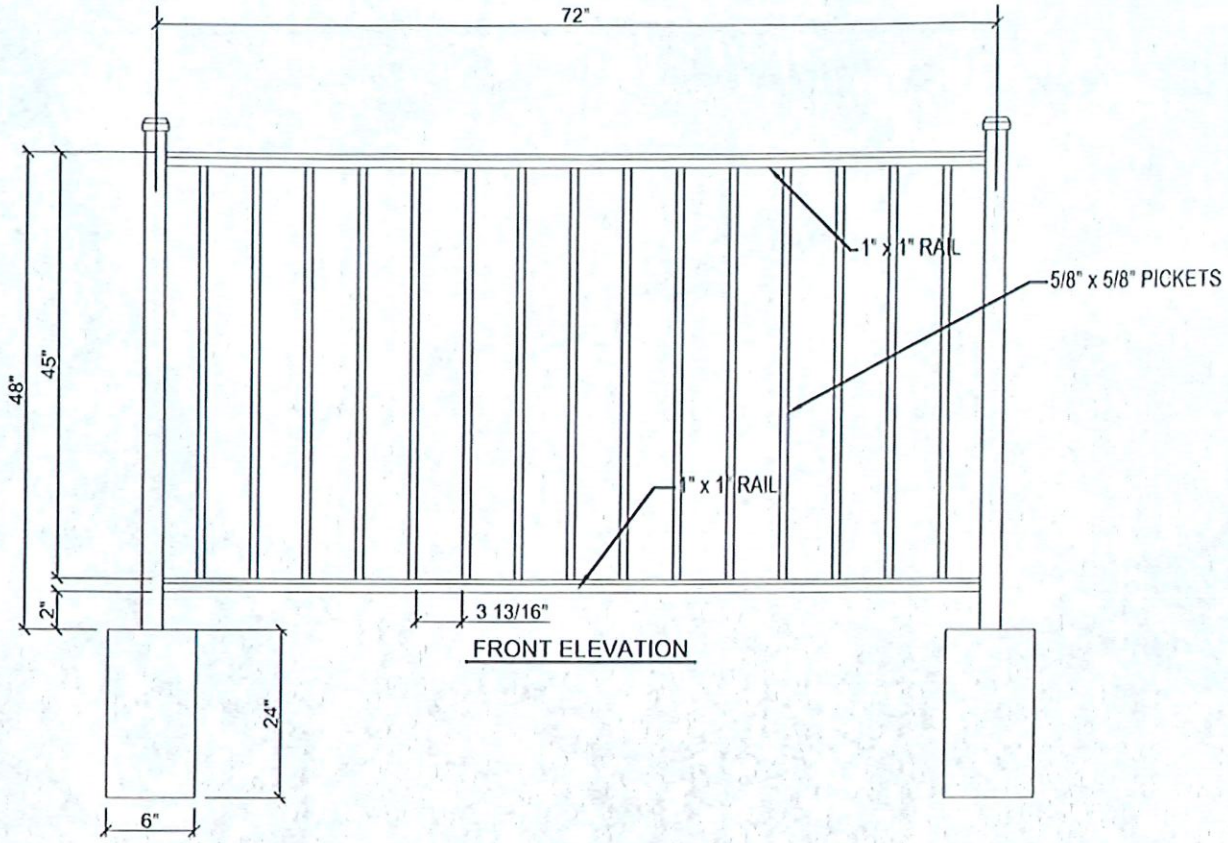
SIGNATURE OF APPLICANT Billy Woodson DATE 1-23-26

APPROVED BY:	DATE:

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

ALUMINUM FENCING (48")

2 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 RAILS OF CUT SECTIONS.
3. ADD SET SCREWS TO RAILS OF RACKED SECTIONS.
4. ADD SET SCREWS TO RAILS THAT CONNECT INTO A GATE POST.

* HOLE MAY HAVE TO BE DEEPER THAN 24" IN CERTAIN MUNICIPALITIES.

DATE : FEB. 2022



801 N 2nd St

Building

Directions Save Nearby Send to phone Share

801 N 2nd St, St Charles, MO 63301

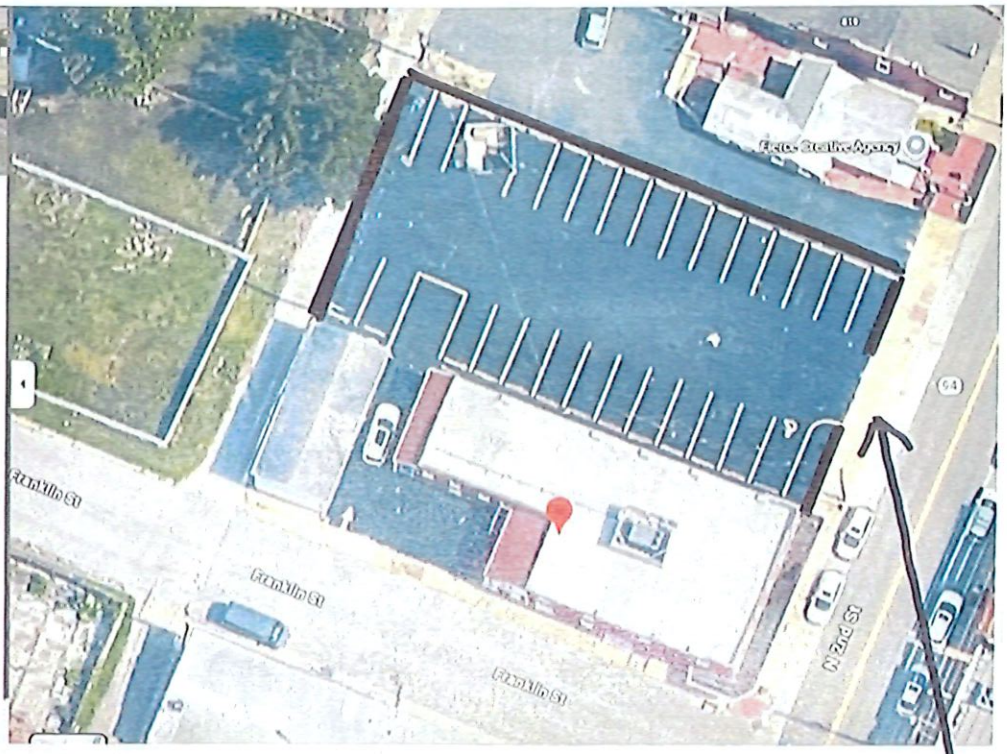
Suggest an edit on 801 N 2nd St

Add a missing place

Add your business

Photos





Fence in Black

AGENDA ITEM #5A

STAFF REPORT

HANGING SIGN
610 SOUTH MAIN STREET
PERMIT NO. 2026-388

BY TAYLOR MOORE

APPLICANT:	Taylor Brandenburg 610 South Main Street St. Charles, MO 63301
OWNER:	Tom Wapelhorst 230 North Main Street St. Charles, MO 63301
ADDRESS/LOCATION:	610 South Main Street
ZONING:	HCD—Historic Commercial District SMPD—South Main Preservation District
PROPOSED USE:	Commercial—Dawn Tayler Boutique
MEETING DATE:	February 23, 2026

BACKGROUND

The subject property is the 2-story brick commercial building located at 610 South Main Street in the South Main Preservation District. The applicant is requesting approval to install a hanging sign for the business "Dawn Tayler Boutique." The proposed sign is an aluminum 30" diameter circle sign (4.9 square feet). The sign will feature an all-black background with white lettering displaying the business name and logo. The sign will be hung from an existing bracket above the doorway, utilizing all black hardware. Illustrations of the proposed sign accompany the application.

APPLICABLE DESIGN GUIDELINES

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 SMPD up to 5.5 s. f.

ARCHITECTURAL DESIGN GUIDELINES FOR THE SOUTH MAIN STREET HISTORIC DISTRICT

Chapter VIII: Guidelines for Signs

Sign Context

8.1 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 appearance.

8.2 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 architectural details or features.

Permitted Sign Types

8.5 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.

Sign Materials

8.11 Sign materials shall be compatible with that of the building façade.

a. Painted wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the historic context.
b. Plastic is not permitted, except for flush, adhesive lettering.

Sign Content

8.13 Symbol signs are encouraged.

a. Symbol signs add interest to the street, are quickly read and are remembered better than written words.

8.14 Use colors for the sign that are compatible with those of the building front.

8.15 Simple designs are preferred.

a. Typefaces that are in keeping with those seen in the area historically are encouraged. Avoid sign types that appear too contemporary.
b. Also limit the number of colors used on a sign. In general, no more than three colors should be used.

8.16 Select letter styles and sizes that will be compatible with the building front.

a. Letters should not exceed ten inches in height.
c. Avoid hard-to-read or overly intricate typeface styles.

STAFF RECOMMENDATION

The proposed sign is smaller than the 5.5 square feet allowed, therefore being compliant in size. The design, materials, and colors of the proposed sign are acceptable, as is the use of black chains for attaching the sign to the existing bracket. As required by Section 400.1530(B)(4)(b) of the City's zoning ordinance, the sign will need to clear the sidewalk by at least 8 feet in order to meet compliance. Therefore, Staff recommends approval subject to the following condition:

1. The bottom of the sign must have a head clearance of at least 8'.

Recommended Motion:

Motion to approve a hanging sign for the business "Dawn Tayler Boutique" at 610 South Main Street, subject to the condition recommended by Staff.



Figure 1: Proposed sign to hang from existing bracket and chains.



Figure 2: 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@stcharlescitymo.gov.

SIGN LOCATION:

NAME OF BUSINESS: Dawn Tayler Boutique

ADDRESS: 610 S Main St, Suite 100 St Charles, MO, 63301

Is this property located in a historic district? (Check One): YES X 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: Tayler Brandenburg Phone: 636-295-3052

Address: City, State & Zip: St Charles, MO 63301

Email: _____

SIGN CONTRACTOR:

Name: Creative Graphic Solutions Phone: 314-649-7446

Address: State & Zip: Lake St Louis, MO 63367

Email: _____

PROPERTY OWNER:

Name: Jeff Wapelhorst / Tom Wapelhorst Phone: 636-219-7548

Address: ity, State & Zip: St Charles, MO 63301

Email: _____

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

☐ Freestanding ☒ Building-Mounted ☐ Incidental ☐ Temporary ☐ Mural ("FPD" only)

SIGN INFORMATION:

Total number of signs being requested? 1

Building Façade of occupant's portion of the building: 302.16 (in square feet) Storefront width 21 ft 7 inch x 14 feet

Road Frontage, Property line where the lot is adjacent to a public street or private street: 21.7 (in linear feet)

Who is installing the signage? Owner/Tenant X Contractor ___ 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: Tayler Brandenburg

SIGNATURE OF PROPERTY OWNER: Jeff Wapelhorst

AGENDA ITEM #5B

STAFF REPORT

NEW SIGNAGE
117 SOUTH MAIN STREET
PERMIT NO. 2026-425

BY TAYLOR MOORE

APPLICANT:	Tania Rakel 12101 Sutton Place St. Louis, MO 63128
OWNER:	Randy Schilling 112 South Main Street St. Charles, MO 63301
ADDRESS/LOCATION:	117 South Main Street
ZONING:	CBD—Central Business District HDD—Historic Downtown District
USE:	Commercial – Mod On Trend
MEETING DATE:	February 23, 2026

BACKGROUND

The subject property is the former Odd Fellows Hall, which is located at 117 South Main Street in the Historic Downtown District. Built in 1878, the 3½-story brick Second Empire style building is individually listed in the National Register of Historic Places. The applicant is requesting approval to install new window signage on the front façade of the building and reface an existing free-standing sign near the front stairwell for the business "Mod on Trend." The proposed signage will be in white font with a black background and display the business name along with merchandise sold in the store, mirroring the signage of the previous business. Accompanying the application are photographs and a mock-up of the proposed signage.

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 HLPARB if they are displayed on a building constructed before 1960, unless exempted from the permitting requirement by this Division.

SECTION 400.1520 FREESTANDING SIGNS IN THE SUPERIMPOSED DISTRICT

A. Freestanding Signs

1. 1 per street frontage permitted within the Historic Downtown District (HDD)

SECTION 400.1530: BUILDING MOUNTED SIGNS IN THE SUPERIMPOSED DISTRICTS

D. Window Signs.

1. Included in Wall Sign Area, but not to exceed 33% per window.

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, including 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.

8.8 A window sign may be considered.

a. Each occupant within the district is allowed permanent window signs with a maximum size equal to one-third of the size of the panes of glass for the space which the tenant occupies.

b. A window sign may be painted on or hung just inside a window.

d. A window sign shall be included in the calculation of the total amount of building signage permitted.

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 chosen 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.

Signs in the district should be oriented to pedestrians rather than automobiles. Sign lettering should be sized accordingly

STAFF RECOMMENDATION

The maximum square footage allowed for signage for this unit is approximately 40 square feet. The applicant is proposing a 26" x 21" freestanding sign, which has a calculated area of 3.79 square feet. In addition, the applicant is requesting vinyl adhesive signage for the four large front windows. City Code limits window signage to 33% of the area per window, and each window measures 36 square feet, allowing up to 11.88 square feet of signage per window. The proposed signage differs by window and is as follows from left to right on the submittal by the applicant:
Window 1: 6.83 square feet.
Window 2: 7.11 square feet.
Window 3: 7.53 square feet.
Window 4: 7.39 square feet.

Each request is below the 33% maximum square footage allowed per window, making the proposed window signage compliant with City Code. When combined with the proposed freestanding sign, the total proposed signage amounts to 32.65 square feet, which remains within the overall allowable signage allocation. Signage is also proposed for the glass entryway door; however, this is not included in the overall signage. The simple black and white color of the signs do not distract from the building and are appropriate for the building and streetscape. The submittal from the applicant shows the windows darkened to allow the white verbiage to be more visible. The windows will remain as they are now other than replacing the existing vinyl signage with the newly proposed signs. Based on this analysis, Staff finds the proposed signage plan to be consistent with applicable code requirements. Therefore, Staff recommends approval of the new signage, as submitted.

Recommended Motion:
Motion to approve the installation of new signage for the business "Mod On Trend" at 117 South Main Street, as submitted.



Figure 1: Subject structure for business.



Figure 2: Subject free-standing sign.



Figure 3: Signage proposed for business.



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@stcharlescitymo.gov. SIGN

LOCATION:

NAME OF BUSINESS: ___MLT GROUP DBA Mon On Trend _____

ADDRESS: **117 S Main STreet**_____

Is this property located in a historic district? (Check One): YES _____X_____ 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: _____Tania Rakel_____ Phone: _____314-954-4471_____

Address: _ e & Zip: __St. Louis, Mo 63128_____

Email: __ _____

SIGN CONTRACTOR:

Name: ____Signaroma_____ Phone: _____ Address: 2011 Golfway St_____ City, State & Zip: __St. Charles, Mo 63301_____ 636.916.0330

PROPERTY OWNER:

Name: ___Randy Schilling_____ Phone: _____ Address: 112 South Main_____ City, State & Zip: ___St. Charles, Mo 63011___

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

Freestanding Building-Mounted Incidental Temporary Mural ("FPD" only) Window clings and vinyl sign to be placed on front sidewalk plaque

SIGN INFORMATION:

Total number of signs being requested? **4 windows and 1 sidewalk sign**

Building Façade of occupant's portion of the building: _____ (in square feet)

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

Who is installing the signage? Owner/Tenant ____ Contractor _Signa A rama___ 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):

AGENDA ITEM #5C

STAFF REPORT

HANGING SIGN
215 NORTH MAIN STREET
PERMIT NO. 2026-434

BY TAYLOR MOORE

APPLICANT:	Signarama – St. Charles Jon Pannullo 2001 Golfway Street St. Charles, MO 63301
OWNER:	Penny Pitman, Iron Star Inc. 215 North Main Street St. Charles, MO 63301
ADDRESS/LOCATION:	215 North Main Street
ZONING:	CBD—Central Business District HDD—Historic Downtown District
USE:	Commercial—Juice EJ
MEETING DATE:	February 23, 2026

BACKGROUND

The subject property is the two-story, three-bay, brick commercial building located at 215 North Main Street in the Historic Downtown District. According to the County's tax parcels database, the building was constructed in 1890. The applicant is requesting approval to install one projecting sign for the business "Juice EJ." The proposed sign will be an aluminum material and a circular shape with a 32" diameter (5.6 square feet). The sign will have a bright green background intended to look like a fresh smoothie, reflective of the business's branding. The sign will also feature white lettering displaying the business's name. Accompanying the application are illustrations of the proposed sign and placement on the front façade.

APPLICABLE DESIGN GUIDELINES

SECTION 400.350: "HDD" HISTORIC DOWNTOWN DISTRICT.

D. 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 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, including 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.

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 chosen 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. Sign lettering should be sized accordingly.

STAFF RECOMMENDATION

The subject sign will be located above the center front entrance in the same location as the previous business sign. The size of the proposed sign is a total of 5.6 square feet, which is well within the amount of signage permitted for the building. The sign will hang from an existing black bracket which is also appropriate for the district. The applicant has stated the sign will comply with Section 400.1530(B)(4)(b), which requires the sign to have a head clearance of at least 8'. Although the proposed background color (light green) is not identified within the color palette for the district, Staff finds the deviation to be minor in the context of the surrounding streetscape. The North Main corridor contains a broader mix of contemporary signage styles than the more traditional signage on South Main. The green tone does not detract from the architectural character of the building or the overall district. For these reasons, Staff finds the proposed color to be acceptable within the context of North Main Street. Furthermore, the design and placement of the sign is consistent with the district design standards. Therefore, Staff recommends approval of the proposed hanging sign, as submitted.

Recommended Motion:
Motion to approve a new projecting sign for the business "Juice EJ" at 215 North Main Street, as submitted.



Figure 1: Subject property and sign location.



Figure 2: Existing black bracket and chains on building.



Figure 3: Logo for business.

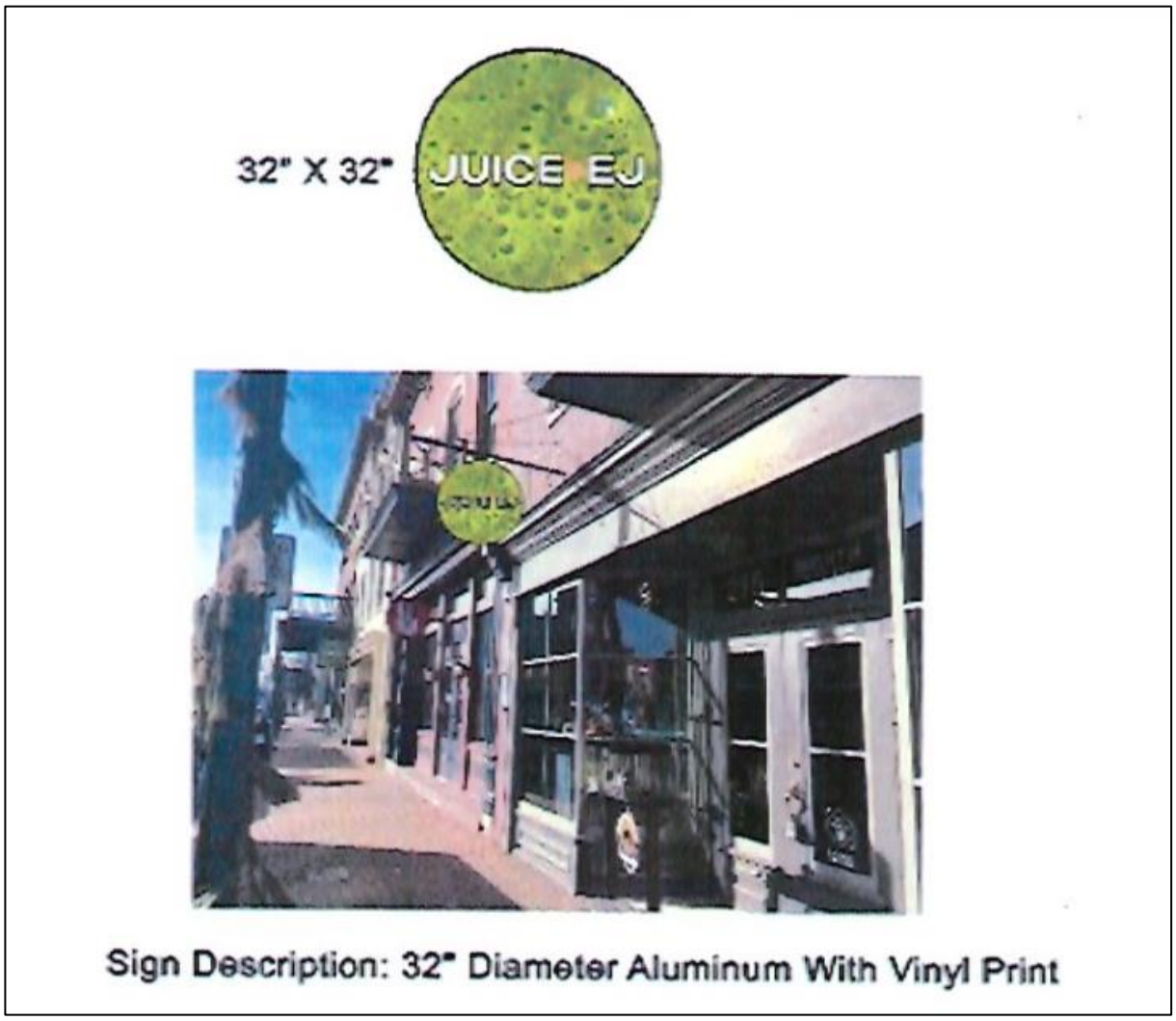


Figure 4: Proposed sign and sign location on building.



Figure 5: Subject property's location.

DEPARTMENT OF COMMUNITY DEVELOPMENT

200 North Second Street, Suite 303
Saint Charles, MO 63301
PHONE 636-949-3227
FAX 636-949-3557

Community Development

Sign-N 26-0434

SIGN PERMIT APPLICATION

Today's Date 1/7/26 Permit No. 26-0434

Documents needed with application:

- Two (2) colored copies of the following if Landmarks Board approval is NOT Required. **
  - Sketches of the proposed sign (including dimensions and copy).
  - Scaled drawing/plot plan showing the location of the sign (on building or property).
  - Pictures/Dimensions /Location of existing signage on property.
  - Show how the sign will be attached to building, bolts, screws, etc.

** If Landmarks Board approval is required fifteen (15) colored copies are required. Sign applications shall be submitted twelve (12) days prior to meeting date (see meeting schedule for application dates and deadlines).

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

SIGN LOCATION: Name of Business: Juice EJ

Address: 215 N. Main St. St. Charles, MO 63301

APPLICANT:

Name: Signarama - St. Charles - Jon Pannullo Phone: (

Address: 2001 Golfway St. Fax Number

City, State & Zip: St. Charles, MO 63301 E-Mail Add

SIGN CONTRACTOR:

Name: Signarama - St. Charles Phone:

Address: 2001 Golfway St. Fax Nu

City, State & Zip: St. Charles, MO 63301 E-Mail

PROPERTY OWNER:

Name: Penny Pitman Phone:

Address: 215 N. Main Fax Num

City, State & Zip: St. Charles E-Mail A

SIGN INFORMATION:

Lineal Frontage of occupant's portion of building: _____ Sign dimensions 32" diameter

TYPE OF SIGN:

☐ Banner ☐ Window ☐ Frame or Sandwich Board ☒ Hanging ☐ Wall ☐ Monument ☐ Awning

Will the sign be wired for electricity? ☐ Yes ☒ No ELECTRICIAN (Company): _____

Date Received Stamp

RECEIVED
JAN 26 2026
By

SIGNATURE OF APPLICANT _____

SIGNATURE OF PROPERTY OWNER See attached approval letter

CONCEPT ART

PROOF 1 OF 3

Signarama will provide up to three proof changes at no charge. Additional changes may be subject to an additional fee.

Due to the limitations in the printing process the colors shown may vary slightly. If exact color match is required please contact your SAR representative.

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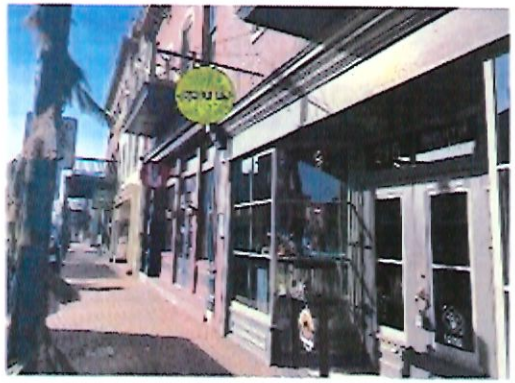
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Please review art for accuracy in:

- DIMENSION
- LAYOUT
- SPELLING
- COLOR

32" X 32"





Sign Description: 32" Diameter Aluminum With Vinyl Print

Signarama
St. Charles
2301 Golfway Str., St. Charles MO 63301
636-916-0240 | [illegible]

Approval states that contents of this proof are correct. Any errors found after production has begun are the responsibility of the client. Additional charges will be incurred for making any necessary changes or revisions.

AGENDA ITEM #5D

STAFF REPORT

HANGING SIGN
523 SOUTH MAIN STREET
PERMIT NO. 2026-696

BY TAYLOR MOORE

APPLICANT:	Jennifer Cahill 523 South Main Street St. Charles, MO 63301
OWNER:	Donna Hafer 1 Belle Plaine Drive St. Charles, MO 63301
ADDRESS/LOCATION:	523 South Main Street
ZONING:	HCD—Historic Commercial District SMPD—South Main Preservation District
PROPOSED USE:	Commercial—Sycamore Candle Company
MEETING DATE:	February 23, 2026

BACKGROUND

The subject property is the 1½-story, brick, side-gabled, Federal-style cottage located at 523 South Main Street in the South Main Preservation District. The applicant is requesting approval to install a hanging sign for the business, "Sycamore Candle Company." The 24" x 18" (3 square feet) sign is to be an aluminum composite material, and it will be attached to an existing bracket and chains above the north entrance of the building. The sign will be black with white lettering displaying the business name. Photographs of the proposed sign and existing bracket are attached.

APPLICABLE DESIGN GUIDELINES

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 SMPD up to 5.5 s. f.

ARCHITECTURAL DESIGN GUIDELINES FOR THE SOUTH MAIN STREET HISTORIC DISTRICT

Chapter VIII: Guidelines for Signs

Sign Context

8.1 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 appearance.

8.2 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 architectural details or features.

Permitted Sign Types

8.5 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.

Sign Materials

8.11 Sign materials shall be compatible with that of the building façade.

a. Painted wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including unpainted wood, are discouraged because they are out of character with the historic context.
b. Plastic is not permitted, except for flush, adhesive lettering.

Sign Content

8.12 Symbol signs are encouraged.

a. Symbol signs add interest to the street, are quickly read and are remembered better than written words.

8.13 Use colors for the sign that are compatible with those of the building front.

8.14 Simple designs are preferred.

a. Typefaces that are in keeping with those seen in the area historically are encouraged. Avoid sign types that appear too contemporary.
b. Also limit the number of colors used on a sign. In general, no more than three colors should be used.

8.15 Select letter styles and sizes that will be compatible with the building front.

a. Letters should not exceed ten inches in height.
c. Avoid hard-to-read or overly intricate typeface styles.

STAFF RECOMMENDATION

The business is allowed 5.5 square feet of hanging signage but is only requesting 3 square feet, which is compliant with the Zoning Code. The size, design and colors are acceptable and will closely match the neighboring business' sign that shares the southern portion of the building. The sign will be attached to an existing bracket and chains which are both black, and as required will have a sidewalk clearance of at least 8 feet as referenced in the submitted documents. Therefore, Staff recommends approval of the new hanging sign, as submitted.

Recommended Motion:
Motion to approve a new hanging sign for the business "Sycamore Candle Company" at 523 South Main Street, as submitted.



Figure 1: Subject property seen from South Main Street.



Figure 2: Proposed sign and location on the property.



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

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@stcharlescitymo.gov.

SIGN LOCATION:

NAME OF BUSINESS: SYCAMORE CANDLE COMPANY

ADDRESS: 523 S. Main St., St. Charles, MO 63301

Is this property located in a historic district? (Check One): YES X 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: Jennifer Cahill Phone: 314-409-3624

Address: 523 S. Main St. City, State & Zip: St. Charles, MO 63301

Email: _____

SIGN CONTRACTOR:

Name: MASTER SIGNS Phone: 6365-946-1133

Address: 927 S. Fifth St. City, State & Zip: St. Charles, MO 63301

Email: _____

PROPERTY OWNER:

Name: Donna Hafer Phone: 636-541-0820

Address: #1 Belle Plaine Dr. City, State & Zip: St. Charles, MO 63301

Email: _____

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

☐ Freestanding ☐ Building-Mounted ☐ Incidental ☐ Temporary ☐ Mural ("FPD" only)

SIGN INFORMATION:

Total number of signs being requested? 1

Building Façade of occupant's portion of the building: 187 (in square feet)

Road Frontage, Property line where the lot is adjacent to a public street or private street: 17.25 (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): NA

SIGNATURE OF APPLICANT: _____

SIGNATURE OF PROPERTY OWNER: _____


24 in
18 in
320
SYCAMORE
CANDLE CO.
EST. 2017
96 in
57 in

AGENDA ITEM #6A

STAFF REPORT

WINDOWS
618 MONROE STREET
CASE NO. EC-2026-3

BY TAYLOR MOORE

APPLICANT:	Midtown Home Improvements 120 Resource Drive Wentzville, MO 63385
OWNER:	Clayton Byrd & Emily Milligan 618 Monroe Street St. Charles, MO 63301
ADDRESS/LOCATION:	618 Monroe Street
ZONING:	R-1E—Single-Family Residential District EHP – Extended Historic Preservation District
USE:	Single-Family Residential
MEETING DATE:	February 23, 2026

BACKGROUND

Built in 1870, the subject property is the 1½-story, brick, Federal-style house at 618 Monroe Street. Located in the Extended Historic District, the house is also considered a contributing resource to the Midtown Neighborhood National Historic District. The applicant is proposing to replace six (6) existing windows with white vinyl exterior windows. Currently the house features a mixture of windows (six over six, six over one, and one over one) in both wood and vinyl materials. The new proposed windows will all feature a six over one grid pattern that will create a more cohesive appearance across the dwelling. Photographs of the property appear at the end of this report and window specs are attached.

APPLICABLE DESIGN GUIDELINES

SECTION 400.340: "EHP" EXTENDED HISTORIC PRESERVATION DISTRICT

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

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.

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.

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 replacement windows will fit within the existing frame openings and will not alter in size. The applicant is proposing to replace windows on all four sides of the dwelling with new white vinyl six over one grid patterns. As noted above, the existing windows consist of a mixture of grid patterns, with some containing external grids, and others internal grids. Typically, windows on street-visible facades are considered key character-defining features and are expected to be replaced like-for-like. While the City is unaware of when these windows were replaced to create this assortment of grid patterns, it appears the unapproved work occurred prior to the completion of the Midtown Neighborhood survey in 2014, when the structure was identified as a contributing resource. Staff consulted the State Historic Preservation Office (SHPO), who emphasized that retention of the building's fenestration is most crucial when it comes to contributing structures. SHPO indicated that the change in grid pattern would not adversely impact the contributing status of the property if the openings and arrangement of the widows are retained. Additionally, the National Register nomination for this home notes it was constructed by William Benne and his father shortly after the Civil War, giving the property historical significance along with architectural significance.

With these factors in mind, Staff finds that replacing the six (6) subject windows with a consistent six over one grid patten (matching the existing configuration of the front windows) will create a more cohesive appearance across the property. While the design guidelines for the Extended Historic District do not reference windows specifically, from a historic preservation standpoint and SHPO's guidance, Staff believes the replacement will not adversely impact the contributing status of the structure and creates a unified appearance. Therefore, Staff finds the replacement of the windows to be acceptable and recommends approval, as submitted.

Recommended Motion:
Motion to approve the replacement of 6 windows on the dwelling at 618 Monroe Street, as submitted.



Figure 1: Front façade of the dwelling at 618 Monroe Street.



Figure 2: West elevation (2 lower windows to be replaced).



Figure 3: East elevation (front lower window to be replaced).



Figure 4: Closer view of East window.

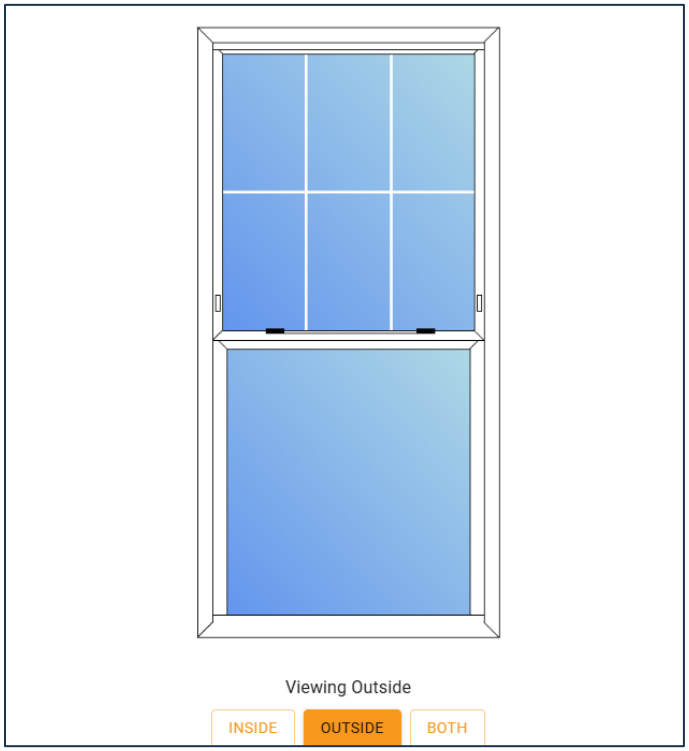


Figure 5: Design for proposed window replacements.

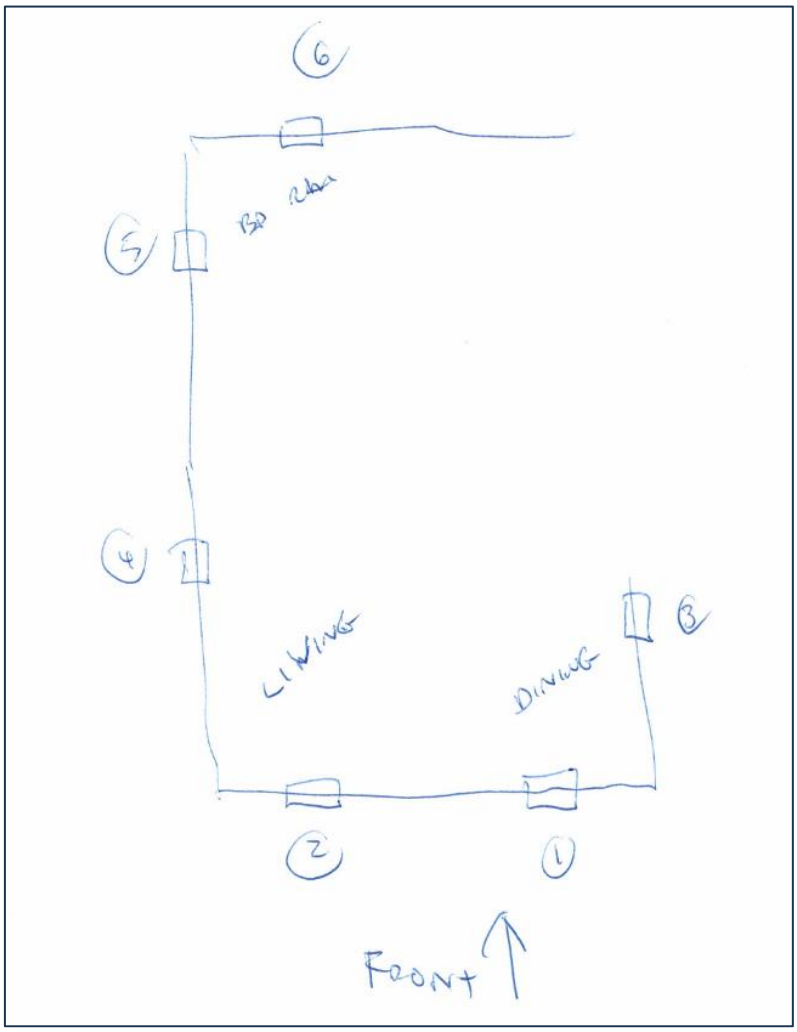


Figure 6: Proposed windows for replacement location.



Figure 7: 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: 618 Monroe St. 63301

BUSINESS NAME (if applicable): NA: Residential

APPLICANT:

Midtown Home Improvements
(Name)

120 Resource Dr Wentzville, MO 63385
(Address)

(Phone & Email Address)

PROPERTY OWNER:

Clayton Byrd & Emily Milligan
(Name)

618 Monroe St 63301
(Address)

(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

__ Commons Preservation District

__ Frenchtown Preservation District

__ South Main Preservation District

__ Extended Historic Preservation District

__ Historic Downtown Preservation District

DATE OF ORIGINAL CONSTRUCTION: _____

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

There are currently white windows with grids

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.): _____

X Other (briefly explain): We are replacing the windows with white windows. No change to framing or brick openings

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

We will remove the existing windows. Framing will stay in place. We will then install new vinyl windows. Windows will be white inside and out. All 6 windows will have grids in the top sash.

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: 1/7/26

Signature of the property owner: _____ Date: 1-7-26

- *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**

Midtown Home Improvements — SALESMAN WINDOW ORDER / REMEASURE FORM

1801 — 6594 — Cash Finance ☐

CONTRACT DATE: 12/9/25 CUSTOMER: EMILY + CLAYTON BYRD JOB# 13146 PHONE # 1: (636) 248-8276 PHONE # 2: (314) 623-2743 E-MAIL # 1: TBYRD88@ymail.com

ADDRESS: 618 Monroe St. CITY, STATE, ZIP: St. Charles, MO 63301 E-MAIL # 2: esmilligan@gmail.com

SALES REPRESENTATIVE COMPLETE THIS SIDE

Models: D/H PW S/3 1/4 S/3 1/2 Bay/Bow Casement Oriel Garden

GLASS: Check One ☐ Triple Pane, Low-E/Argon ☐ Double IGU ☐ Double Pane, Low-E/Argon

COLOR: INT EXT

	MODEL	LOCATION	WINDOW SIZE WIDTH	HEIGHT	GRIDS C=Col S=Sculpt	GRID Pattern	TEMPERED	OBSCURE	SCREEN HALF	SCREEN FULL	LIST PRICE:	OPENING SIZE WIDTH	HEIGHT	ADDITIONAL INFO
1	DH	DINING FRONT	32	70	S	TOP 2V 1H 2V 1H					2973	34½	69	① 34 × 68⅝
2	DH	"	32	70		2V 1H					2973	34½	69⅛	② 34 × 69⅛
3	DH	LIVING FRONT	32	70	C	2V 1H					2973	34½	69¾	③ 34 × 69⅜
4	DH	LIVING	32	70		2V 1H					2973	34½	69½	② 34 × 69⅛
5	DH	BD RM	32	70		2V 1H					2973	34⅝	69¼	④ 34⅛ × 68⅞
6	DH	BD RM	32	70		2V 1H					2973	34⅝	69¼	④ 34⅛ × 68⅞
7			X									X		
8			X									X		
9			X									X		
10			X									X		
11			X									X		
12			X									X		
13			X									X		
14			X									X		
15			X									X		
16			X									X		
17			X									X		
18			X									X		
19			X									X		
20			X									X		
21			X									X		
22			X									X		
23			X									X		

TOTAL EXTRAS (FROM EXTRA SHEET)

REMEASURE FEE $ 1080 / DUMP FEE $ 58 × 6

NOTES: WOOD STOPS

ADDITIONAL MATERIALS:

PRODUCT	COLOR	QTY
COIL		
CAULK		
Bay/Bow Projection:		

TOTAL LIST

PRODUCTION USE ONLY

EXISTING TEAR OUT: WOOD SASHES

LADDER/SCAFFOLD NEEDED

INSTALLERS NEEDED: 1 2 3

ADDITIONAL INFO

TOP SAME OVER

* CUST WANTS TO KEEP OLD SASHES

- GRIDS IN TOP SASH ONLY OK W/ MR
- (WAS TOLD BY ST CHARLES THAT WAS OK)
- ST CHARLES ALSO TOLD HIM FRONT NEEDED TO BE EXTERNAL GRID
- External grids not available from Manufacturer

ALARM SYSTEM / BLINDS?

BUILD OUT OPENING

EXTERIOR TYPE

INSTALL SILLS

CAP LINTELS

REMOVE OR INSTALL MULLS

KNEE BRACES

EXISTING CASING

FIRST BRICK W/ BRICKMOLD

WINDOW / DOOR EXTRAS - LIST PRICING

		MSRP'022536		QTY	SUB-TOTALS
1	Frame House Cutout / Header Work (NO BRICK HOUSES) (MUST CHARGED FOR HIDDEN ELECTRICAL / YOU MUST CHARGE FOR SIDING REPAIR/INTERIOR WALL PATCH / INTERIOR CASING)	$2,335.00	Per Opening		
2	Electrical - (DED. CIRCUIT, JUNCTION (J) BOX, SWITCH, LIGHT INSTALL)	$1,170 / $2,660	OPI / List		
3	Siding Repair (MINIMUM OF 1 SQ)	$1,600.00	Per SQ		
4	Wall Framing / Insulation (FRAME IN OR BUILD UP KNEE-WALL)	$95.00	Per LF		
5	Drywall Patch (PER OPENING - ALL CUTOUTS)	$380.00	Per Opening		
6	Plaster Patch (PER OPENING - ALL CUTOUTS)	$635.00	Per Opening		
7	Steel Wrap Around Window Removal / Buck Framing (ALL CUTOUT WORK / MULLION REMOVAL OPENINGS / JAMB EXTENSIONS I.E. ALL JAMBS OVER 5-1/2" IN DEPTH TYPICALLY DOORS)	$860.00	Per Opening		
8	Interior Casing (WINDOW / DOOR / FLOOR TRIM - ALL CUTOUT WORK / MULLION REMOVAL OPENINGS / JAMB EXTENSIONS I.E. ALL JAMBS OVER 5-1/2" IN DEPTH TYPICALLY DOORS)	$30.00	Per LF		
9	Colonial Style Flat Grids (PER SASH)	$77.00	Per Sash	6	508/0880
10	Wide Capping	$16.58	Per LF		
11	Window Sills CLEAR POPLAR WOOD / ONYX	$30 LF / $102 LF	Per LF		
12	Window Extrusions (SANDSTONE, CLAY)	$250.00	Per Unit		
13	Window Painted Colors & Woodgrain	$700.00	Per Side		
14	Obscured Glass (BATHROOMS)	$53.00	Per Sash		
15	Tempered Glass (NEEDED ANYTIME WITHIN 18" OF THE FLOOR/WITHIN 48" OF A WET SPACE / IN A STAIRWELL / NEXT TO AN OPERABLE DOOR / ANY SASH LARGER THAN 9SF)	$62.00	Per SQ FT		
16	Mullion Removal (THIS IS NEEDED WHEN CONSOLIDATING AN OPENING / WILL CREATE BUCK FRAMING AND INTERIOR CASEMENT WORK AS WELL)	$53.00	Per Mullion		
17	Odd Size Doors INSTALLATION CHARGE OF:5'/6'/8' - (EXAMPLE: 62", 74", 99" - MUST CHARGE FOR CUSTOM SIZE ANYTIME REPLACING AN ATRIUM OR FRENCH DOOR WITH SLIDING DOOR)	$2,500.00	Per Unit		
18	9' - Odd Size Doors (EXAMPLE 110" - MUST CHARGE FOR CUSTOM SIZE ANYTIME REPLACING AN ATRIUM OR FRENCH DOOR WITH SLIDING DOOR)	$3,225.00	Per Unit		
19	Colonial Style Grids Flat (PER SASH - FOR PATIO DOORS - WHITE, CLAY, SANDSTONE)	$380.00	Per Sash		
20	Colonial Style Grids Flat (PER SASH - FOR PATIO DOORS (WOOD GRAIN, BRASS, OR NICKEL)	$600.00	Per Sash		
21	Footlock	$75.00	Per Unit		
22	Blinds in the Glass (SLIDING PATIO DOORS ONLY NO WINDOWS)	$870.00	Per Sash		
23	Keylock	$95.00	Per Unit		
24	Premium Hardware I.E. (BRASS / ANTIQUE BRASS / BRUSHED CHROME / ANTIQUE SILVER / SATIN NICKEL TUSCAN BRONZE)	$300.00	Per Unit		
25	Sub-Floor Patch / Threshhold Trim (WRITE ON CONTRACT WE DO NOT FINISH THE FLOOR JUST DOING SUB-FLOOR AND FINISHING DONE BY OTHERS)	$1,750.00	Per Job		
26	Scaffold Setup Fee (ATRIUM WINDOWS, WINDOWS HIGHER THAN 9')	$1,465.00	Per Project		
27	MEASURE / PERMIT FEE FOR ALL WINDOW PROJECTS	$1,080.00			$1,080
28	DUMP FEE FOR ALL WINDOW PROJECTS	$58.00	Per Unit		
	NOTE: PATIO DOORS THAT ARE 8' AND LARGER (8',9',12') ARE DOUBLE PANE GLASS. PATIO DOORS THAT ARE 6' AND SMALLER ARE TRIPLE PANE (5',6')	TOTAL			19,773

20816 / 20880

4
5
2
Living
Rec Room
6
Front
1
Dining
3

120 Resource Dr
Wentzville, MO 63385
PH: 6363798889
FX: 6363798990

LINDSAY WINDOWS since 1947

ORDER: 557461
ORDER DATE: 1/13/2026
ORDER CONTACT:

QUOTE

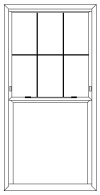
INVOICE INFORMATION

Midtown Home Improvements, Inc.
4118 N. Service Rd.
St. Peters, MO 63376
PH: 636-928-7700

SHIPPING INFORMATION

Midtown Home Improvements, Inc.
18 W. Industrial Dr.
O'Fallon, MO 63366

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
557461	1/13/2026	13146-01 (S) Byrd/Mi	Byrd/Milligan	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
1	Pinnacle Double Hung	1	34 W X 68 5/8 H			

BASICS

EXACT MAKE SIZE (TIP TO TIP): 34.00 x 68.63
ROUGH OPENING SIZE: 34.50 x 69.13
COLOR: WHITE
SCREEN: FIBER GLASS
SCREEN: HALF ROLLFORM SCREEN
SLIM SASH
NO NAIL FIN

GLASS/GRIDS

TRIPLE 366 LOW-E-NEAT/ CLEAR/ 270 LOW-E
TOP GRID: SCULPTURED 3/4" COLONIAL=[2V1H]

WINDOW OPTIONS

FOAM IN FRAME
FOAM IN FRAME AND SASH (WHEN ALLOWED)
INSTALL HOLES AND SCREW PACKAGE
LIFETIME GLASS WARRANTY
REINFORCE SASH 4 SIDES
SASH VENTS

RATINGS

ENERGY STAR NORTH CENTRAL (270/i89)
NFRC LABELS
U-Factor: 0.21 SHGC: 0.17 Visible Light: 0.34 (Estimates)
Egress : YES, 28.95 x 28.81 (5.79 Sqft)

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
557461	1/13/2026	13146-01 (S) Byrd/Mi	Byrd/Milligan	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
2	Pinnacle Double Hung	2	34 W X 69 1/8 H			

BASICS

EXACT MAKE SIZE (TIP TO TIP): 34.00 x 69.13
ROUGH OPENING SIZE: 34.50 x 69.63
COLOR: WHITE
SCREEN: FIBER GLASS
SCREEN: HALF ROLLFORM SCREEN
SLIM SASH
NO NAIL FIN

GLASS/GRIDS

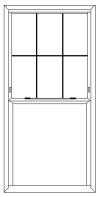
TRIPLE 366 LOW-E-NEAT/ CLEAR/ 270 LOW-E
TOP GRID: SCULPTURED 3/4" COLONIAL=[2V1H]

WINDOW OPTIONS

FOAM IN FRAME
FOAM IN FRAME AND SASH (WHEN ALLOWED)
INSTALL HOLES AND SCREW PACKAGE
LIFETIME GLASS WARRANTY
REINFORCE SASH 4 SIDES
SASH VENTS

RATINGS

ENERGY STAR NORTH CENTRAL (270/i89)
NFRC LABELS
U-Factor: 0.21 SHGC: 0.17 Visible Light: 0.34 (Estimates)
Egress : YES, 28.95 x 29.06 (5.84 Sqft)

3	Pinnacle Double Hung	1	34 W X 69 3/8 H			

BASICS

EXACT MAKE SIZE (TIP TO TIP): 34.00 x 69.38
ROUGH OPENING SIZE: 34.50 x 69.88
COLOR: WHITE
SCREEN: FIBER GLASS
SCREEN: HALF ROLLFORM SCREEN
SLIM SASH
NO NAIL FIN

GLASS/GRIDS

TRIPLE 366 LOW-E-NEAT/ CLEAR/ 270 LOW-E
TOP GRID: SCULPTURED 3/4" COLONIAL=[2V1H]

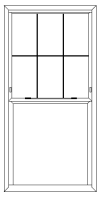
WINDOW OPTIONS

FOAM IN FRAME
FOAM IN FRAME AND SASH (WHEN ALLOWED)
INSTALL HOLES AND SCREW PACKAGE
LIFETIME GLASS WARRANTY
REINFORCE SASH 4 SIDES
SASH VENTS

RATINGS

ENERGY STAR NORTH CENTRAL (270/i89)
NFRC LABELS
U-Factor: 0.21 SHGC: 0.17 Visible Light: 0.34 (Estimates)
Egress : YES, 28.95 x 29.19 (5.87 Sqft)

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
557461	1/13/2026	13146-01 (S) Byrd/Mi	Byrd/Milligan	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
4	Pinnacle Double Hung	2	34 1/8 W X 68 7/8 H			

BASICS

EXACT MAKE SIZE (TIP TO TIP): 34.13 x 68.88
ROUGH OPENING SIZE: 34.63 x 69.38
COLOR: WHITE
SCREEN: FIBER GLASS
SCREEN: HALF ROLLFORM SCREEN
SLIM SASH
NO NAIL FIN

GLASS/GRIDS

TRIPLE 366 LOW-E-NEAT/ CLEAR/ 270 LOW-E
TOP GRID: SCULPTURED 3/4" COLONIAL=[2V1H]

WINDOW OPTIONS

FOAM IN FRAME
FOAM IN FRAME AND SASH (WHEN ALLOWED)
INSTALL HOLES AND SCREW PACKAGE
LIFETIME GLASS WARRANTY
REINFORCE SASH 4 SIDES
SASH VENTS

RATINGS

ENERGY STAR NORTH CENTRAL (270/i89)
NFRC LABELS
U-Factor: 0.21 SHGC: 0.17 Visible Light: 0.34 (Estimates)
Egress : YES, 29.08 x 28.94 (5.84 Sqft)

Order Summary	Quantity
Pinnacle Double Hung	6
Total Ordered Items	**6**

SUBTOTAL:

TOTAL:

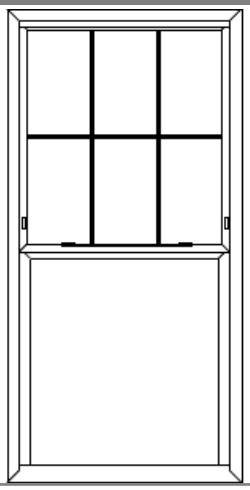
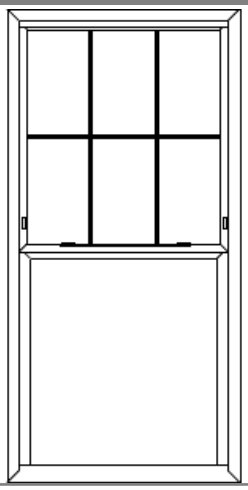
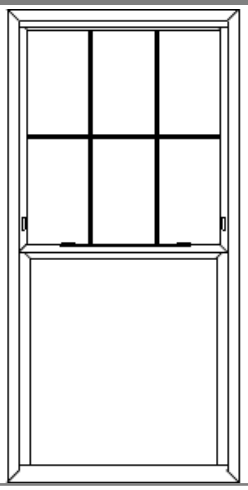
Weighted Average U-FACTOR : 0.21, SHGC : 0.17, VT: 0.34

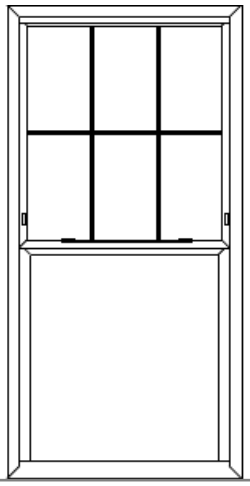
The drawings are viewed from the Outside Looking In (OSLI). If you have questions, please call your customer service representative.

Quotes Expire after 30 days

COMMENT:

Drawings - Order: 557461

ITEM 1	ITEM 2	ITEM 3
		
Pinnacle Double Hung **34 W X 68 5/8 H** **QTY: 1**	Pinnacle Double Hung **34 W X 69 1/8 H** **QTY: 2**	Pinnacle Double Hung **34 W X 69 3/8 H** **QTY: 1**

ITEM 4		
		
Pinnacle Double Hung **34 1/8 W X 68 7/8 H** **QTY: 2**		

13146

Midtown Home Improvements

Ph. (636) 379-8889
Fax (636) 379-8990

Date: 12/9/2025

Midtown Home Improvements, Inc. 120 Resource Dr., Wentzville, Missouri 63385 hereinafter called Seller, agrees to make the following improvements to the property located at:

618 Monroe St. (Street Address) | St. Charles, MO (City and State) | 63301 (Zip Code)

Owned By: Emily & Clayton Byrd (Buyer's Name) | (636) 248-8276 (Home/Work Phone) | TByrd88@ymail.com (E-mail Address)

(314) 623-2743 (Phone 2) | esmilligan@gmail.com (E-mail 2)

☐ If this box is checked, this contract is contingent on buyer obtaining financing or seller obtaining financing from buyer.

Description of Window / Patio Door Replacement Work

#6 Units Removed	#_____ 3 Lite (1/3 1/3 1/3)	Patio Door - Hinged / Sliding / French
#6 Units Installed	#_____ 3 Lite (1/4 1/2 1/4)	Patio Door Glass:
Outside Color: Inside Color:	#_____ Openings to Receive Casements	Patio Door Color:
Outside Trim Color	#_____ Picture Window	Patio Door Grids:
#6 With Grids	#_____ Hoppers #_____ Awings	P.D. Handle: Standard
☒ Flat ☒ Sculptured ☐ Colonial ☐ Prarie ☐ Diamond	#_____ Garden	Patio Door Decorative Glass (Below)
Screen #_____ Full #_____ Half	#_____ Bay / #_____ Bows	
#_____ Tempered Glass	Bay / Bow Interior Seat: Oak / Birch	#___ Storm Doors / MFG:
#_____ Obscure Glass	#_____ Entry Doors #_____ Sidelights	Storm Door / Style:
#_____ With Woodgrain	Entry Door - Front / Side / Rear	Storm Door Color:
Woodgrain Type	Entry Door Model / Finish	
#6 DH #_____ Oriels	Sidelight Model / Finish	
#_____ 2 Lite Sliders	Entry Lock Style & Finish	
#_____ Interior Casing ☐ Primed ☐ Clear ☐ Hollywood ☐ Colonial	#_____ New Sills / #_____ Full-Buck Style Framing	

***For all Hinged Doors list Hinge side here and on door order form (outside - looking inward)**

Additional Notes:

- 2 front with external sculpted grids (rest w. flat grids)
- Need approval from St. Charles Landmarks Board
- want to keep old windows (except black one in dining room) (original)

$ 12853 (Total Price) | $ 1300 (Less Down Payment) | $ 11,553 (Unpaid Balance)

ENTIRE UNPAID BALANCE MUST BE GIVENTO WORKERS UPON SUBSTANTIAL COMPLETION OF WORK. CUSTOMER AGREES THAT ALL PROVISIONS ON THE REVERSE SIDE HEREOF AND ANY OTHER EXHIBITS SHALL CONSTITUTE A PART OF THIS CONTRACT. CUSTOMER MAY CANCEL THIS TRANSACTION AT ANYTIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THE TRANSACTION. SEE THE NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. CUSTOMER ACKNOWLEDGES RECEIPT OF TWO COPIES OF THIS CONTRACT. INSTALLATION INCLUDES ALL CAULKING/ALUMINUM CAPPING-WHERE NEEDED. CLIENT(S) ARE RESPONSIBLE FOR ALL PRIMING, TEXTURIZING, AND PAINTING OF WALLS. CLIENT(S) ARE RESPONSIBLE FOR ALL TRIM, PAINTING, STAINING, AND/OR LACQUERING. CLIENT(S) ARE RESPONSIBLE TO R/R ANY ALARM, BLINDS, SHUTTERS. LIEN WAIVER/WARRANTY(S) PROVIDED UPON JOB COMPLETION. PROJECT INCLUDES DEBRIS HAUL AWAY FROM SITE. THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.
All rebates and incentives have been applied. No other work to be performed other than written above

Midtown Home Improvements, Inc.

C. Hy
(Authorized Agent)

(Authorized Agent)

(Buyer)

(Buyer)

Midtown Home Improvements

EXHIBIT 1
SELLER'S WORKMANSHIP WARRANTY

A. Workmanship Warranty. Seller represents and warrants for the period of time provided in Exhibit 1, Paragraph G after installation (the "**Warranty Period**") that the work will be installed in a good and workmanlike manner according to the standard of care generally practiced by construction companies.

B. Exceptions and Exclusions. The warranties provided for in this Exhibit 1 do not cover damage or defects resulting from or in any way attributable to (a) neglect, (b) misuse, (c) abuse, (d) repair or alteration made by anyone other than Seller, (e) settlement or structural movement and/or movement of materials to which installed products are attached; (f) damage from incorrect design of the structure, (g) acts of God including, but not limited to, hurricanes, tornadoes, floods, earthquakes, severe weather or natural phenomena, (including, but not limited to, unusual climate conditions); (h) war (declared or undeclared) riot, insurrection, military or guerilla action, terrorism, civil unrest or disturbance; (i) power or voltage surge caused by someone other than Seller; (j) lack of proper maintenance; (k) any cause other than workmanship defects attributable to Seller.

C. No Implied Warranties. Except as otherwise expressly provided in this Exhibit 1, Seller makes no representation or warranty, express or implied, at law or in equity, in respect of any matter relating to the work performed, the performance of the materials installed or the design or installation of the materials. Seller specifically disclaims any implied warranty, including the implied warranty of fitness for a particular purpose.

D. Procedure. In the event warranty work is required, Seller shall be contacted in writing by email at service@midtownhi.com. Customer shall include in their email to Seller the following: (1) Buyer's full name(s); (2) the address of the property; (3) a description of the warranty work needed; (4) the date the installation was completed; and (5) a copy of this Contract and all Exhibits. For any material warranty work needed, Buyer shall follow the procedures provided by the manufacturer in its manufacturer warranty.

E. Non-Transferrable. All warranties provided in this Exhibit are intended solely for the Buyer named herein, and are non-transferable. The warranties provided herein will not transfer to and shall not transfer to subsequent owners of the property. For all material warranties, the documents provided by the manufacturer in the material warranty shall control the transferability, many of which are transferable.

F. Time is of the Essence. Time is of the essence to all deadlines provided for in this Exhibit 1.

G. Warranty Period. The following work projects will have the listed Warranty Period below, that begins on the date of substantial completion. If Buyer's project is not listed below, the Warranty Period shall be one (1) year.

(i) Exclusive Legacy 3 Triple-Paned Window/Sliding Patio Door System: 5 years
(ii) Premium XL-17 Legacy Vinyl Siding System: 5 years
(iii) Hand-Formed Fascia Trim, Legacy Soffit System: 5 years
(iv) Custom Designed Legacy Deck System: 5 years
(v) Durable Legacy Custom Patio Covers/Screen Rooms: 1 year
(vi) Decorative Inside/Out Legacy Under Deck System: 1 year
(vii) CNC Fabricated Legacy Vinyl Fencing System: 5 years
(viii) Secure Aluminum Legacy Fencing System: 5 years
(ix) Weather-Proof Legacy Roofing System: 1 years
(x) Inviting Legacy Steel/Fiberglass Entry Door Systems: 1 year
(xi) E-Shield Thermal Radiant Barrier Attic Insulation System: 1 year
(xii) Custom Legacy Kitchen Remodels: 1 year
(xiii) Custom Legacy Bathroom Remodels: 1 year

Note: Deck light bulbs are not warranted and therefore would require a billable service both for the bulb and trip fee from Midtown.

12/9/25
Date

(Midtown Representative)

(Client)

(Client)

AGENDA ITEM #6B

STAFF REPORT
INSTALL SOLAR PANELS
728 TOMPKINS STREET
CASE NO. EC-2026-6

BY TAYLOR MOORE

APPLICANT:	Freedom Forever Missouri, LLC 9237 Beller Road, Suite B Mascoutah, IL 62258
OWNER:	Zach Welch 728 Tompkins Street St. Charles, MO 63301
ADDRESS/LOCATION:	728 Tompkins Street
ZONING:	R-2—Two-Family Residential District EHP—Extended Historic Preservation District
USE:	Single-Family Residential
MEETING DATE:	February 23, 2026

BACKGROUND

The subject property is the 1½ story, Federal-styled house built in 1900 in the Extended Historic Preservation District. The applicant is requesting approval to install solar panels on both the primary structure and the rear accessory structure, as shown on the accompanying plan. The racking system will stand a maximum of six inches above the roof surface, and the mechanical equipment will be on the east side of the building towards the rear. Photographs of the dwelling and details regarding the solar panels appear at the end of this report.

APPLICABLE DESIGN GUIDELINES

SECTION 400.340: "EHP" 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 of 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

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.

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. Buildings 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.
   f. Mechanical equipment or other utility hardware on roofs, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public way.

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.

Architectural Design Guidelines for Solar Panel Installations in the Landmark Preservation District, Frenchtown Preservation District, Commons Preservation District, Extended Historic Preservation District, and Historic Downtown District

Landmark Preservation District, Frenchtown Preservation District, Commons Preservation District and Extended Historic Preservation District

The following guidelines are to be used when determining the appropriateness of installing a solar panel system on a property located in the Extended Historic Preservation District.

To minimize the impact to the historic district in which they are located, the preferred placement of solar panel systems are ground-mounted solar panel arrays or solar panel systems located on a non-historic addition or accessory structure.

Primary (Front) Elevation of Primary Building (Contributing and Noncontributing)

Locating solar panels on the primary (front) façade is the least desirable option because it will have the greatest adverse effect on the building's character-defining features and the overall historic and architectural character of the district. Therefore, solar panels shall not be installed on the front slope of a roof or on any portion of the main façade of contributing and noncontributing buildings.

Secondary (Side or Rear) Elevation of Primary Building

Contributing Buildings:

In the case of a contributing building, solar panels shall not be installed on the secondary street-facing slope of the roof or any portion of the elevation that faces a street.

For secondary elevations that do not face a street:

- If the building has an existing non-historic addition, consider placing the system on it.
- Panels should be installed flat at a minimal distance from the roof and not alter the roof slope. Installation of panels must be reversible and not damage the historic integrity of the resource and district.
- Flat roof structures should have solar panels set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from the street.
- Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to the roof materials. Mechanical equipment associated with the solar panel system should be painted or treated to be as unobtrusive as possible.
- Historic roofing materials should not be removed during the installation of solar panels.
- The historic roof configuration, dormers, chimneys, or other features should not be removed or altered.
- Use solar panels and mounting systems that are compatible in color to the roof materials. Mechanical equipment and conduits associated with the solar panel system should be painted or treated to be as unobtrusive as possible.

STAFF RECOMMENDATION

The proposed solar panels are to be installed on the rear slope of the house and the roof of the rear accessory structure. All panels will not be visible from Tomkins Street due to placement location. Therefore, the rear panels meet the guidelines for solar installation on contributing buildings in the Extended Historic Preservation District. All the proposed metering and electrical equipment are proposed to be on the east side of the house towards the rear, which is an acceptable placement. Staff additionally recommends that the panels be installed in a manner that allows for their future removal without causing damage to the dormer or compromising the historic integrity of the structure. Therefore, Staff recommends approval of the solar panel installation, subject to the following conditions:

1. Installation of panels must be reversible and not damage the historic integrity of the resource and district.

Recommended Motion:

Motion to approve the installation of solar panels on the roof of the dwelling and accessory structure at 728 Tompkins Street, as submitted.



Figure 1: 728 Tompkins Street from the front.

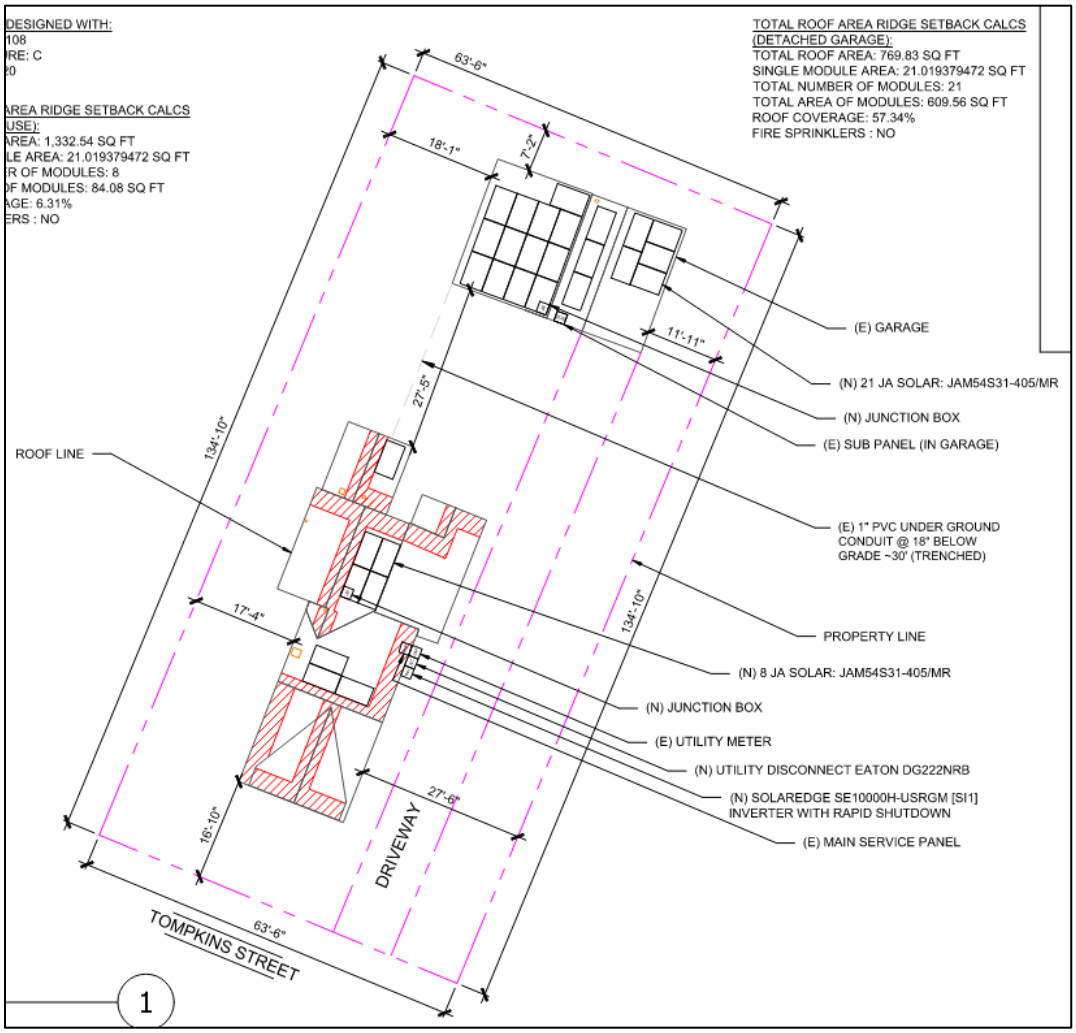


Figure 2: Site Plan showcasing proposed location of solar panels.

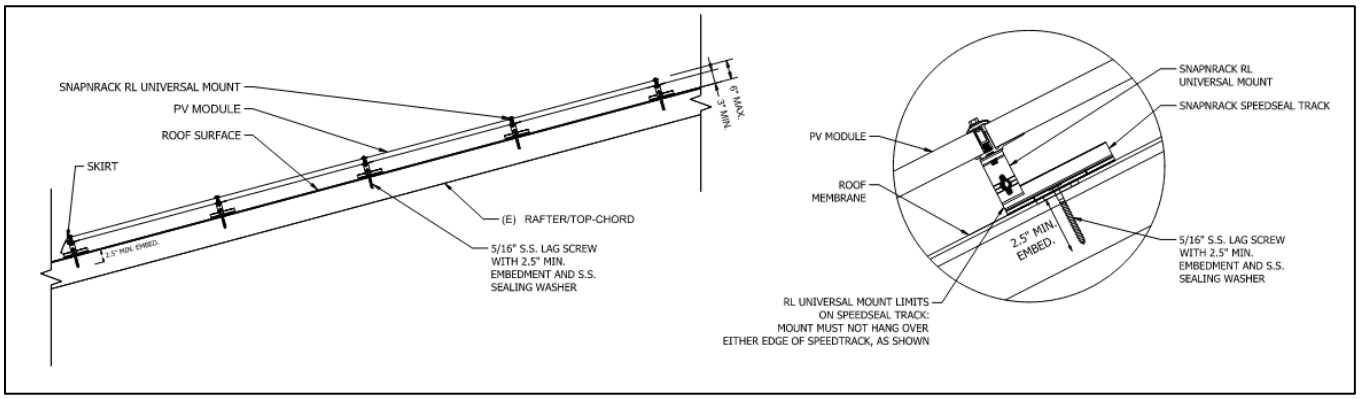


Figure 3: Attachment details for proposed solar panels.

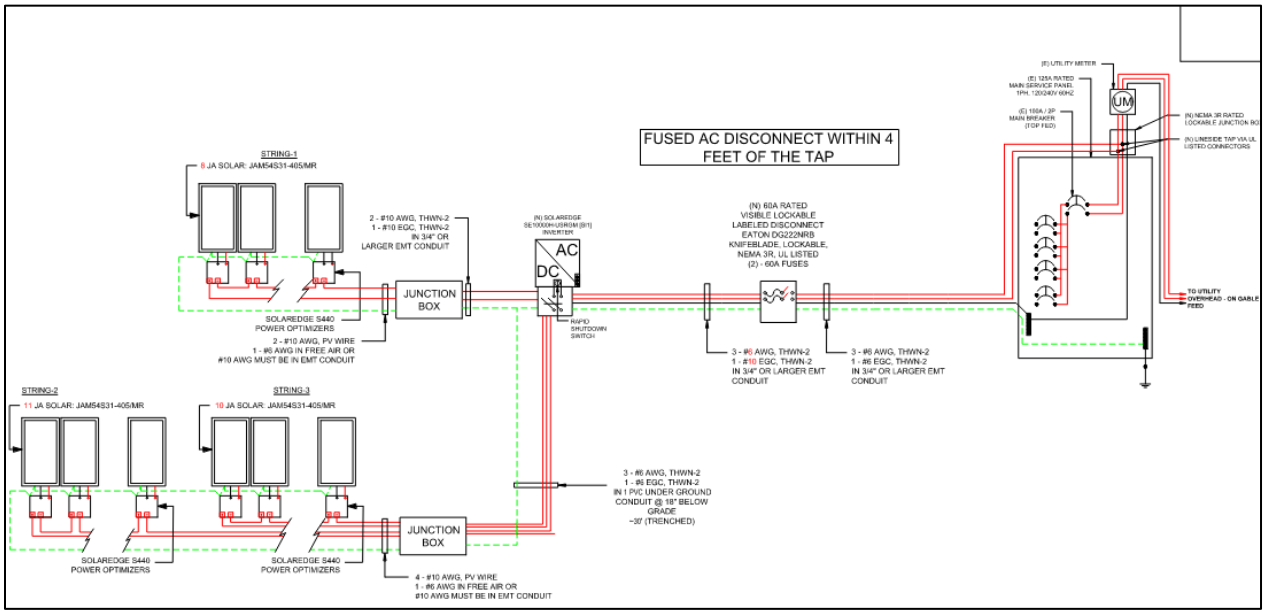


Figure 4: Mechanical equipment on the North elevation (towards the rear).



Figure 5: Subject property's location.

Docusign Envelope ID: 1B071850-E458-4511-995D-7CD1D41674D5

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: 728 Tompkins Street, Saint Charles, MO 63301

BUSINESS NAME (if applicable): _____

APPLICANT:

Freedom Forever Missouri, LLC
(Name)

9237 Beller Rd, Suite B, Mascoutah, IL 62258
(Address)

314-312-0409
(Phone & Email Address)

PROPERTY OWNER:

Zack Welch
(Name)

728 Tompkins Street, Saint Charles, MO 63301
(Address)

(636) 887-6555
(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

_X_ Commons Preservation District
__ Extended Historic Preservation District
__ Frenchtown Preservation District
__ Historic Downtown Preservation District
__ South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1900

Docusign Envelope ID: 1B071850-E458-4511-995D-7CD1D41674D5

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

Occupied single family residential with red bricks and gray roof

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.): _____

_X_ Other (briefly explain): Installation of solar panels

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

Installation of roof mounted PV System with related equipment.

Docusign Envelope ID: 1B071850-E458-4511-995D-7CD1D41674D5

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: Stacie Lear Date: 1/26/2026

Signature of the property owner: Signed by: 57CD57F90FEA4CC... Date: 1/26/2026 | 6:41 AM PST

- *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**

11.745kW DC ROOF MOUNT PHOTOVOLTAIC SYSTEM

CODES:

THIS PROPOSED INSTALLATION COMPLIES WITH THE FOLLOWING:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
AS ADOPTED BY CITY OF SAINT CHARLES

VICINITY MAP:

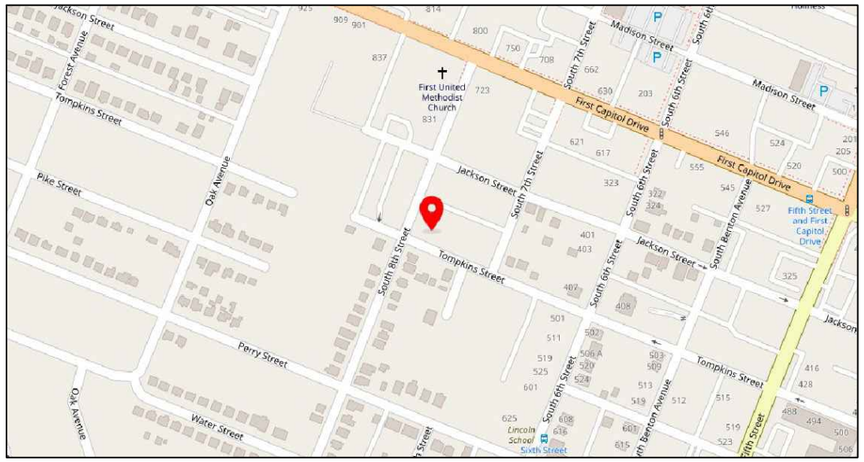


TABLE OF CONTENTS:

PV-1	PROJECT DETAILS
PV-2	SITE PLAN
PV-2A	ROOF PLAN WITH MODULES LAYOUT
PV-2B	ARRAY DETAILS
PV-3	MOUNTING DETAILS
PV-4	THREE LINE DIAGRAM
PV-5	CONDUCTOR CALCULATIONS
PV-6	EQUIPMENT & SERVICE LIST
PV-7	LABELS
PV-7A	SITE PLACARD
PV-8	OPTIMIZER CHART
PV-9	SAFETY PLAN
PV-10	SAFETY PLAN
APPENDIX	MANUFACTURER SPECIFICATION SHEETS

CONSTRUCTION NOTES:

CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.
ALL SOLAR ENERGY SYSTEM EQUIPMENT SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE AND SHALL BE PAINTED A COLOR SIMILAR TO THE SURFACE UPON WHICH THEY ARE MOUNTED.
MODULES SHALL BE TESTED , LISTED AND INDENTIFIED WITH FIRE CLASSIFICATION IN ACCORDANCE WITH UL 2703. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER SECTION R314 AND 315 TO BE VERIFIED AND INSPECTED BY INSPECTOR IN THE FIELD.
DIG ALERT (811) TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY PRIOR TO ANY EXCAVATION TAKING PLACE
PHOTOVOLTAIC SYSTEM GROUND WILL BE TIED INTO EXISTING GROUND AT MAIN SERVICE FROM DC DISCONNECT/INVERTER AS PER 2020 NEC SEC 250.166(A).
SOLAR PHOTOVOLTAIC SYSTEM EQUIPMENT WILL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ART. 690 OF THE 2020 NEC
THE MAIN SERVICE PANEL WILL BE EQUIPPED WITH A GROUND ROD OR UFER
UTILITY COMPANY WILL BE NOTIFIED PRIOR TO ACTIVATION OF THE SOLAR PV SYSTEM
SOLAREDGE OPTIMIZERS ARE LISTED TO IEC 62109-1 (CLASS II SAFETY) AND UL 1741 STANDARDS
INSTALL CREW TO VERIFY ROOF STRUCTURE PRIOR TO COMMENCING WORK. EMT CONDUIT ATTACHED TO THE ROOF USING CONDUIT MOUNT.

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 108
WIND EXPOSURE: C
SNOW LOAD: 20
SEISMIC CATEGORY: C

STATE OF MISSOURI
TAQI KHAWAJA
NUMBER PE-2010118
PROFESSIONAL ENGINEER

Digitally Signed by: Taqi Khawaja, PE
Digitally Signed on: 12/26/2025

SYSTEM SIZE

PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

CLIENT DETAILS

ZACK WELCH
728 TOMPKINS STREET, SAINT CHARLES, MO 63301
AHJ: CITY OF SAINT CHARLES
UTILITY: AMEREN MISSOURI
METER: 43792782
APN: 6-009D-4247-02-0008.0000000
PHONE: (636) 887-6555
EMAIL: ZAWELCH@GMAIL.COM

SYSTEM DETAILS

MODULES: 29 X JA SOLAR: JAM54S31-405/MR
OPTIMIZERS: 29 X SOLAREDGE S440
INVERTER: SOLAREDGE SE10000H-USRGM
(PART/SKU: SE10000H-USRGM)

REVISIONS

NO.	REVISED BY	DATE
1	S.T.	12/26/2025
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-	-	-

FREEDOM FOREVER MISSOURI, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
MO ELECTRICAL CONTRACTOR 2023045038

PROJECT DETAILS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-1

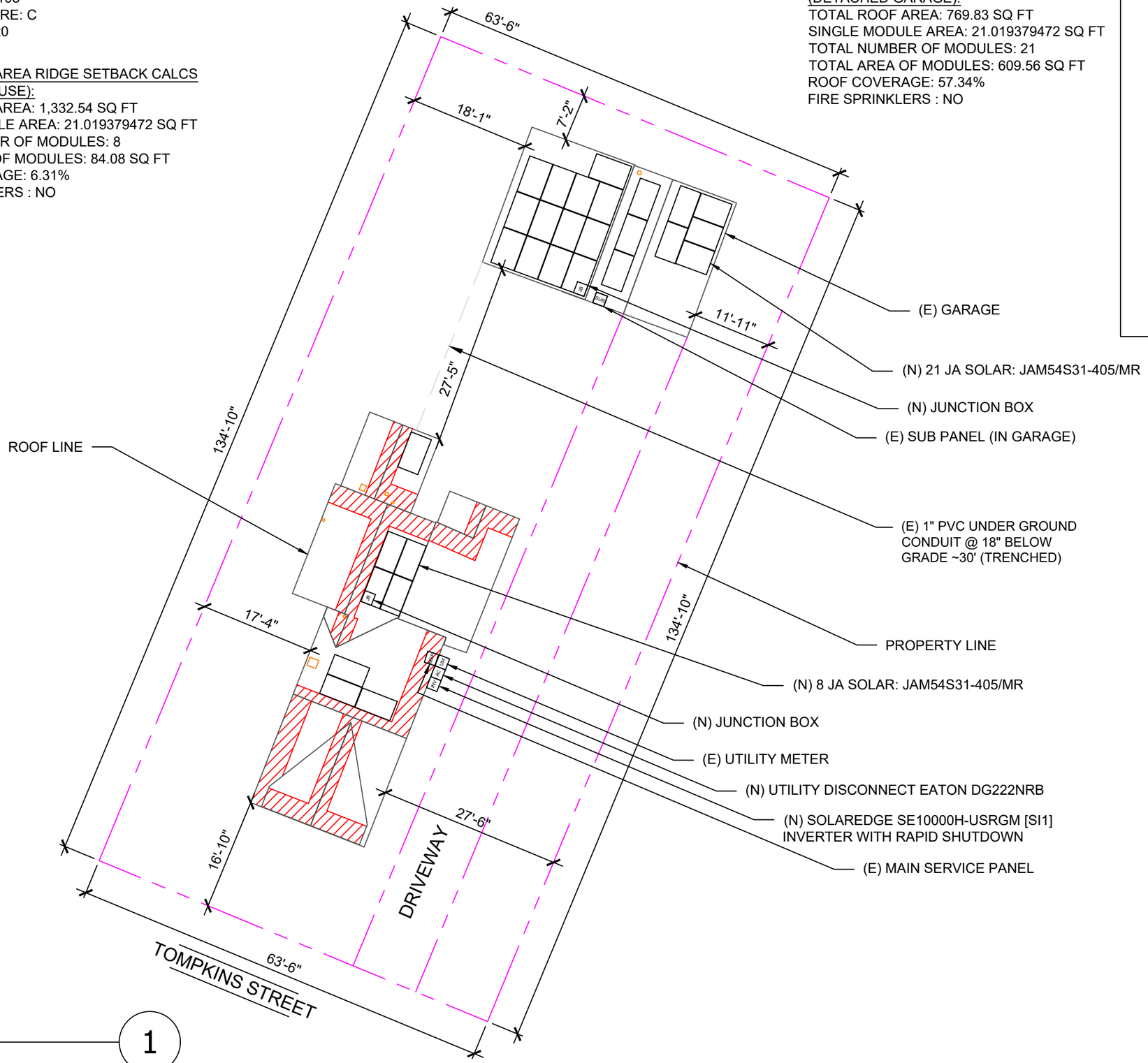
LEGEND:

- CHIMNEY
- PIPE VENT
- MODULES
- CONDUIT
- SETBACK
- AC — AC DISCONNECT
- JB — JUNCTION BOX
- INV — INVERTER
- MSP — MAIN SERVICE PANEL
- FAC — FUSED AC DISCONNECT

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 108
WIND EXPOSURE: C
SNOW LOAD: 20

TOTAL ROOF AREA RIDGE SETBACK CALCS (FOR MAIN HOUSE):
TOTAL ROOF AREA: 1,332.54 SQ FT
SINGLE MODULE AREA: 21.019379472 SQ FT
TOTAL NUMBER OF MODULES: 8
TOTAL AREA OF MODULES: 84.08 SQ FT
ROOF COVERAGE: 6.31%
FIRE SPRINKLERS : NO

TOTAL ROOF AREA RIDGE SETBACK CALCS (DETACHED GARAGE):
TOTAL ROOF AREA: 769.83 SQ FT
SINGLE MODULE AREA: 21.019379472 SQ FT
TOTAL NUMBER OF MODULES: 21
TOTAL AREA OF MODULES: 609.56 SQ FT
ROOF COVERAGE: 57.34%
FIRE SPRINKLERS : NO



SITE PLAN
SCALE: 1/16" = 1'-0"

1

STATE OF MISSOURI
TAQI KHAWAJA
NUMBER PE-2010118
PROFESSIONAL ENGINEER

Digitally Signed by: Taqi Khawaja, PE
Digitally Signed on: 12/26/2025

SYSTEM SIZE

PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

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728 TOMPKINS STREET, SAINT CHARLES, MO 63301
AHJ: CITY OF SAINT CHARLES
UTILITY: AMEREN MISSOURI
METER: 43792782
APN: 6-009D-4247-02-0008.0000000
PHONE: (636) 887-6555
EMAIL: ZAWELCH@GMAIL.COM

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OPTIMIZERS: 29 X SOLAREDGE S440
INVERTER: SOLAREDGE SE10000H-USRGM
(PART/SKU: SE10000H-USRGM)

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TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
MO ELECTRICAL CONTRACTOR 2023045038

SITE PLAN

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-2

LEGEND:

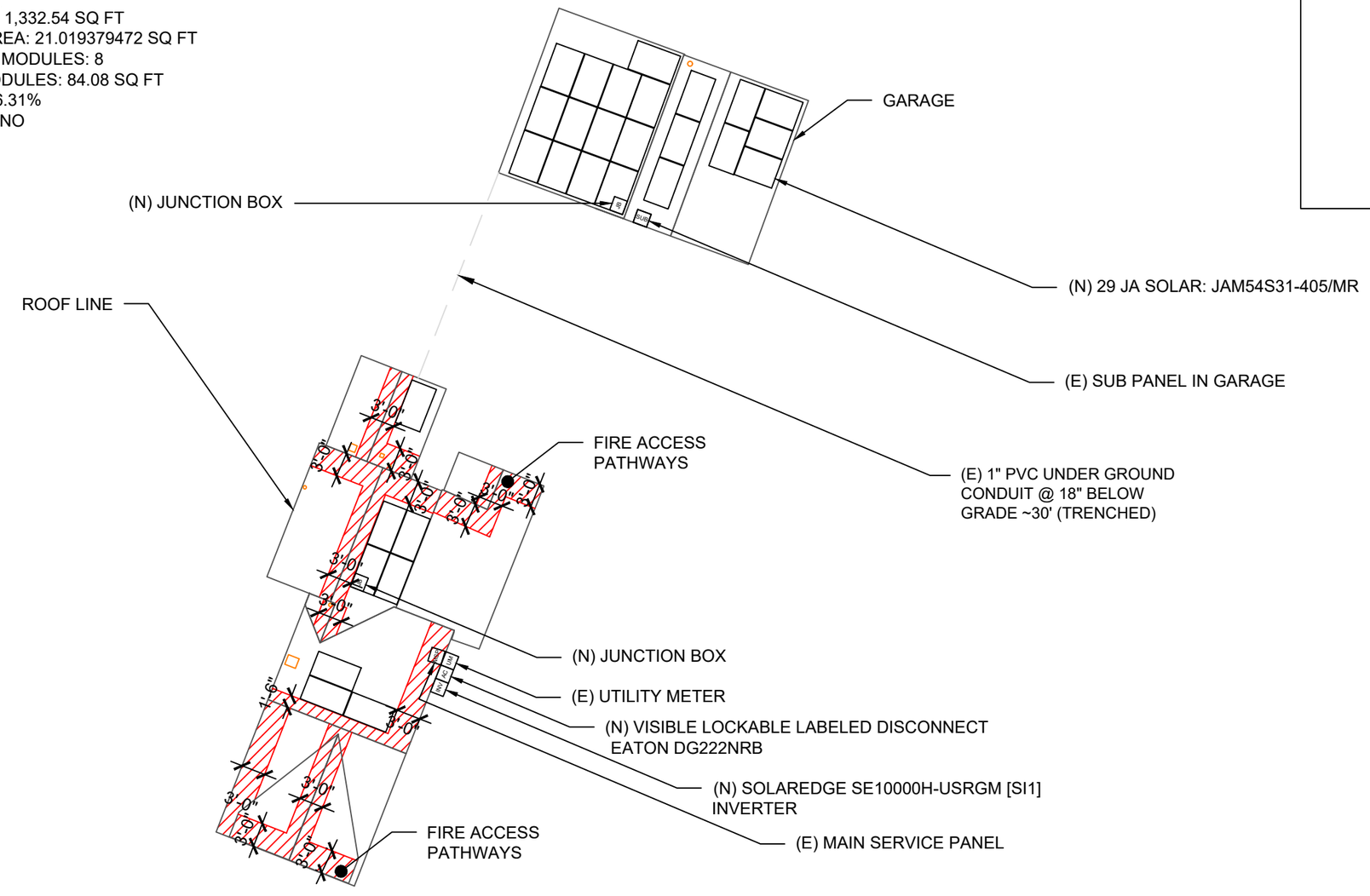
- CHIMNEY
- PIPE VENT
- MODULES
- CONDUIT
- SETBACK
- AC DISCONNECT
- JUNCTION BOX
- INVERTER
- MAIN SERVICE PANEL
- FUSED AC DISCONNECT

THIS SYSTEM DESIGNED WITH:
WIND SPEED: 108
WIND EXPOSURE: C
SNOW LOAD: 20

TOTAL ROOF AREA: 769.84 SQ FT
TOTAL ARRAY AREA: 609.562004688 SQ FT
ARRAY COVERAGE: 79.18%
SYSTEM DISTRIBUTED WEIGHT: 2.76 LBS
SNAPNRACK RL UNIVERSAL POINT-LOAD: 38.19 LBS

TOTAL ROOF AREA RIDGE SETBACK CALCS (DETACHED GARAGE):
TOTAL ROOF AREA: 769.83 SQ FT
SINGLE MODULE AREA: 21.019379472 SQ FT
TOTAL NUMBER OF MODULES: 21
TOTAL AREA OF MODULES: 609.56 SQ FT
ROOF COVERAGE: 57.34%
FIRE SPRINKLERS : NO

TOTAL ROOF AREA RIDGE SETBACK CALCS (FOR MAIN HOUSE):
TOTAL ROOF AREA: 1,332.54 SQ FT
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TOTAL NUMBER OF MODULES: 8
TOTAL AREA OF MODULES: 84.08 SQ FT
ROOF COVERAGE: 6.31%
FIRE SPRINKLERS : NO



ROOF PLAN
SCALE: 1/16" = 1'-0"

1

NOTES:
1. EMT CONDUIT ATTACHED TO THE ROOF USING CONDUIT MOUNTS
2. ATTACHED CLAMPS AT 25% FROM THE EDGE AND 50% FROM THE CENTER OF THE MODULES
3. JUNCTION BOX IS MOUNTED TO THE RAIL.

STATE OF MISSOURI
TAQI KHAWAJA
NUMBER PE-2010118
PROFESSIONAL ENGINEER

Digitally Signed by: Taqi Khawaja, PE
Digitally Signed on: 12/26/2025

SYSTEM SIZE
PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

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SYSTEM DETAILS
MODULES: 29 X JA SOLAR: JAM54S31-405/MR
OPTIMIZERS: 29 X SOLAREDGE S440
INVERTER: SOLAREDGE SE10000H-USRGM (PART/SKU: SE10000H-USRGM)

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FREEDOM FOREVER MISSOURI, LLC
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GREG ALBRIGHT

CONTRACTOR LICENSE:
MO ELECTRICAL CONTRACTOR 2023045038

ROOF PLAN WITH MODULES LAYOUT

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-2A

ROOF DETAILS:

TOTAL ROOF AREA: 769.84 SQ FT
TOTAL ARRAY AREA: 609.562004688 SQFT
ARRAY COVERAGE: 79.18%
SYSTEM DISTRIBUTED WEIGHT: 2.76 LBS
SNAPNRACK RL UNIVERSAL POINT-LOAD: 38.19 LBS

ROOF AREA STATEMENT						
ROOF	MODULE QUANTITY	ROOF PITCH	ARRAY PITCH	AZIMUTH	ROOF AREA	ARRAY AREA
ROOF 1	13	6	6	290	361.22 SQ FT	273.25 SQ FT
ROOF 2	4	35	35	111	181.88 SQ FT	84.08 SQ FT
ROOF 3	5	29	29	110	254.05 SQ FT	105.1 SQ FT
ROOF 4	3	30	30	290	154.57 SQ FT	63.06 SQ FT
ROOF 5	3	33	33	21	305.61 SQ FT	63.06 SQ FT
ROOF 6	1	29	29	111	80.56 SQ FT	21.02 SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT



Digitally Signed by: Taqi Khawaja, PE
Digitally Signed on: 12/26/2025

SYSTEM SIZE

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PV SYSTEM (AC): 10kW @ 240V

CLIENT DETAILS

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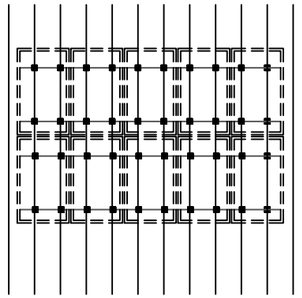
ARRAY DETAILS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-2B

TABLE 1 – ARRAY INSTALLATION

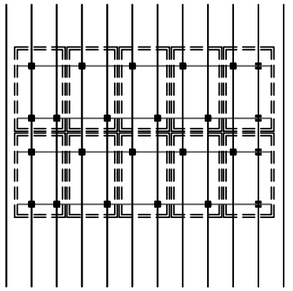
	ROOF PITCH	ROOFING TYPE	ATTACHMENT TYPE	FRAMING TYPE	MAX UNBRACED LENGTH(FT.)	STRUCTURAL ANALYSIS RESULT	PENETRATION PATTERN	MAX ATTACHMENT SPACING (IN.)	MAX RAIL OVERHANG(IN.)
ROOF 1	6	Comp Shingle	SnapNRack RL Universal	2x6 @ 24" O.C.	12.5	PASS	STAGGERED	72	24
ROOF 2	35	Comp Shingle	SnapNRack RL Universal	2x6 @ 24" O.C.	12	PASS	STAGGERED	72	24
ROOF 3	29	Comp Shingle	SnapNRack RL Universal	2x6 @ 24" O.C.	12.5	PASS	STAGGERED	72	24
ROOF 4	30	Comp Shingle	SnapNRack RL Universal	2x6 @ 24" O.C.	12.5	PASS	STAGGERED	72	24
ROOF 5	33	Comp Shingle	SnapNRack RL Universal	2x6 @ 24" O.C.	12	PASS	STAGGERED	72	24
ROOF 6	29	Comp Shingle	SnapNRack RL Universal	2x6 @ 16" O.C.	13	PASS	STAGGERED	64	21.33333

1. CONTRACTOR TO VERIFY FRAMING TYPE AND MAX UNBRACED LENGTH PRIOR TO INSTALLATION. IF THE ABOVE INFORMATION DOES NOT MATCH FIELD CONDITIONS, NOTIFY ENGINEER OF RECORD IMMEDIATELY.
2. WHERE COLLAR TIES OR RAFTER SUPPORTS EXIST, CONTRACTOR SHALL USE RAFTERS WITH COLLAR TIES AS ATTACHMENT POINTS.
3. MAX RAIL OVERHANG APPLICABLE FOR RAILED ATTACHMENT INSTALLATIONS.



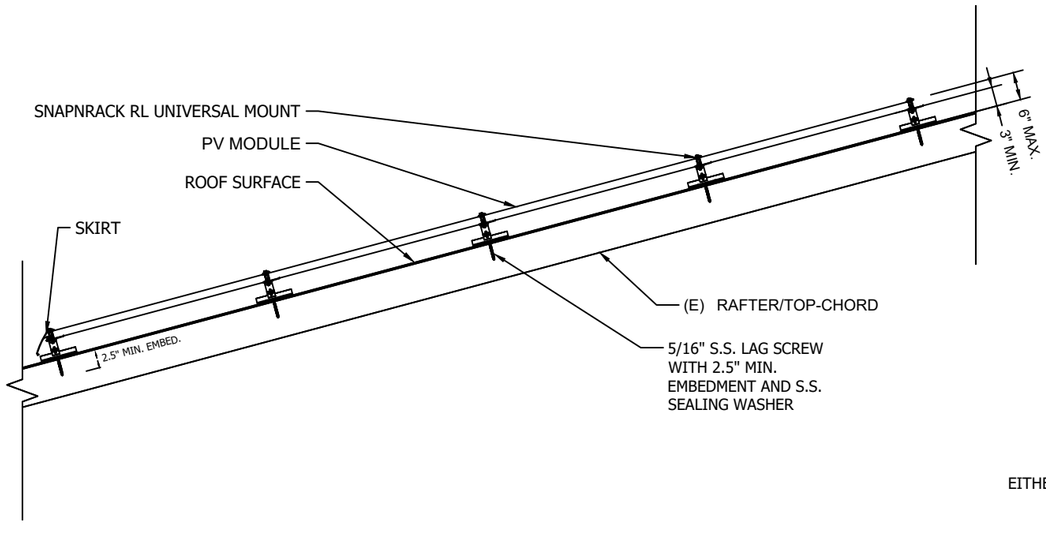
STACKED DETAIL

For Illustration purposes only



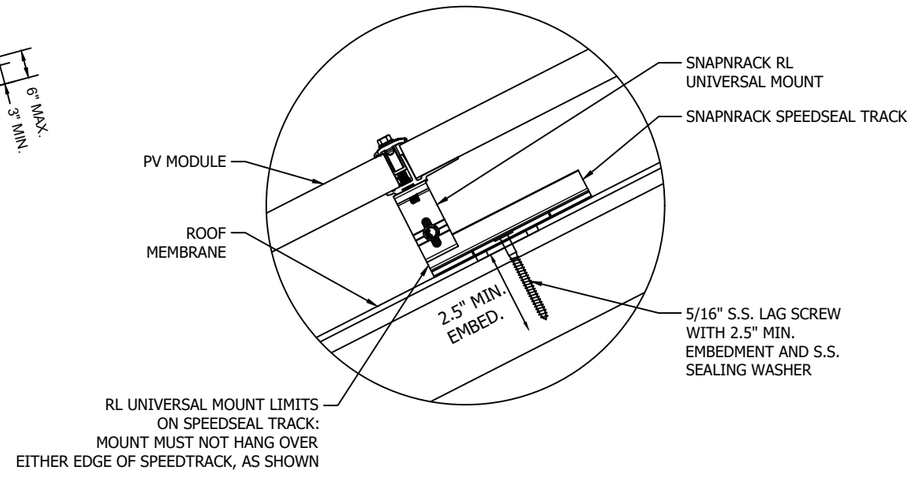
STAGGERED DETAIL

For Illustration purposes only



SOLAR PV ARRAY SECTION VIEW

Scale: NTS



ATTACHMENT DETAIL

Scale: NTS



Digitally Signed by: Taqi Khawaja, PE
Digitally Signed on: 12/26/2025

SYSTEM SIZE

PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

CLIENT DETAILS

ZACK WELCH
728 TOMPKINS STREET, SAINT CHARLES, MO 63301
AHJ: CITY OF SAINT CHARLES
UTILITY: AMEREN MISSOURI
METER: 43792782
APN: 6-009D-4247-02-0008.0000000
PHONE: (636) 887-6555
EMAIL: ZAWELCH@GMAIL.COM

SYSTEM DETAILS

MODULES: 29 X JA SOLAR: JAM54S31-405/MR
OPTIMIZERS: 29 X SOLAREDGE S440
INVERTER: SOLAREDGE SE10000H-USRGM (PART/SKU: SE10000H-USRGM)

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FREEDOM FOREVER MISSOURI, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

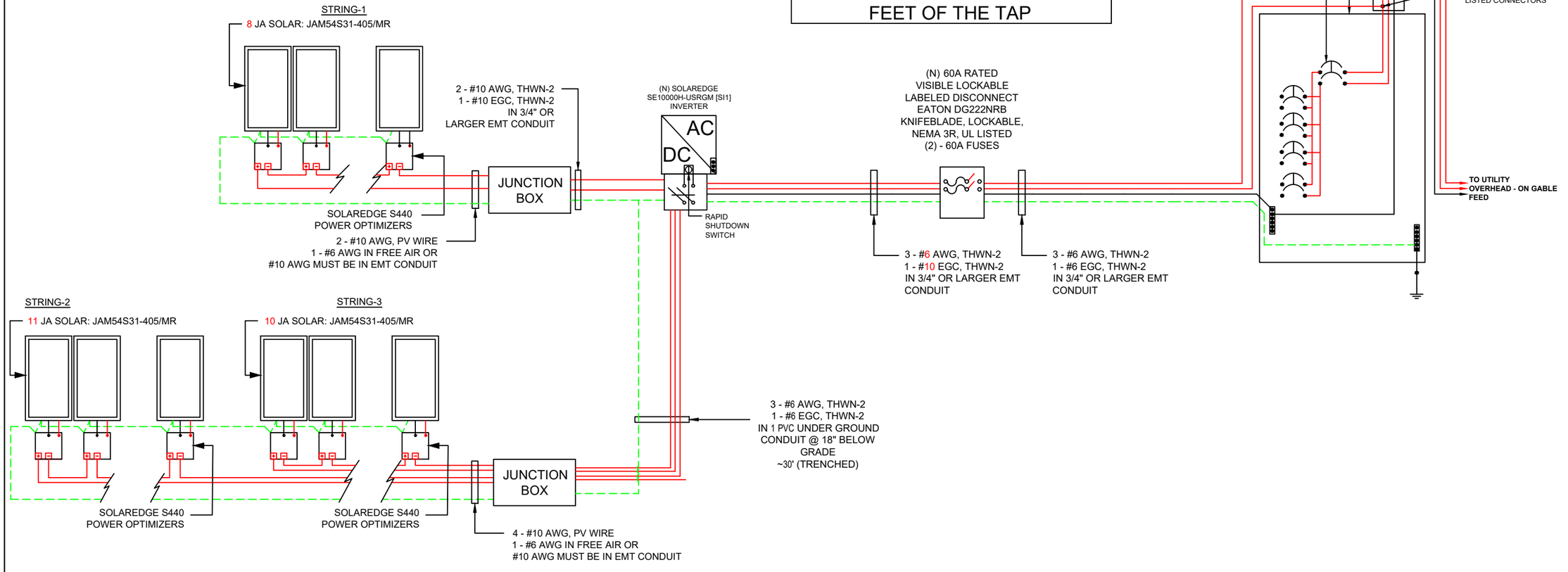
CONTRACTOR LICENSE:
MO ELECTRICAL CONTRACTOR 2023045038

MOUNTING DETAILS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-3

BACKFEED FUSE SIZING					
MAX. CONTINUOUS OUTPUT 42A @ 240V					
42	X	1.25	=	53AMPS	60A FUSES - OK

FUSED AC DISCONNECT WITHIN 4 FEET OF THE TAP



NOTE:
CONDUIT AND CONDUCTORS SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS

SYSTEM SIZE

PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

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GREG ALBRIGHT

CONTRACTOR LICENSE:
MO ELECTRICAL CONTRACTOR 2023045038

THREE LINE DIAGRAM

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-4

WIRE SCHEDULE												
RACEWAY #	EQUIPMENT				CONDUCTOR QTY.	AWG WIRE SIZE	STARTING ALLOWABLE AMPACITY @ 90°C 310.15(B)(16)	STARTING CURRENT APPLIED TO CONDUCTORS IN RACEWAY	TEMPERATURE CORRECTION FACTOR 310.15(B)(2)(a)	ADJUSTMENT FACTOR FOR MORE THAN 3 CONDUCTORS 310.15(B)(3)(a)	ADJUSTED CONDUCTOR AMPACITY @ 90°C	MAXIMUM CURRENT APPLIED TO CONDUCTORS IN RACEWAY
1	DC	MODULE	TO	OPTIMIZER	2	10	40	13.88	0.91	1	36.4	17.34
2	DC	OPTIMIZER	TO	JUNCTION BOX	2	10	40	15	0.91	1	36.4	18.75
3	DC	JUNCTION BOX	TO	INVERTER	6	10	40	15	0.91	0.8	29.12	18.75
4	AC	INVERTER	TO	AC DISCONNECT	3	6	75	42	0.91	1	68.25	52.5
5	AC	AC DISCONNECT	TO	POI	3	6	75	42	0.91	1	68.25	52.5

CONDUCTOR AMPACITY CALCULATIONS IN ACCORDANCE WITH NEC 690.8.

SYSTEM SIZE

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PV SYSTEM (AC): 10kW @ 240V

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CONDUCTOR CALCULATIONS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-5

OCPD SIZES:

60A FUSES

SERVICE LIST:

TRENCHING

MATERIAL LIST:

PART_TYPE	PART_NUMBER	SKU	PART_DESCRIPTION	QUANTITY
220 - Mids and Ends	RAC-223-303-DC	242-10063-USA	MFG: Snap N Rack, AlphaTrack (USA), MFG SKU: 242-10063-USA	36
260 - Fittings/Anchors	RAC-263-051-DC	232-02493-USA	MFG: Snap N Rack, Universal Double Portrait Skirt 83IN Black, MFG SKU: 232-02493-USA	14.5
260 - Fittings/Anchors	RAC-263-052-DC	232-02532-USA	MFG: Snap N Rack, RL Universal Skirt Spacer 30MM, MFG SKU: 232-02532-USA	29
240 - Footings	RAC-245-114-DC	242-02155-USA	MFG: Snap N Rack, RL Universal Mount, MFG SKU: 242-02155-USA	36
240 - Footings	RAC-245-115-DC	242-02156-USA	MFG: Snap N Rack, RL Universal Link, MFG SKU: 242-02156-USA	58
110 - Modules	PV-110-405	JAM54S31-405/MR	MFG: JA Solar, 405W Half-cell Black, Mono, MFG SKU: JAM54S31-405/MR	29
120 - Inverters	INV-120-108	SE10000H-US000BEI4	MFG: Solaredge, 10.0 kW, HD Wave, RGM Screenless w/ Consumption Monitoring, MFG SKU: SE10000H-US000BEI4	1
180 - Monitoring Equipment	ME-180-502	SE-CELL-B-R05-S-S2	MFG: Solaredge, Cell Modem W/5 Yrs, MFG SKU: SE-CELL-B-R05-US-S-S2	1
160 - Equipment Accessories	EA-163-304	ENET-HBNP-01	MFG: SolarEdge, Energy Net Plug-In, MFG SKU: ENET-HBNP-01	1
130 - Optimizers	OPT-130-440-2	S440	MFG: Solaredge, 440W 60V Optimizer, MFG SKU: S440	29
260 - Fittings/Anchors	RAC-260-061	JB-3	MFG: EZ Solar, Junction Box, PV, MFG SKU: JB-3	3
320 - Disconnects	EE-321-061	DG222NRB	MFG: Eaton, Disconnect, General Duty, 2P, 240V, 60A, Fusible w/ Neutral, Nema 3R, MFG SKU: DG222NRB	1
350 - Electrical Accessories	EA-350-120	IT-350	MFG: NSI, Polaris, Insulated Tap, 2 Port, 2 Sided Entry, 350MCM-10awg, 600V, MFG SKU: IT-350	2
330 - Fuses	BR-330-060	Various	60Amp Fuse, RK5, 250V	2
330 - Fuses	BR-330-530	Various	Fuse Reducer, 60-30A, Class R, 250V	2
260 - Fittings/Anchors	RAC-260-550	ACC-FPV180	MFG: Burndy, Pv Wiley Cable Clip Â Thickness Range: 1.3 to 3mm MFG SKU: ACC-FPV180	300
350 - Electrical Accessories	EA-350-585	SGB-4	MFG: Ilsco, Ground Lug, MFG SKU: SGB-4	4
260 - Fittings/Anchors	RAC-265-018	4011012	MFG: Eco Fasten, Frame MLPE Mount SS, MFG SKU: 4011012	29
260 - Fittings/Anchors	RAC-263-506	242-02168	MFG: Snap N Rack, Sealing Washer Lag 4-1/2IN SS, MFG SKU: 242-02168	36

SYSTEM SIZE

PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

CLIENT DETAILS

ZACK WELCH
728 TOMPKINS STREET, SAINT CHARLES, MO 63301
AHJ: CITY OF SAINT CHARLES
UTILITY: AMEREN MISSOURI
METER: 43792782
APN: 6-009D-4247-02-0008.0000000
PHONE: (636) 887-6555
EMAIL: ZAWELCH@GMAIL.COM

SYSTEM DETAILS

MODULES: 29 X JA SOLAR: JAM54S31-405/MR
OPTIMIZERS: 29 X SOLAREDGE S440
INVERTER: SOLAREDGE SE10000H-USRGM (PART/SKU: SE10000H-USRGM)

REVISIONS

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FREEDOM FOREVER MISSOURI, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
TEMECULA, CA 92590
Tel: (888) 557-6431

GREG ALBRIGHT

CONTRACTOR LICENSE:
MO ELECTRICAL CONTRACTOR 2023045038

EQUIPMENT & SERVICE LIST

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-6

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

690.13(B)

DO NOT DISCONNECT UNDER LOAD

NEC 690.15 (B) & NEC 690.33(D)(2)

⚠ WARNING

SINGLE 120-VOLT SUPPLY
DO NOT CONNECT
MULTIWIRE BRANCH CIRCUITS

NEC 710.15(C) & 692.9 (C)

⚠ WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

NEC 705.12(D) & NEC 690.59

⚠ WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

NEC 110.27(C) & OSHA 1910.145(F)(7)

⚠ WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

706.15(C)(4) & 690.13(B)

⚠ WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES:
TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN POWER SUPPLY SHALL NOT EXCEED AMPACITY OF BUSBAR

NEC 705.12(B)(3)(3)

⚠ WARNING

THE DISCONNECTION OF THE GROUNDED CONDUCTOR(S) MAY RESULT IN OVERVOLTAGE ON THE EQUIPMENT

NEC 690.31(E)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

690.56(C)(3)

M

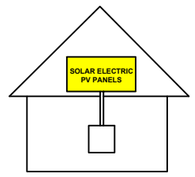
AC

PM

INVERTER

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



IFC 605.11.3.1(1) & 690.56(C)

⚠ CAUTION
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

NEC 705.12(D) & NEC 690.59

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE.

NEC 705.12(C) & NEC 690.59

⚠ WARNING
ARC FLASH AND SHOCK HAZARD
APPROPRIATE PPE REQUIRED

24 INCH FLASH HAZARD BOUNDARY
3 CAL/CM^2 FLASH HAZARD AT 18 INCHES
480 VAC SHOCK HAZARD WHEN COVER IS REMOVED
42 INCH LIMITED APPROACH
12 INCH RESTRICTED APPROACH - 500 V CLASS 00 GLOVES
1 INCH PROHIBITED APPROACH - 500 V CLASS 00 GLOVES
LOCATION: 728 TOMPKINS STREET SAINT CHARLES, MO 63301

NEC 706.15(C) AND NEC 110.16

PHOTOVOLTAIC AC DISCONNECT

NEC 690.13(B)

PHOTOVOLTAIC AC DISCONNECT

RATED AC OUTPUT CURRENT: 42A
NOMINAL OPERATING AC VOLTAGE: 240V

NEC 690.54

⚠ WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

NEC 705.12(D) & NEC 690.59

SOLAR PV DC CIRCUIT

EVERY 10' ON CONDUIT AND ENCLOSURES
NEC 690.31

PHOTOVOLTAIC POWER SOURCE

EVERY 10' ON CONDUIT AND ENCLOSURES
NEC 690.31(D)(2)

MAXIMUM VOLTAGE	480	V
MAXIMUM CIRCUIT CURRENT	27	A
MAX DC-DC CONVERTER OUTPUT CURRENT	15	A

DC

J/B

PHOTOVOLTAIC DC DISCONNECT

NEC 690.13(B)

MAXIMUM DC VOLTAGE OF PV SYSTEM

NEC 690.53

⚠ WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

706.15(C)(4) & 690.13(B)

⚠ WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

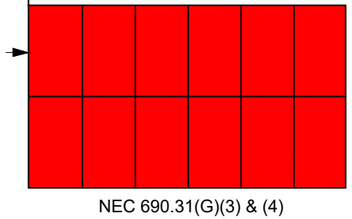
706.15(C)(4) & 690.13(B)

⚠ WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

NEC 110.27(C) & OSHA 1910.145(F)(7)

ARRAY



NEC 690.31(G)(3) & (4)

NOTES:

1. NEC ARTICLES 690 AND 705 AND IRC SECTION R324 MARKINGS SHOWN HEREON.
2. ALL MARKING SHALL CONSIST OF THE FOLLOWING:
   - A. UV RESISTANT SIGN MATERIAL WITH ENGRAVED OR MACHINE PRINTED LETTERS OR ELECTRO-PLATING.
   - B. RED BACKGROUND COLOR WHITE TEXT AND LINE WORK.
   - C. ARIAL FONT.
3. ALL SIGNS SHALL BE SIZED APPROPRIATELY AND PLACED IN THE LOCATIONS SPECIFIED. SIGNAGE CANNOT BE HAND-WRITTEN.
4. SIGNS SHALL BE ATTACHED TO THE SERVICE EQUIPMENT WITH POP-RIVETS OR SCREWS

SYSTEM SIZE

PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

CLIENT DETAILS

ZACK WELCH
728 TOMPKINS STREET, SAINT CHARLES, MO 63301
AHJ: CITY OF SAINT CHARLES
UTILITY: AMEREN MISSOURI
METER: 43792782
APN: 6-009D-4247-02-0008.0000000
PHONE: (636) 887-6555
EMAIL: ZAWELCH@GMAIL.COM

SYSTEM DETAILS

MODULES: 29 X JA SOLAR: JAM54S31-405/MR
OPTIMIZERS: 29 X SOLAREDGE S440
INVERTER: SOLAREDGE SE10000H-USRGM
(PART/SKU: SE10000H-USRGM)

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FREEDOM FOREVER MISSOURI, LLC
43445 BUSINESS PARK DRIVE SUITE 110,
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Tel: (888) 557-6431

GREG ALBRIGHT

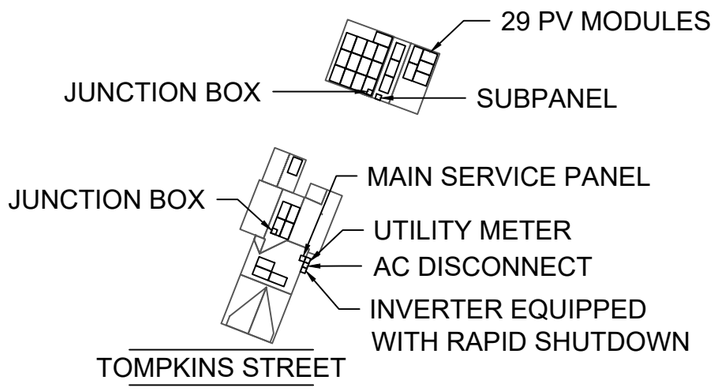
CONTRACTOR LICENSE:
MO ELECTRICAL CONTRACTOR 2023045038

LABELS

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-7

CAUTION:

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS AS SHOWN



WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

N

NOTES:

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2. ALL MARKING SHALL CONSIST OF THE FOLLOWING:
   - A. UV RESISTANT SIGN MATERIAL WITH ENGRAVED OR MACHINE PRINTED LETTERS OR ELECTRO-PLATING.
   - B. RED BACKGROUND COLOR WHITE TEXT AND LINE WORK.
   - C. AERIAL FONT.
3. ALL SIGNS SHALL BE SIZED APPROPRIATELY AND PLACED IN THE LOCATIONS SPECIFIED. SIGNAGE CANNOT BE HAND-WRITTEN.
4. SIGNS SHALL BE ATTACHED TO THE SERVICE EQUIPMENT WITH POP-RIVETS OR SCREWS.

SYSTEM SIZE

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PV SYSTEM (AC): 10kW @ 240V

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AHJ: CITY OF SAINT CHARLES
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GREG ALBRIGHT

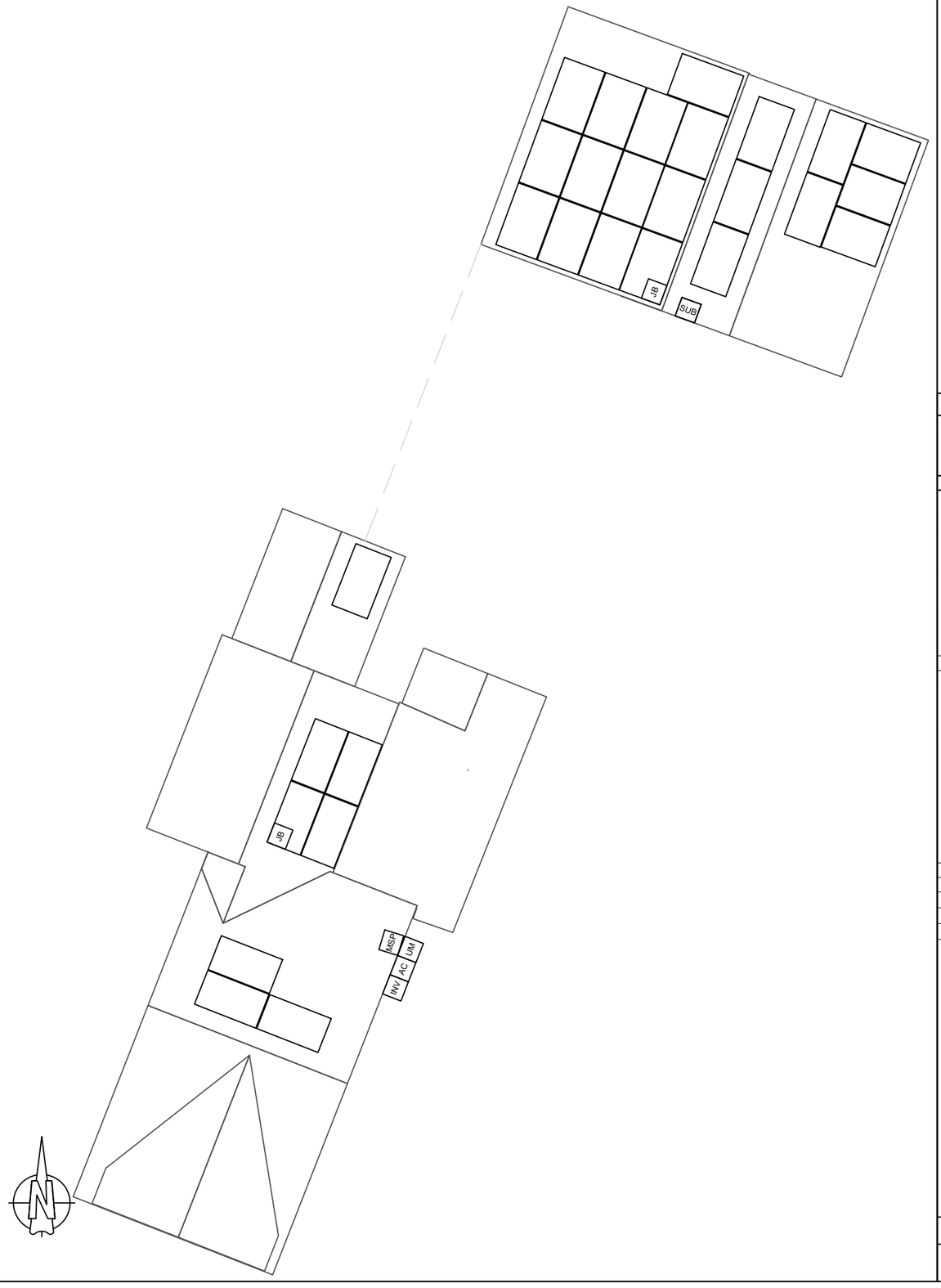
CONTRACTOR LICENSE:
MO ELECTRICAL CONTRACTOR 2023045038

SITE PLACARD

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-7A

	1-10	11-20	21-30	31-40	41-50	51-60
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

SOLAREDGE OPTIMIZER CHART



SYSTEM SIZE

PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

CLIENT DETAILS

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SYSTEM DETAILS

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OPTIMIZERS: 29 X SOLAREDGE S440
INVERTER: SOLAREDGE SE10000H-USRGM
(PART/SKU: SE10000H-USRGM)

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OPTIMIZER CHART

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-8

SAFETY PLAN

INSTRUCTIONS:

1. USE SYMBOLS IN KEY TO MARK UP THIS SHEET.
2. SAFETY PLAN MUST BE MARKED BEFORE JOB STARTS AS PART OF THE PRE-PLAN
3. DOCUMENT ALL ADDITIONAL HAZARDS ON THIS PAGE & MAKE NOTES ON THE JHA SHEET

INCIDENT REPORTING:

INJURIES - CALL INJURY HOTLINE

(855) 400-7233

**If injury is life threatening, call 911 first THEN the Injury Hotline*

NON-INJURIES - USE MOBILE INCIDENT REPORTING
(Auto, Property Damage, Near Miss)

NEAREST OCCUPATIONAL/INDUSTRIAL CLINIC:

NAME: _____

ADDRESS: _____

NEAREST HOSPITAL:

NAME: _____

ADDRESS: _____

SAFETY COACH CONTACT INFORMATION:

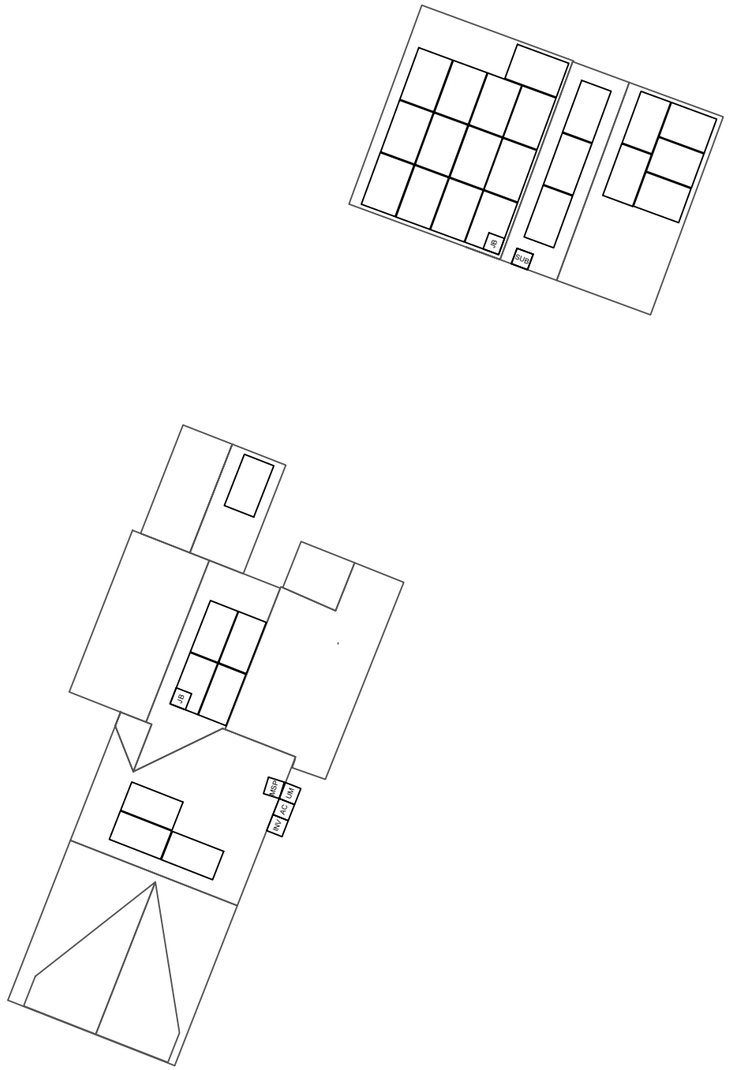
NAME: _____

PHONE NUMBER: _____

ALL EMPLOYEES ON SITE SHALL BE MADE AWARE OF THE SAFETY PLAN AND SIGN INDICATING THAT THEY ARE AWARE OF THE HAZARDS ON-SITE AND THE PLAN FOR WORKING SAFELY.

NAME	SIGNATURE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

DATE: _____ TIME: _____



MARK UP KEY

- (P) PERMANENT ANCHOR
- (T) TEMPORARY ANCHOR
- (IL) INSTALLER LADDER
- (B) JUNCTION / COMBINER BOX
- (S) STUB-OUT
- SKYLIGHT
- NO LADDER ACCESS (STEEP GRADE OR GROUND LEVEL OBSTRUCTIONS)
- RESTRICTED ACCESS
- CONDUIT
- (GAS) GAS SHUT OFF
- (H_2O) WATER SHUT OFF
- (7) SERVICE DROP
- (Z) POWER LINES

BREAK AND WATER LOG

THIS LOG IS TO BE FILLED OUT ANY TIME THE TEMP EXCEEDS **90** DEGREES. THE CREW LEAD AND ROOF LEAD ARE RESPONSIBLE FOR ENSURING THIS IS COMPLETED AND UPLOADED AT THE END OF EVERYDAY WHEN TEMPS EXCEED **90** DEGREES

NAME	0800HRS	0900HRS	1000HRS	1100HRS	1200HRS	1300HRS	1400HRS	1500HRS	1600HRS

POLICIES

INSTRUCTIONS:

1. SCAN QR LINK BELOW TO ACCESS ALL FREEDOM FOREVER SAFETY POLICIES AND PROGRAMS.

SYSTEM SIZE

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GREG ALBRIGHT

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SAFETY PLAN

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-9

JOB HAZARD ANALYSIS

Crew leader to fill out all sections below, hold a pre-job safety meeting with all personnel, and upload this completed document and the Safety Plan to Site Capture

Ladder Access
- Ladders must be inspected before each use.
- Extension ladders must be set up on a firm and level surface at a 4-to-1 rise to run angle (or 75 degrees) and the top must be secured to the structure. Extension style ladders placed on uneven, loose or slippery surfaces must additionally have the base firmly anchored or lashed so the base will not slip out.
- Extension ladders must be used with walk-through devices or the ladder must extend 36" above the stepping off point.
- A-frame ladders must only be climbed with the ladder spreader bars locked in the open position; A-frame ladders shall not be climbed while in the closed position (ex, closed and used while leaned against a structure).
- Additional notes:

Mobile Equipment
- Only Qualified operators will operate equipment; operators must maintain a certification on their person for the equipment being operated.
- Type(s) of mobile equipment (Type/Make/Model):
- Qualified operator(s):

Material Handling and Storage
- Materials will be staged/stored in a way that does not present a hazard to client, personnel or public. Materials stored on the roof will be physically protect from failing or sliding off.

Fall Protection
- A site-specific plan for fall prevention and protection is required prior to starting work and must remain onsite at all times until work is complete; a fall rescue plan must be outlined and discussed among the crew prior to work start.
- First-person-Up (FPU) must install their anchor and connect before any other task, including installing other anchors. The Last-Person-Down (LPD) must be the only person on a roof uninstalling fall protection.
- FPCP (name and title):
- FPU and LPD (name and title):

Electrical Safety
- The Electrical Qualified Person (EQP) is required onsite to perform electrical work.
- All electrical work will be performed with equipment in an electrically safe condition (de-energized) unless approval has been granted prior to work.
- Service drops and overhead electrical hazards will be indentified and protected from contact, as neccessary.
- EQP (name and tile):

Public Protection
- The safety of the Client and Public must be maintained at all times.
- The Client and the Public shall be prevented from entering the work zone through the use of barriers and/or signage, as required.
- Company, Client and Public property shall be protected from falling objects.
- Pets (including dogs) shall be secured by their owners prior to work start.
- The Client should not leave pets, family members, or others in charge or care of Employees, Contractors, or Temporary Workers.
- Crew leader responsible for communication with the client:
- Client and public is excluded from work area by barricades (N/A, Yes, No):

Training and Pre-Job Safety Briefing
- All employees onsite shall be made aware of the specific hazards of this project and review this HJA during a pre-job briefing, and their signature indicates awareness of site conditions and the plan to eliminate any hazards identified prior to and during the project.

- Crew leader (name/title):
- Crew member (name/title):
- Crew member (name/title):
- Crew member (name/title):
- Crew member (name/title):
- Crew member (name/title):

Airborne Contaminants:
- Asbestos-containing (Transite) piping (ACP) - Do not disturb (move, drill, cut fracture, etc.)
- Asbestos-containing thermal insulation (ACI) and Asbestos-containing duct wrapping (ACW) - do not disturb, no attic or crawlspace access is allowed if work to be performed could cause exposure to personnel, client or public.

- If yes, list specific tasks and protection in place:

Weather and Environment
- The site supervisor shall forecast the weather conditions at the job site, prior to crew arrival, in order to mitigate any hazards associated with inclement weather (heat, cold, wind, rain, etc.)
- The site supervisor will utilized a portable wind meter (anemometer) to verify actual onsite wind conditions, by checking at the ground and on any elevated work surface (ex, rooftop) prior to work start, at midday and prior to solar panel staging on a roof.
- Elevated work involving the moving or maneuvering of solar panels shall cease at 25mph (sustained wind) until wind subsides.
- Forecasted weather maximum temp (degrees f):

Heat Related Illness Prevention
- Employees shall have access to potable drinking water that is fresh, pure, and suitably cool. The water shall be located as close as practicable to the areas where employees are working. Water shall be supplied in sufficient quantity at the beginning of the work shift to provide at least one quart per employee per hour for drinking for the entire shift. Employees may begin the shift with smaller quantities of water if they identify the location and have effective means for replenishment during the shift to allow employees to drink on quart or more per hour. The frequent drinking of water shall be encouraged.
- Shade shall be present when temperature exceeds 80 degrees Fahrenheit. When the outdoor temperature in the work exceeds 80 degrees Fahrenheit, employees shall have and maintain one or more areas with shade at all times.
- New employees must be acclimatized. New employees will be monitored by their Crew Leader (site supervisor) for the first two (2) weeks of employment or longer when necessary.
- Employees will be allowed and encouraged to implement scheduled breaks during each shift. Employees must take cool-down breaks in the shade any time they feel the need to do so to protect them from overheating. Supervisors are REQUIRED to allow employees any break period they need during high heat conditions.
- Cool Vests are encouraged for all employees at all times during periods of high heat.
- Identify the location of the closet Occupational/Industrial Clinic or Hospital in case a crew member becomes ill.

What is the specific plan to provide and replenish sufficient water for all employees on site?
- If offsite replenish is necessary, where will you go to replenish water (location/address):
- Who will replenish the drinking water (name):

Restroom facilities
- Employees shall have access to restroom facilities with hand-washing stations. Use of onsite restroom is at the client's discretion (location is annotated below). If client does not give permission, location of suitable restroom facilities with hand-washing stations offsite will be provided. The onsite supervisor will identify location and make arrangements to ensure all employees have access at any point.
- Restroom facilities will be (circle one): Onsite - Offsite
- If Offsite, add location name and address:

Incident Reporting Procedure
- Contact your Site Supervisor
  - Name:
  - Phone:
- Contact your Manager
  - Name:
  - Phone:
- Contact your Site Supervisor
  - Name:
  - Phone:

With: Your full name, phone number, office location, brief description of what happen and when.

NOTE ADDITIONAL HAZARDS NOT ADDRESSED ABOVE
(add as many as necessary by using additional sheets)

Define the Hazard:	Method/steps to prevent incident:
Define the Hazard:	Method/steps to prevent incident:
Define the Hazard:	Method/steps to prevent incident:

SYSTEM SIZE

PV SYSTEM (DC): 11.745kW
PV SYSTEM (AC): 10kW @ 240V

CLIENT DETAILS

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AHJ: CITY OF SAINT CHARLES
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SAFETY PLAN

JOB NO:	DATE:	DESIGNED BY:	SHEET:
545857	12/26/2025	S.T.	PV-10

FOR INSTALLATION REFERENCE ONLY

SCAN QR CODE TO ACCESS REFERENCE LINK

FREEDOM REFERENCES

INSTALL HOTLINE

PV INSTALLATION REFERENCES

ENPHASE

SOLAREDGE

TESLA

BATTERY INSTALLATION REFERENCES

Enphase Storage Systems

SOLAREDGE Storage Systems

TESLA Storage Systems

NON-BACKUP Battery Systems

Misc. Quick Guide

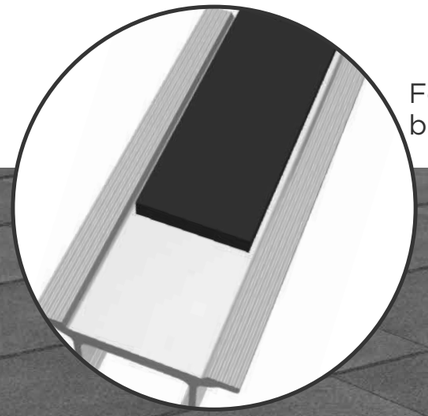
V1.4

SnapNrack®

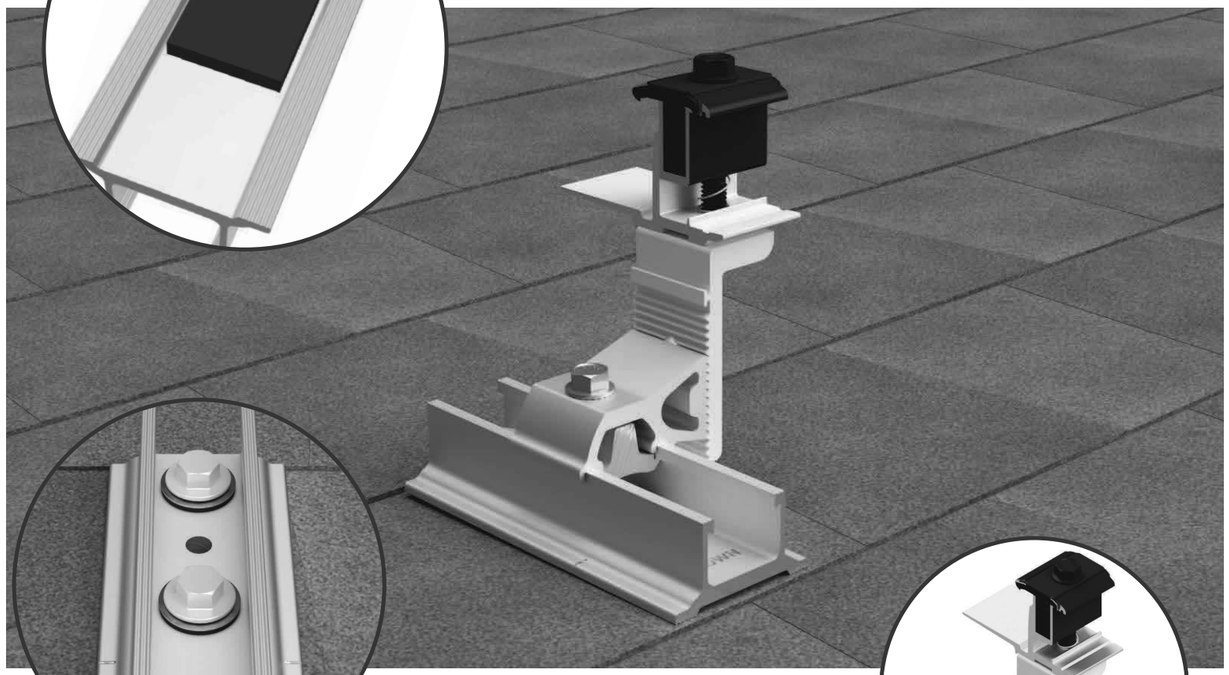
TOPSPEED® UNIVERSAL

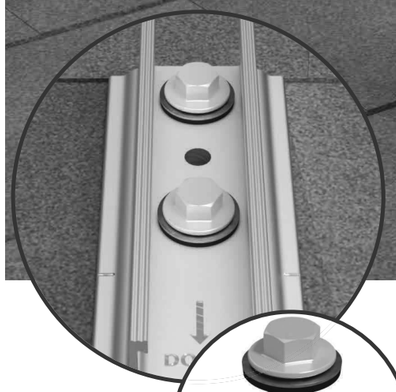
AlphaTrack™ & DeltaTrack™

The Ultimate Attachment for TopSpeed® Universal



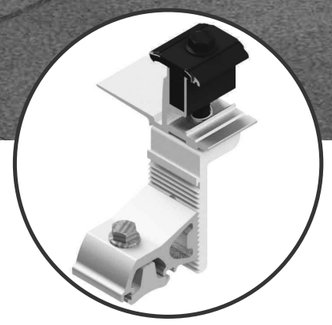
Features **SpeedSeal™+ Technology**, a pre-installed butyl pad for easy peel & stick installation







Proprietary fastener reduces the number of screws for deck mounting & increases torque-out strength by 600% compared to #14 wood screws



Fully compatible with existing TopSpeed Universal Mount & SnapNrack railless products & accessories

Start Installing AlphaTracks or DeltaTracks Today

SnapNrack®

Flexible Rafter & Deck Mounting Options

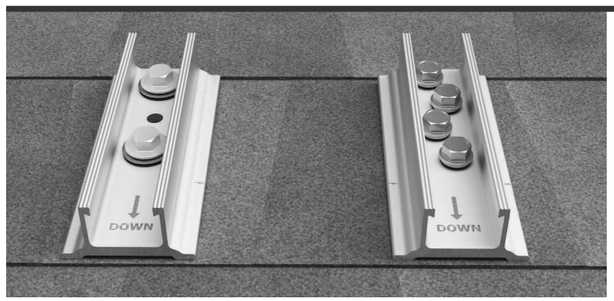
- AlphaTrack & DeltaTrack available to accomodate rafter & deck mounting based on DeckAnchor™ or wood screw install preferences
- Fully compatible with existing **TopSpeed® Universal Mount** that features a rock-in channel nut design for easy attachment & slotted riser provides leveling for easy height adjustments
- Available in domestic content options, *refer to "-USA" SKUs*



AlphaTrack™
242-10063-USA

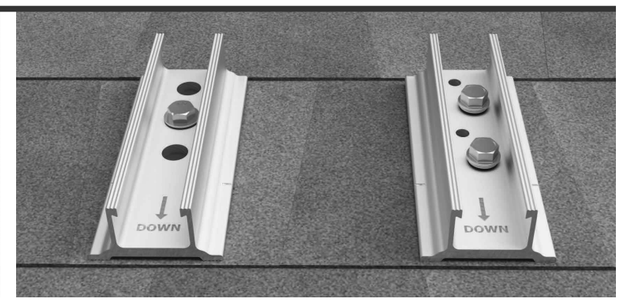


DeltaTrack™
242-10064 &
242-10064-USA



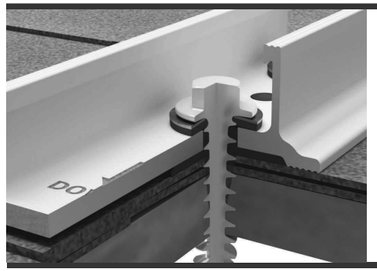
Deck Mounting Fastening Configurations

- AlphaTrack (left) easily installs with (2) DeckAnchors, 242-10035, & DeckTrack (right) requires (4) Sealing Wood Screws, 242-10010



Rafter Mounting Fastening Configurations

- AlphaTrack (left) requires (1) Sealing Washer Lag, 242-02168 & DeckTrack (right) requires (2) Sealing Wood Screws, 242-10010



Patented SpeedSeal+ Technology

- 0.25" thick industry-leading pre-applied butyl
- Innovative bottom design features recessed edges with butyl for firm contact with roof & prevents butyl from squeezing out over time
- Creates a watertight seal over all the roof surfaces, including across shingle tabs
- TAS 100A Wind Driven Rain Testing

Proprietary DeckAnchor™ Fasteners

- Wide threads securely grip the wood deck & significantly reduces the potential for over-tightening
- Reduces the required screw count in half for deck mounting & increases the torque-out strength by 600% compared to a standard #14 wood screw
- ASTM D1761 Screw Capacities
- ½" hex head to maintain the SnapNrack tradition of a single tool install



877-732-2860 **www.snapnrack.com** **contact@snapnrack.com**

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Mono

405W MBB Half-cell Black Module JAM54S31 380-405/MR Series

Introduction

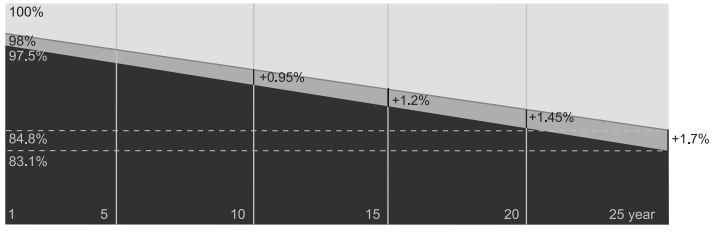
Assembled with 11BB PERC cells, the half-cell configuration of the modules offers the advantages of higher power output, better temperature-dependent performance, reduced shading effect on the energy generation, lower risk of hot spot, as well as enhanced tolerance for mechanical loading.

- Higher output power
- Lower LCOE
- Less shading and lower resistive loss
- Better mechanical loading tolerance

Superior Warranty

- 12-year product warranty
- 25-year linear power output warranty

0.55% Annual Degradation Over 25 years



New linear power warranty ■ Standard module linear power warranty

Comprehensive Certificates

- IEC 61215, IEC 61730,UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC TS 62941: 2016 Terrestrial photovoltaic (PV) modules – Guidelines for increased confidence in PV module design qualification and type approval

JA SOLAR

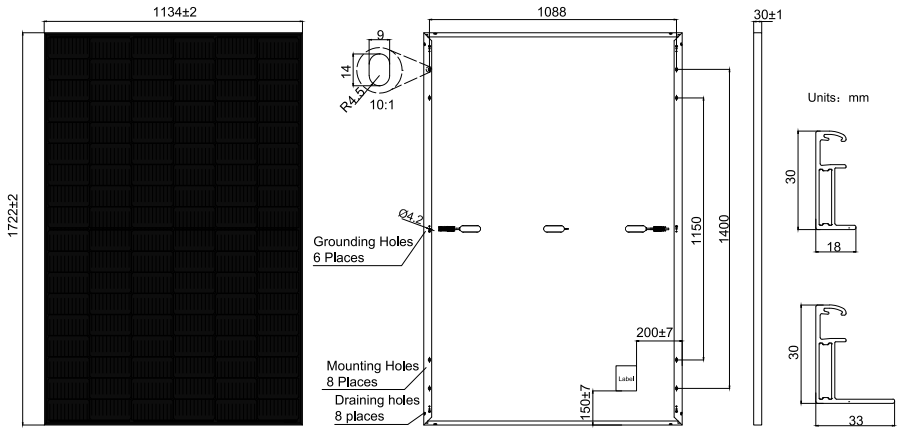
www.jasolar.com

Specifications subject to technical changes and tests.
JA Solar reserves the right of final interpretation.

JA SOLAR

JAM54S31 380-405/MR Series

MECHANICAL DIAGRAMS



Remark: customized frame color and cable length available upon request

SPECIFICATIONS

Cell	Mono
Weight	21.5kg±3%
Dimensions	1722±2mm×1134±2mm×30±1mm
Cable Cross Section Size	4mm²（IEC），12 AWG(UL)
No. of cells	108(6x18)
Junction Box	IP68, 3 diodes
Connector	MC4(1000V) MC4-EVO2(1500V)
Cable Length (Including Connector)	Portrait: 300mm(+)/400mm(-); Landscape: 1200mm(+)/1200mm(-)
Packaging Configuration	36pcs/Pallet, 864pcs/40ft Container

ELECTRICAL PARAMETERS AT STC

TYPE	JAM54S31 -380/MR	JAM54S31 -385/MR	JAM54S31 -390/MR	JAM54S31 -395/MR	JAM54S31 -400/MR	JAM54S31 -405/MR
Rated Maximum Power(Pmax) [W]	380	385	390	395	400	405
Open Circuit Voltage(Voc) [V]	36.58	36.71	36.85	36.98	37.07	37.23
Maximum Power Voltage(Vmp) [V]	30.28	30.46	30.64	30.84	31.01	31.21
Short Circuit Current(Isc) [A]	13.44	13.52	13.61	13.70	13.79	13.87
Maximum Power Current(Imp) [A]	12.55	12.64	12.73	12.81	12.90	12.98
Module Efficiency [%]	19.5	19.7	20.0	20.2	20.5	20.7
Power Tolerance	0~+5W					
Temperature Coefficient of Isc(α_Isc)	+0.045%°C					
Temperature Coefficient of Voc(β_Voc)	-0.275%/°C					
Temperature Coefficient of Pmax(γ_Pmp)	-0.350%/°C					
STC	Irradiance 1000W/m², cell temperature 25°C, AM1.5G					

Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.They only serve for comparison among different module types.

ELECTRICAL PARAMETERS AT NOCT

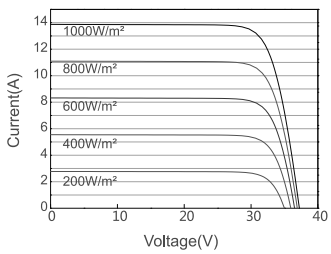
TYPE	JAM54S31 -380/MR	JAM54S31 -385/MR	JAM54S31 -390/MR	JAM54S31 -395/MR	JAM54S31 -400/MR	JAM54S31 -405/MR
Rated Max Power(Pmax) [W]	286	290	294	298	302	306
Open Circuit Voltage(Voc) [V]	34.36	34.49	34.62	34.75	34.88	35.12
Max Power Voltage(Vmp) [V]	28.51	28.68	28.87	29.08	29.26	29.47
Short Circuit Current(Isc) [A]	10.75	10.82	10.89	10.96	11.03	11.10
Max Power Current(Imp) [A]	10.03	10.11	10.18	10.25	10.32	10.38
NOCT	Irradiance 800W/m², ambient temperature 20°C,wind speed 1m/s, AM1.5G					

OPERATING CONDITIONS

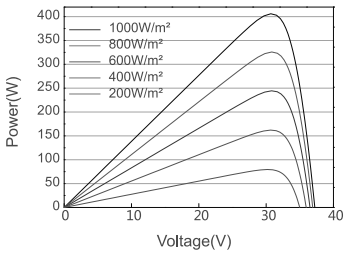
Maximum System Voltage	1000V/1500V DC
Operating Temperature	-40℃~+85℃
Maximum Series Fuse Rating	25A
Maximum Static Load,Front* Maximum Static Load,Back*	5400Pa(112lb/ft²) 2400Pa(50lb/ft²)
NOCT	45±2℃
Safety Class	Class Ⅱ
Fire Performance	UL Type 1

CHARACTERISTICS

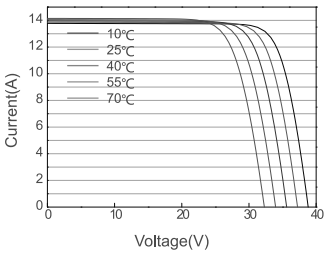
Current-Voltage Curve JAM54S31-405/MR



Power-Voltage Curve JAM54S31-405/MR



Current-Voltage Curve JAM54S31-405/MR



SolarEdge Home Wave Inverter

For North America

SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US

INVERTERS

12-25 YEAR WARRANTY



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014-2023 per articles 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

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/ SolarEdge Home Wave Inverter

For North America

SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4					SE11400H-XXXXXBXX5	Units
	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT							
Rated AC Power Output	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5(1)						Hz
Maximum Continuous Output Current @240V	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	16	-	24	-	-	48.5	A
Power Factor	1, Adjustable - 0.85 to 0.85						
GFDI Threshold	1						A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
INPUT							
Maximum DC Power @240V	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes						
Maximum Input Voltage	480						Vdc
Nominal DC Input Voltage	380						Vdc
Maximum Input Current @240V(2)	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V(2)	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45						Adc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600k Sensitivity						
Maximum Inverter Efficiency	99.2						%
CEC Weighted Efficiency	99					99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5						W

(1) For other regional settings please contact SolarEdge support.
(2) A higher current source may be used; the inverter will limit its input current to the values stated.

/ SolarEdge Home Wave Inverter

For North America

SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4					SE11400H-XXXXXBXX5	
	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), wireless SolarEdge Home Network (optional)[3], Wi-Fi (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional[4]						
Consumption Metering							
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014-2023 per articles 690.11 and 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
STANDARD COMPLIANCE							
Safety	UL1741, UL1741 SA, UL1741 SB, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07						
Grid Connection Standards	IEEE1547-2018, Rule 21, Rule 14 (HI), CSA C22.3 No. 9						
Emissions	FCC Part 15 Class B						
INSTALLATION SPECIFICATIONS							
AC Output Conduit Size / AWG Range	1" Maximum / 14 – 6 AWG				1" Maximum / 14 – 4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1 – 2 strings / 14 – 6 AWG				1" Maximum / 1 – 3 strings / 14 – 6 AWG		
Dimensions with Safety Switch (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174				21.06 x 14.6 x 7.3 / 535 x 370 x 185	21.06 x 14.6 x 8.2 / 535 x 370 x 208[5]	in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9		38.8 / 17.6	44.9 / 20.4[5]	lb / kg
Noise	< 25			<50			dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60[6]						°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)						

(3) For more information, refer to the SolarEdge Home Network datasheet

(4) Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BEI4. For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box.

(5) SE11400H-USxxxBxx**5** is the updated PN, though SE11400H-USxxxBxx**4** will still be available. All specifications are similar for both models, **EXCLUDING** the weight and dimensions [HxWxD]; The weight and dimensions of SE11400H-USxxxBxx**4** are 17.6 [kg] and 21.06-14.6-7.3 / 535-370-185 [in/mm], accordingly.

(6) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature De-rating Technical Note for North America.

How to Enable Consumption Monitoring



By simply wiring current transformers through the inverter's existing AC conduits and connecting them to the service panel, homeowners will gain full insight into their household energy usage helping them to avoid high electricity bills.

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CE

Power Optimizer

For North America

S440, S500



POWER OPTIMIZER

PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

* Expected availability in 2022

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Power Optimizer

For North America

S440, S500

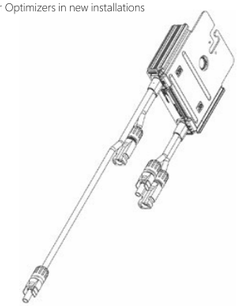
	S440	S500	Unit
INPUT			
Rated Input DC Power(1)	440	500	W
Absolute Maximum Input Voltage (Voc)	60		Vdc
MPPT Operating Range	8 - 60		Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15	Adc
Maximum Efficiency	99.5		%
Weighted Efficiency	98.6		%
Overvoltage Category	II		
OUTPUT DURING OPERATION			
Maximum Output Current	15		Adc
Maximum Output Voltage	60		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)			
Safety Output Voltage per Power Optimizer	1+/-0.1		Vdc
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System	NEC 2014, 2017 & 2020		
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3		
Safety	IEC62109-1 (class II safety), UL1741		
Material	UL94 V-0, UV Resistant		
RoHS	Yes		
Fire Safety	VDE-AR-E 2100-712:2013-05		
INSTALLATION SPECIFICATIONS			
Maximum Allowed System Voltage	1000		Vdc
Dimensions (W x L x H)	129 x 153 x 30 / 5.07 x 6.02 x 1.18		mm / in
Weight (including cables)	655 / 1.5		gr / lb
Input Connector	MC4(2)		
Input Wire Length	0.1 / 0.32		m / ft
Output Connector	MC4		
Output Wire Length	(+) 2.3, (-) 0.10 / (+) 7.54, (-) 0.32		m / ft
Operating Temperature Range(3)	-40 to +85		°C
Protection Rating	IP68 / Type6B		
Relative Humidity	0 - 100		%

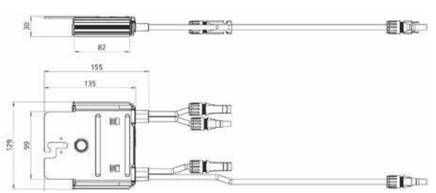
(1) Rated power of the module at STC will not exceed the power optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed
(2) For other connector types please contact SolarEdge
(3) For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter		Single Phase HD-Wave	Three Phase for 208V grid	Three Phase for 277/480V grid	
Minimum String Length (Power Optimizers)	S440, S500	8	14	18	
Maximum String Length (Power Optimizers)		25		50(4)	
Maximum Nominal Power per String		5700 (6000 with SE7600-US-SE11400-U)	6000	12750	W
Maximum Allowed Connected Power per String (5) (Permitted only when the difference in connected power between strings is 1,000W or less)		Refer to Footnote 5	One String 7200W	15,000W	
			Two strings or more 7800W		
Parallel Strings of Different Lengths or Orientations		Y			

(4) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
(5) If the inverters rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power. Refer to: https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf
(6) It is not allowed to mix S-series and P-series Power Optimizers in new installations







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Intertek

RoHS

EZ SOLAR
making solar simple.

JB-3
Specification Sheet
PV Junction Box for Rail or Panel Mount Applications

A. System Specifications and Ratings

- Maximum Voltage: 1,000 Volts
- Maximum Current: 80 Amps
- Allowable Wire: 14 AWG – 6 AWG
- Maximum Number of Input Circuits: 4
- Spacing: Please maintain a spacing of at least ½" between uninsulated live parts and fittings for conduit, armored cable, and uninsulated live parts of opposite polarity.
- Enclosure Rating: Type 3R
- Roof Slope Range: 2.5 – 12:12
- Max Side Wall Fitting Size: 1"
- Max Floor Pass-Through Fitting Size: 1"
- Ambient Operating Conditions: (-35°C) - (+75°C)
- Compliance:
  - JB-3: UL1741, CSA C22.2 No. 290
  - Approved wire connectors: must conform to UL1741
- System Marking: **Intertek Symbol and File #5025824**
- Periodic Re-inspections: If re-inspections yield loose components, loose fasteners, or any corrosion between components, components that are found to be affected are to be replaced immediately.

Table 1: Typical Wire Size, Torque Loads and Ratings

	1 Conductor	2 Conductor	Torque				
			Type	NM	Inch Lbs	Voltage	Current
ABB ZS6 terminal block	10-24 awg	16-24 awg	Sol/Str	0.5-0.7	6.2-8.85	600V	30 amp
ABB ZS10 terminal block	6-24 awg	12-20 awg	Sol/Str	1.0-1.6	8.85-14.16	600V	40 amp
ABB ZS16 terminal block	4-24 awg	10-20 awg	Sol/Str	1.6-2.4	14.6-21.24	600V	60 amp
ABB M6/8 terminal block	8-22 awg		Sol/Str	.08-1	8.85	600V	50 amp
Ideal 452 Red WING-NUT Wire Connector	8-18 awg		Sol/Str	Self-Torque	Self-Torque	600V	
Ideal 451 Yellow WING-NUT Wire Connector	10-18 awg		Sol/Str	Self-Torque	Self-Torque	600V	
Ideal, In-Sure Push-In Connector Part #39	10-14 awg		Sol/Str	Self-Torque	Self-Torque	600V	
WAGO, 2204-1201	10-20 awg	16-24 awg	Sol/Str	Self-Torque	Self-Torque	600V	30 amp
WAGO, 221-612	10-20 awg	10-24 awg	Sol/Str	Self-Torque	Self-Torque	600V	30 amp
Dottie DRC75	6-12 awg		Sol/Str	Snap-In	Snap-In		
ESP NG-53	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
ESP NG-717	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
Brumall 4-5,3	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		

Table 2: Minimum wire-bending space for conductors through a wall opposite terminals in mm (inches)

Wire size, AWG or kcmil (mm2)	Wires per terminal (pole)							
	1		2		3		4 or More	
	mm	(inch)	mm	(inch)	mm	(inch)	mm	(inch)
14-10 (2.1-5.3)	Not Specified		-		-		-	
8 (8.4)	38.1	(1-1/2)	-		-		-	
6 (13.3)	50.8	(2)	-		-		-	

Intertek
5025824

Product specifications

Eaton DG222NRB

Catalog Number: DG222NRB

Eaton General duty cartridge fuse safety switch, 60 A, NEMA 3R, Painted galvanized steel, Class H fuses, Fusible with neutral, Two-pole, Three-wire, Category: general duty safety switch, 240 V

General specifications

Product Name	Catalog Number
Eaton general duty cartridge fuse safety switch	DG222NRB
	UPC
	782113144221
Product Length/Depth	**Product Height**
7.35 in	14.37 in
Product Width	**Product Weight**
8.4 in	10 lb
Warranty	**Certifications**
Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.	UL Listed
	Catalog Notes
	Maximum hp ratings apply only when dual element fuses are used. 3-Phase hp rating shown is a grounded B phase rating, UL listed.

Physical Attributes

Enclosure
NEMA 3R

Enclosure material
Painted galvanized steel

Fuse configuration
Fusible with neutral

Number Of Poles
Two-pole

Number of wires
3

Type
General duty, cartridge fused

Performance Ratings

Amperage Rating
60A

Fuse class provision
Class H fuses

Voltage rating
240V

Miscellaneous

Product Category
General duty safety switch

Resources

Catalogs
Eaton's Volume 2—Commercial Distribution

Multimedia
Double Up on Safety
Switching Devices Flex Center

Specifications and datasheets
Eaton Specification Sheet - DG222NRB

Eaton Corporation plc
Eaton House
30 Pembroke Road
Dublin 4, Ireland
Eaton.com

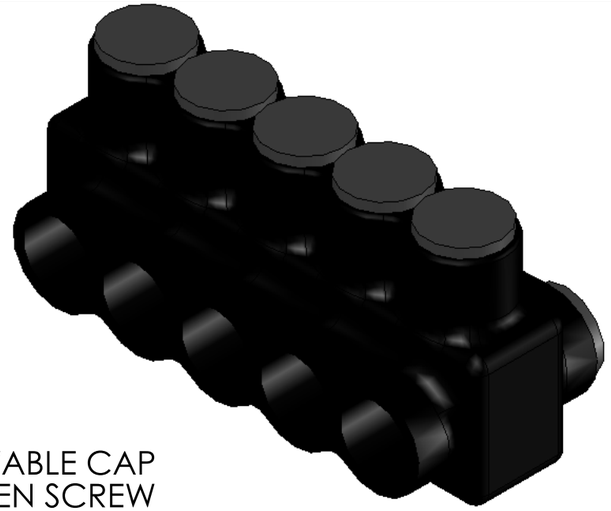
© 2023 Eaton. All Rights Reserved.

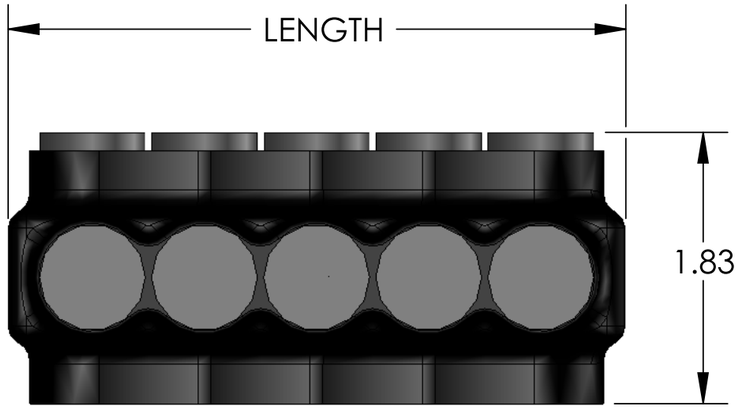
Eaton is a registered trademark.

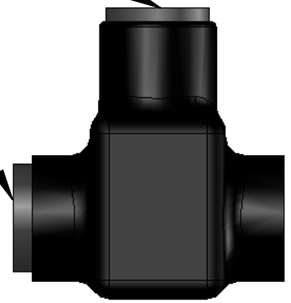
All other trademarks are property of their respective owners.

Eaton.com/socialmedia

c UL us LISTED









IPLD3/0-5 SHOWN

PART NUMBER	NO. OF PORTS	LENGTH
IPLD3/0-3	3	2.63
IPLD3/0-4	4	3.41
IPLD3/0-5	5	4.19
IPLD3/0-6	6	4.97
IPLD3/0-7	7	5.75
IPLD3/0-8	8	6.53
IPLD3/0-10	10	8.09
IPLD3/0-14	14	11.21

NOTES:
1. CONNECTOR MANUFACTURED FROM 6061-T6 ALUMINUM ALLOY.
2. UL LISTED PER UL486A/B SPECIFICATIONS FOR 600V.
3. DUAL RATED FOR 90°C COPPER AND/OR ALUMINUM CONDUCTOR.
4. COLD TEMPERATURE RATED TO -45°C.
5. HIGH DIELECTRIC STRENGTH INSULATION IS ABRASION, CHEMICAL AND UV RESISTANT.

CONTACT NSi FOR SALES @ 800.321.5847

POLARIS SALES . CO . INC

PROPRIETARY AND CONFIDENTIAL	11625 PROSPEROUS DRIVE ODESSA, FL 33556
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF POLARIS SALES CO. INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF POLARIS SALES CO. INC. IS PROHIBITED.	**TITLE:** INSULATED DUAL ENTRY 3/0 CONNECTOR
NAME / DATE	**DWG. NO.** IPLD3/0-
DRAWN BY: S.PARRY / 6/2012	
MATERIAL: N/A	**SCALE:** *N/A* — **SHEET:** 1 OF 1

Specifications

Photo is representative

Eaton 12126 RTSC NK

Eaton B-Line series Type 3/3R junction boxes, 12" height, 6" length, 12" width, NEMA 3R, Screw cover, RTSC NK enclosure, Surface mounted, Small single door, No knockout, Embossed thru holes, Carbon steel

General specifications	
PRODUCT NAME	Eaton B-Line series Type 3/3R junction boxes
CATALOG NUMBER	12126 RTSC NK
UPC	782051336450
PRODUCT LENGTH/DEPTH	6 in
PRODUCT HEIGHT	12 in
PRODUCT WIDTH	12 in
PRODUCT WEIGHT	10.1 lb
CERTIFICATIONS	UL 50 CSA C22.2. NEMA

Material/finish	
MATERIAL	Carbon steel
WALL THICKNESS	16 gauge
FINISH COLOR	Painted
COLOR	ANSI 61 gray

Powering Business Worldwide

May 9, 2025

SnapNrack
775 Fiero Lane, Ste. 200
San Luis Obispo, CA 93401
TEL: (877) 732-2860

Attn.: SnapNrack - Engineering Department

Re: Report # 2025-02168 – SnapNrack TopSpeed Universal rail-less Solar Photovoltaic Racking System
Subject: Engineering Certification for the State of Missouri

PZSE, Inc. – Structural Engineers has provided engineering and mounting tables for the SnapNrack TopSpeed Universal Rail-less Racking System, as presented in PZSE Report # 2025-02168, "Engineering Certification for the SnapNrack TopSpeed Universal Solar Photovoltaic Racking System". All information, data, and analysis therein are based on, and comply with, the following building codes and typical specifications:

Building Codes:

1. ASCE/SEI 7-16, Minimum Design Loads for Buildings and other Structures, by American Society of Civil Engineers
2. 2021 International Building Code, by International Code Council, Inc.
3. 2021 International Residential Code, by International Code Council, Inc.
4. AC428, Acceptance Criteria for Modular Framing Systems Used to Support Photovoltaic (PV) Panels, November 1, 2012 by ICC-ES
5. Aluminum Design Manual 2020, by The Aluminum Association, Inc.
6. ANSI/AWC NDS-2018, National Design Specification for Wood Construction, by the American Wood Council

Design Criteria:

Risk Category II
Seismic Design Category = A - E
Basic Wind Speed (ultimate) per ASCE 7-16: up to 180 mph
Ground Snow Load = 0 to 90 (psf)

This letter certifies that the loading criteria and design basis for the SnapNrack TopSpeed Universal Rail-less Racking System Span Tables are in compliance with the above codes.

If you have any questions on the above, do not hesitate to call.

Prepared by:
PZSE, Inc. – Structural Engineers
Roseville, CA

DIGITALLY SIGNED

STATE OF MISSOURI
PAUL K. ZACHER
NUMBER PE-2014008206
EXP. 12/31/2026
PROFESSIONAL ENGINEER



Zack Welch

728 Tompkins Street, Saint Charles, MO 63301

Customer Information

Customer Name	Zack Welch
Full Address	728 Tompkins Street, Saint Charles, MO 63301
HOA Present? [answer required]	No
HOA No	If an HOA approval is necessary to install Solar, the HOA's information is required.
Assessment Date	04/09/2025

Were you able to complete the survey?	Yes
Job Notes	aurora is incorrect panels are going on back of house and garage only
Is this Job located in Florida?	No
Time needed to complete survey (minutes)	

Red Flags

Red Flag Notes	
Existing or Past Roof Leaks?	No

Knob and Tube wiring observed onsite?	No

Safety Photos

Note any specific Safety concerns	
Is the system a Ground Mount?	No

Did you get on the Roof?	No
Why didn't you get on the roof?	Weather

Aurora and Site Plans

No Aerial Image Available	No

Site Photos

Site Notes	
Number of Stories	2

Is this a Multi-Family Dwelling?	No

Does the Home Have an attached Garage?	No
Is this a mobile / manufactured home?	No
Are you surveying a detached structure?	Yes
Length of Trench	30

Attic and Structure Information

Attic or Structural Notes	attic #4 info also on #3 slot
Is the system a Ground Mount?	No
Is there Attic Access?	Yes
Structure 1 Construction type	Pitched w/Attic
Structure 1 Type	Rafter
Structure 1 Rafter Size	2 x 6
Structure 1 Rafter Spacing [inches on center]	24"
Structure 1 Pitch	31
Structure 1 Decking type and Thickness	1/2", Plywood
Structure 1 Maximum Unsupported Span	12-6
Is There A Structure 2?	Yes
Structure 2 Construction type	Pitched w/Attic
Structure 2 Type	Rafter
Structure 2 Rafter Size	2 x 6
Structure 2 Rafter Spacing [inches on center]	24"
Structure 2 Pitch	37
Structure 2 Decking type and Thickness	1/2", Solid Sheathing
Structure 2 Maximum Unsupported Span	12-0
Is there a Structure 3?	Yes
Structure 3 Construction type	Pitched w/Attic
Structure 3 Type	Rafter
Structure 3 Rafter Size	2 x 6
Structure 3 Rafter Spacing [Inches on Center]	16"
Structure 3 Pitch	25
Structure 3 Decking type and Thickness	1/2", Solid Sheathing
Structure 3 Maximum Unsupported Span	13-0
Are all Rafters accessible for structural upgrades?	Yes

Electrical Information

Electrical Notes	
Electrical Service Feed	Overhead
Meter - Red flags or Code violations	No
Meter CL rating	CL 200
Is the Meter detached from the house?	No
Are the Gas and Electric Meters on the same wall?	Yes
Is the Gas riser GREATER than 3' from the MSP?	Yes
Distance from Gas Riser to MSP	160
Existing Grounding [Picture Required]	Ufer
MSP Manufacturer?	Cutler-Hammer/Eaton
MSP - Red flags or Code violations	No
Where is the MSP?	Garage or Unfinished Basement
Meter to MSP Distance (feet)	15
Is there a Subpanel?	Yes
What size breaker in MSP feeds this Subpanel?	100A
Where is the Sub-Panel	Garage
Is there 3x3 working Clearance in front of the Sub Panel?	Yes
Sub-Panel Manufacturer?	Cutler-Hammer/Eaton
Is there a main breaker in this Subpanel?	Yes
Main Breaker size in this Subpanel?	100A

MSP Bus Rating [Catalog number label]	125A
MSP Main Breaker Size	100A
Is the Main Breaker fed by Visible conductors or Mechanical bussing?	Visible Conductors
Is there 4" of unbent wire on Visible Conductors	Yes
MSP - Full Size empty breaker spaces	2
Is there 3x3 working Clearance in front of MSP?	Yes

SUB Main Breaker fed by Visible conductors or Mechanical bussing?	Visible Conductors
SUB 4" of unbent wire on Visible Conductors	Yes
Subpanel Bus Rating [Catalog number label]	125A
Any Additional Subpanels?	No
Was a Battery sold on this job? [Check Portal Details]	No
EV Charger sold on the project? [Check Portal Details]	No

Existing Equipment

Is there a Generator on-site?	No
Is there an existing PV solar system?	No

Is there an Existing Battery storage system?	No
Is there an existing Solar Thermal system	No

Roof Information [MP1 - MP4]

Is the system a Ground Mount?	No
Roof Notes	customer is getting new roof ~6 weeks
Is any Surveyed MP above a Patio?	No
Is any Surveyed MP on a detached structure?	Yes
Eave and Gable Measurements (inches)	18
Roof Type	Comp Shingle
Roof Age	16+ Years
Roof Condition	Review Needed
How many shingle Layers?	1
Is there more than 1 roof type?	No
MP 1 Pitch or Tilt	6
MP1 Number of Obstructions	0

Is there an MP 2?	Yes
MP 2 Pitch or Tilt	30
MP2 Number of Obstructions	1
Is there an MP 3?	Yes
MP 3 Pitch or Tilt	29
MP3 Number of Obstructions	0
Is there an MP 4?	Yes
MP 4 Pitch or Tilt	33
MP4 Number of Obstructions	1
Were there any unused roof planes that can fit solar panels?	No
Is there potential shading on any MP?	No

Roof Information [MP5 - MP8]

Is there an MP 5?	Yes
MP 5 Pitch or Tilt	35
MP5 Number of Obstructions	0
Is there an MP 6?	Yes
MP 6 Pitch or Tilt	29

MP6 Number of Obstructions	2
Is there an MP 7?	No
Were there any unused roof planes that could fit solar panels?	No
Is there potential shading on any MP?	No

Azimuth Photos

Ground Mount Information

Is this a Ground Mount	No

Load Calculations

15kW+ system, Backup Battery, EV Charger	No	**Dryer: Note Gas/Electric**	
Water Heater: Note Gas /Electric		**Well Pump HP rating**	

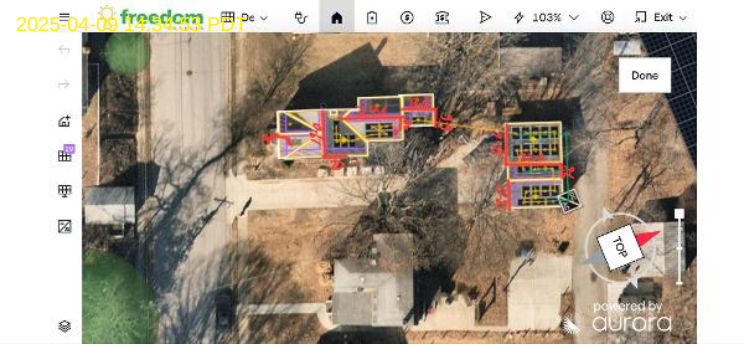
Unpermitted Work

Is there potential unpermitted Structural work on property?	No

Additional Site Audits

Additional Audit Required?	No

Aurora and Site Plans / Completed Site Plans All required



Michael Haenlein
Loc: **37.705, -89.194**

Aurora and Site Plans / Completed Site Plans All required



Michael Haenlein
Loc: **37.7051, -89.194**

Site Photos / Photo: Front of Home [include address number]



Michael Haenlein
Loc: **38.7808, -90.4921**

Site Photos / Photos Around Home Including Additional Buildings On Site



Michael Haenlein
Loc: **38.7808, -90.4922**

Site Photos / Photos Around Home Including Additional Buildings On Site



Michael Haenlein
Loc: **38.7808, -90.4922**

Site Photos / Photos Around Home Including Additional Buildings On Site



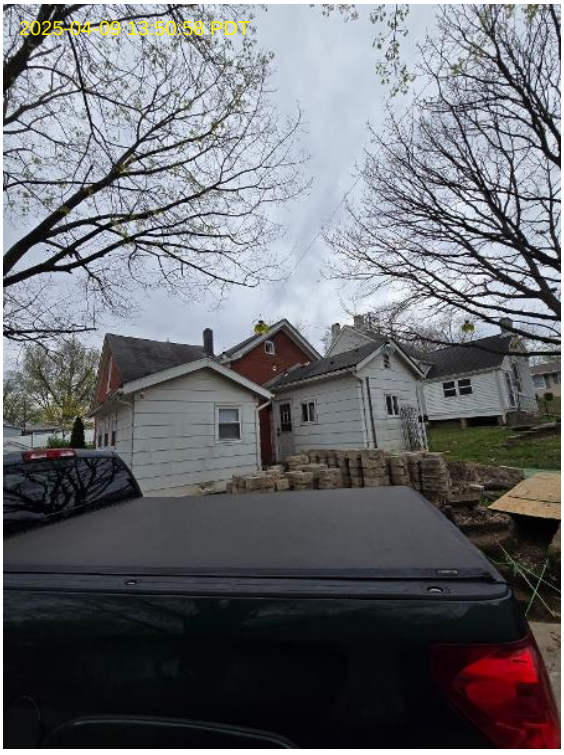
Michael Haenlein
Loc: **38.7808, -90.4922**

Site Photos / Photos Around Home Including Additional Buildings On Site



Michael Haenlein
Loc: **38.7808, -90.4922**

Site Photos / Photos Around Home Including Additional Buildings On Site



Michael Haenlein
Loc: **38.7808, -90.4922**

Site Photos / Photos Around Home Including Additional Buildings On Site



Michael Haenlein
Loc: **38.7808, -90.4922**

Azimuth Photos / 360 Photos



Michael Haenlein
Loc: **38.7811, -90.492**

Azimuth Photos / 360 Photos



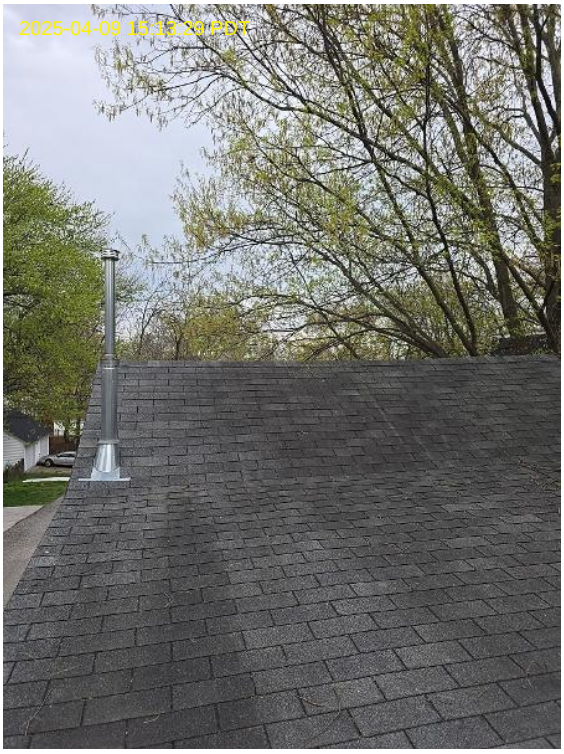
Michael Haenlein
Loc: **38.7811, -90.492**

Azimuth Photos / 360 Photos



Michael Haenlein
Loc: **38.7811, -90.492**

Azimuth Photos / 360 Photos



Michael Haenlein
Loc: **38.7811, -90.492**

Azimuth Photos / 360 Photos



Michael Haenlein
Loc: **38.7811, -90.492**

Azimuth Photos / 360 Photos



Michael Haenlein
Loc: **38.7811, -90.492**

Azimuth Photos / 360 Photos



Michael Haenlein
Loc: **38.7811, -90.492**

Azimuth Photos / 360 Photos



Michael Haenlein
Loc: **38.7811, -90.492**

AGENDA ITEM #6C

STAFF REPORT
EXTERIOR ALTERATIONS
401 NORTH MAIN STREET
CASE NO. EC-2026-8

BY TAYLOR MOORE

APPLICANT:	S J Hollander Architect Steve Hollander 519 1st Capitol Drive St. Charles, MO 63301
OWNER:	RR Rental & Renovation LLC 995 Haversham Drive St. Charles, MO 63304
ADDRESS/LOCATION:	401 North Main Street
ZONING:	CBD—Central Business District HDD—Historic Downtown District
PROPOSED USE:	Commercial—Escape on Main
MEETING DATE:	February 23, 2026

BACKGROUND

The subject property is the 1-story brick commercial building located at 401 North Main Street. The building was constructed in 1934 and is a part of the local Historic Downtown District, however, it is outside the National Saint Charles Historic District. The applicant is requesting approval to extend the rear exit stairs enclosure by 3' to be compliant with current code. The alteration will also involve refacing the exit structure with white vinyl siding. Attached to this report are elevations, a site plan, and existing photographs of the subject 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.

ARCHITECTURAL DESIGN GUIDELINES FOR THE HISTORIC DOWNTOWN DISTRICT

Architectural Details

6.9 Traditional building styles are encouraged.
6.11 Maintain alignment of horizontal elements along the block.

Materials

613. Materials should appear similar in character to those used historically
   a. Use materials that are the same as those employed historically.
   b. New materials may be considered if they appear similar in character to those used traditionally.
   c. New materials should have demonstrated durability. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick.

6.15 Matte finishes are encouraged for primary materials.

STAFF RECOMMENDATION

The proposed alterations will enhance the existing egress stairwell covering. Presently, the subject structure features deteriorating materials and is not extended enough for current building code. The expanded size will be compliant with setbacks and will not encroach into the existing parking lot or impact the number of stalls. The simple vinyl finish is appropriate for the district and will be minimally visible from the street due to this portion of the building being in the rear of the lot. Therefore, Staff recommends approval of the exterior alterations to the building, as submitted.

Recommended Motion:

Motion to approve the exterior alterations to a rear staircase enclosure at 401 North Main Street, as submitted.



Figure 1: Subject structure seen from the street.



Figure 2: Subject rear egress stairs enclosure seen presently.



Figure 3: Location of subject alterations.

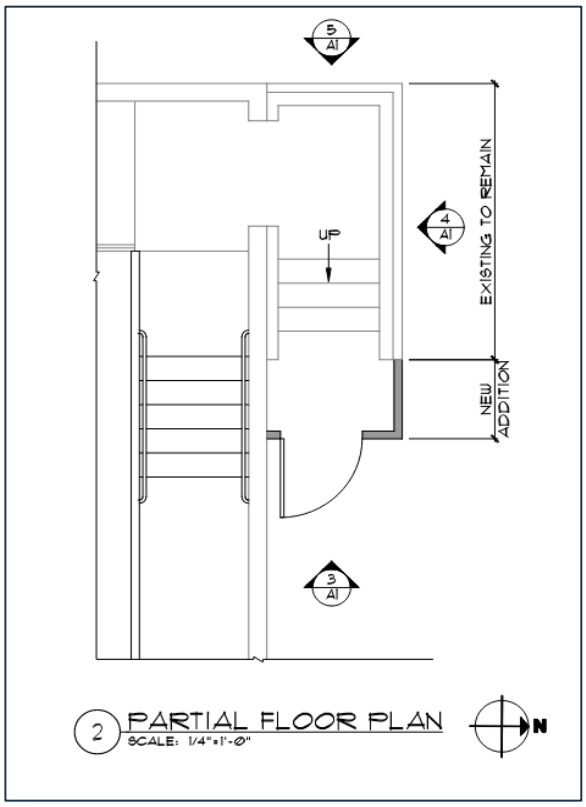


Figure 4: Floorplan for expanded staircase.

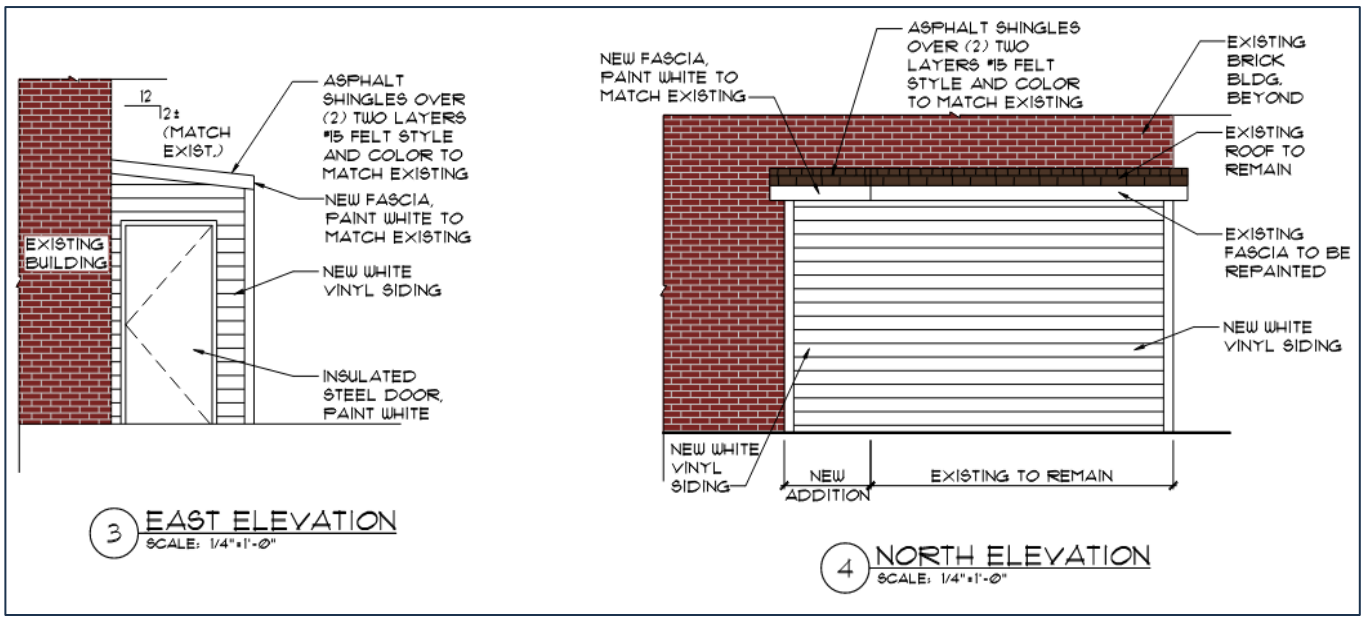


Figure 5: Elevations showing proposed changes.



Figure 6: Subject property's location.

Docusign Envelope ID: 7530E45F-3B4E-4ABB-A1B0-CA890D863C43

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: 401 N. Main

BUSINESS NAME (if applicable): Escape on Main

APPLICANT:

S J Hollander Architect - Steve Hollander
(Name)

519 First Capitol Drive, Saint Charles, MO 63301
(Address)

(Phone & Email Address)

PROPERTY OWNER:

RR Rental & Renovation LLC
(Name)

995 Haversham Drive
St. Charles, MO 63304
(Address)

(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

__ Commons Preservation District

__ Extended Historic Preservation District

__ Frenchtown Preservation District

X Historic Downtown Preservation District

__ South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1938

Docusign Envelope ID: 7530E45F-3B4E-4ABB-A1B0-CA890D863C43

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

Amusement / entertainment & vacant retail

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

__ Rehabilitate or restore: _____

__ Construct a new structure: _____

__ Demolish or move structure: _____

X Construct a new addition: extend existing rear exit structure

__ New sign or awning: _____

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

__ Other (briefly explain):_____

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

Extend rear exit covered structure 3' to be code compliant and reface with white vinyl siding.

Docusign Envelope ID: 7530E45F-3B4E-4ABB-A1B0-CA890D863C43

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: 1/27/2026

Signature of the property owner: Signed by: F987D32D5C10477... _____ Date: 1/28/2026

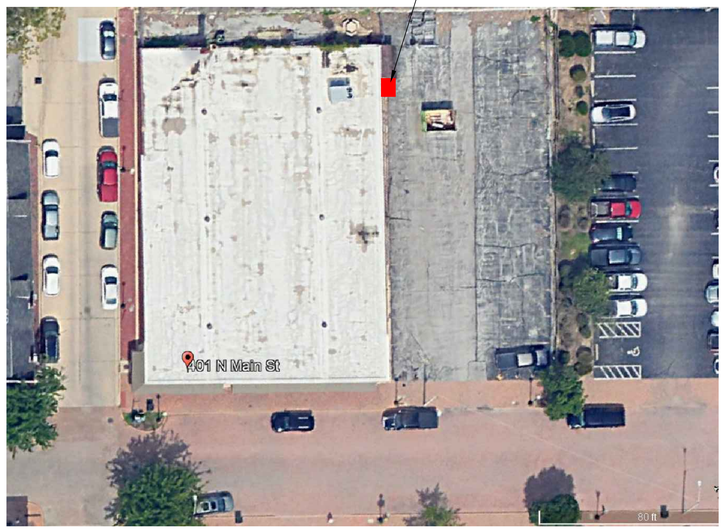
- *Approval of this Certificate of Appropriateness does not authorize the building of a structure. Building Permits are required prior to construction.*

Application Fees:

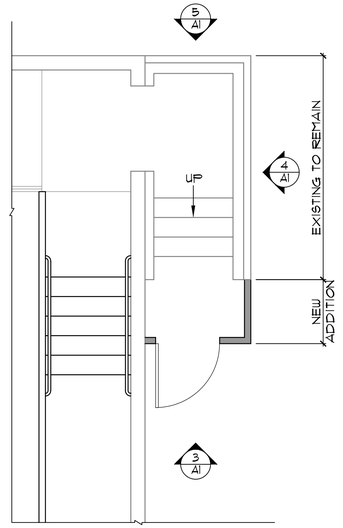
Site Plan:	**$200.00**
Exterior Changes & Demolitions:	**$50.00**


NO
PARKING

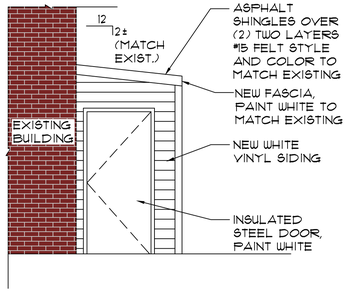

NO
PARKING



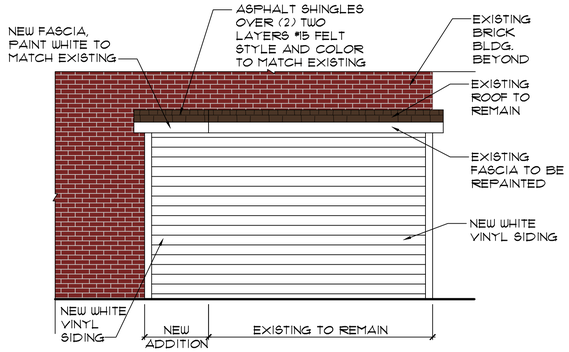
1 KEY PLAN
SCALE: N.T.S.



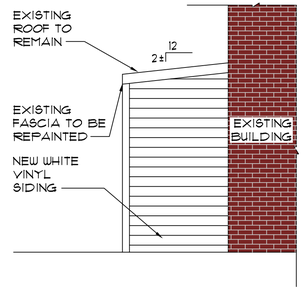
2 PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"



3 EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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

STEPHEN J. HOLLANDER
MO Architect No. A-6126

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Interior Remodel for:
Escape on Main
401 N. Main Street
Saint Charles, MO 63301

PROJECT NO.
225109

REVISIONS

NO.	DATE	ITEM

S.J. Hollander Architect
Stephen J. Hollander, AIA
519 First Capitol Drive
St. Charles, Missouri 63301
Phone (636) 947-4140
Missouri Architectural Corporation #000801

DATE
January 19, 2026

SHEET TITLE
Colored Elevations

SHEET NO.
A1

Progress Print 1-19-2026 Progress Set - NOT FOR CONSTRUCTION

AGENDA ITEM #6D

STAFF REPORT

CONSTRUCT NEW GARAGE
546 MADISON STREET
CASE NO. SP-2025-10

BY TAYLOR MOORE

APPLICANT:	Tim McNamee 546 Madison Street St. Charles, MO 63301
OWNER:	Lucie McNamee 546 Madison Street St. Charles, MO 63301
ADDRESS/LOCATION:	546 Madison Street
ZONING:	CBD - Central Business District EHP - Extended Historic Preservation District
USE:	Single-Family Residential
MEETING DATE:	February 23, 2026

BACKGROUND

Located at 546 Madison Street, the subject structure is the 1½-story gable-front brick house located in the Extended Historic Preservation District. The house is also considered a contributing resource to the Midtown Neighborhood National Historic District. The applicant is requesting approval to construct a 1½-story 4-car garage in the rear of the property. The application also includes replacing the existing siding on the primary structure with new vinyl board and batten. A site plan, elevations of the proposed garage, elevations of the primary structure, and existing photographs of the site accompany this application.

Garage Elevations:

The rear yard (south) elevation of the proposed detached garage features a front-facing gable clad in vertical board and batten siding with corner and base trims. Two vinyl windows to match the primary structure are centered within the gable wall, providing symmetry and visual balance. The roof is finished with asphalt shingles and includes fascia and aluminum gutters. A rear glass overhead garage door is directed towards the proposed patio, and an exterior wooden staircase is located on the left side of the elevation to access the above loft area. Light fixtures include two gooseneck sconces that are directed above both the man door and the garage door. This elevation will be oriented towards the rear of the primary structure and will have limited visibility from the right-of-way.

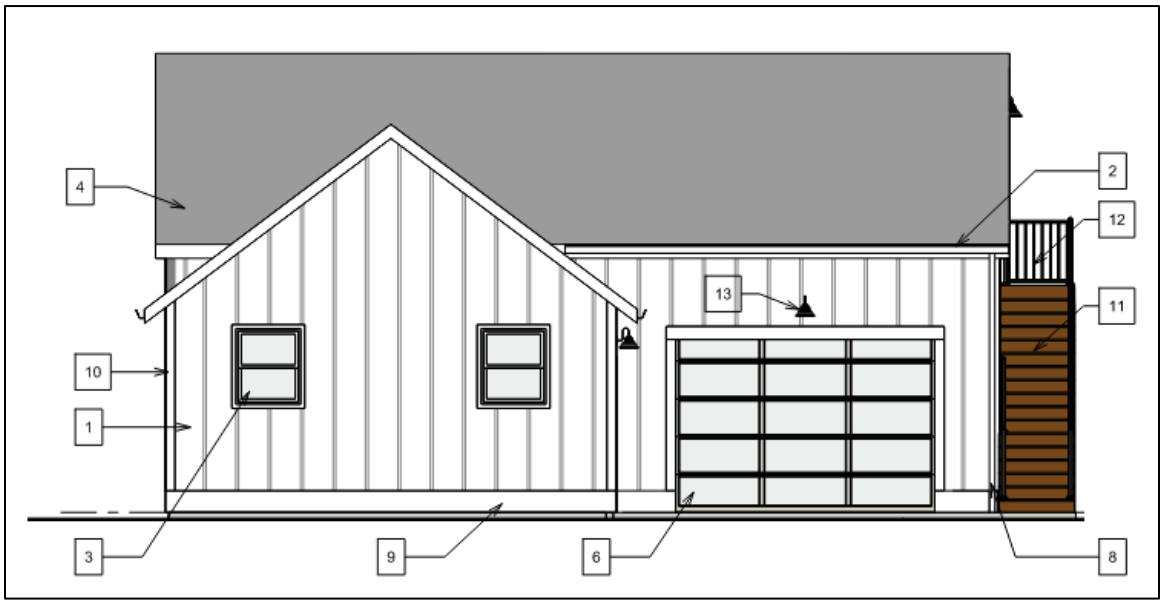


Figure 1: South elevation of proposed detached garage.

The east side yard elevation shows the vertical board and batten siding continuing across the garage wall, maintaining consistency in material and rhythm. The gable roof form remains visible from this elevation, with asphalt shingles to match the existing primary structure. An exterior wood staircase provides access to a second-level entry door located beneath the gable peak. The staircase includes wood treads and risers supported on treated lumber framing, along with a black guardrail system. The stair placement runs parallel to the garage wall, minimizing projection into the yard and maintaining a relatively orderly side elevation. A wall-mounted gooseneck sconce is also featured for exterior lighting above the upper-level door, matching the previous elevation.

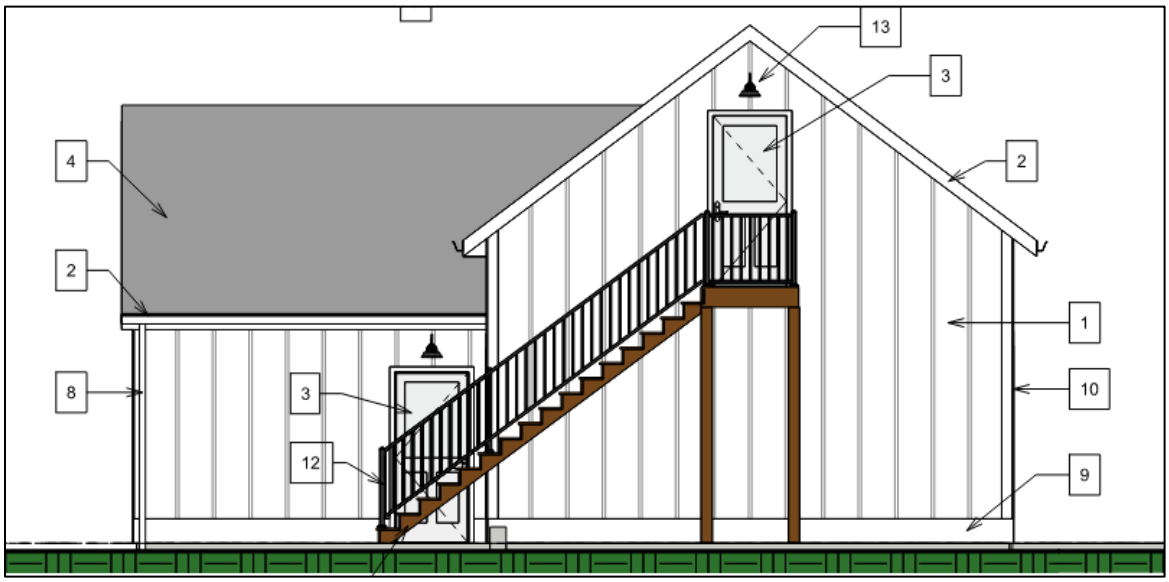


Figure 2: East elevation of proposed detached garage.

The alley-side (north) elevation of the proposed garage is the primary vehicular access façade. This elevation features two (2) two-car garage doors with embossed panels that are centered on the elevation, creating a balanced and functional façade oriented toward the alley. This elevation does not feature exterior light elements, which may be needed for additional illumination. On the left side of the elevation, the exterior stairwell is partially visible, supported by the wood framing. The vertical board and batten cladding and additional materials are consistent on the elevation as seen throughout the structure. Overall, the elevation maintains a simple and utilitarian appearance typical of alley-facing garage structures.



Figure 3: North elevation of proposed detached garage.

The west side yard elevation features a front-facing gable with the continuation of the vertical board and batten siding used on the other elevations. A single vinyl window is centered in the upper portion of the gable wall, providing natural light to the upper loft area. This portion of the proposed structure remains largely uninterrupted, which is consistent with the accessory structure nature of the building and compatible with surrounding rear garages in the residential setting.

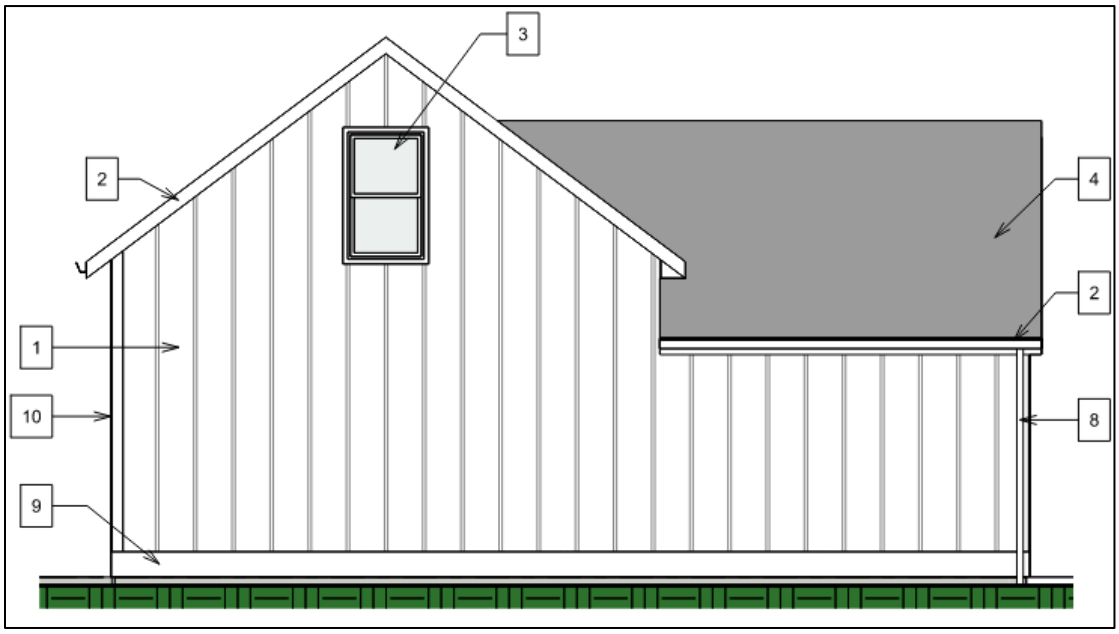


Figure 4: West elevation of proposed detached garage.

Primary Structure Alterations:

In addition to the construction of a detached garage, the applicant is also requesting permission to install white board and batten siding where siding presently exist on the primary structure. This proposed cladding will match the siding being proposed for the rear detached garage. Currently, the primary structure is cladded on the upper story in vinyl siding that would not be an original material. Staff finds the siding replacement is appropriate and will create a more cohesive appearance across the property.



Figure 5: Primary structure cladded in board and batten.

APPLICABLE DESIGN GUIDELINES

SECTION 400.340: "EHP" 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 of 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.
   - 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 of 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.

STAFF RECOMMENDATION

The proposed garage will be minimally visible from Madison Street due to its rear location. Likewise, the structure will be minimally visible from Jefferson Street and highly visible in the alleyway shared between the streets. The design of the garage is complementary to the primary structure, especially with the proposal to utilize matching siding. The proposed garage meets all applicable zoning codes and meets the design guidelines for the Extended District. The existing siding on the gable ends and dormers of the primary structure are currently clad in vinyl lap siding. This material would not have been original to the structure, and the replacement of it will have no impact on the contributing status of the property. Therefore, Staff recommends approval of the projects, as submitted.

Recommended Motion:

Motion to approve the construction of a frame detached garage and the new siding to the primary structure at 546 Madison Street, as submitted.



Figure 6: Primary structure at 546 Madison Street.

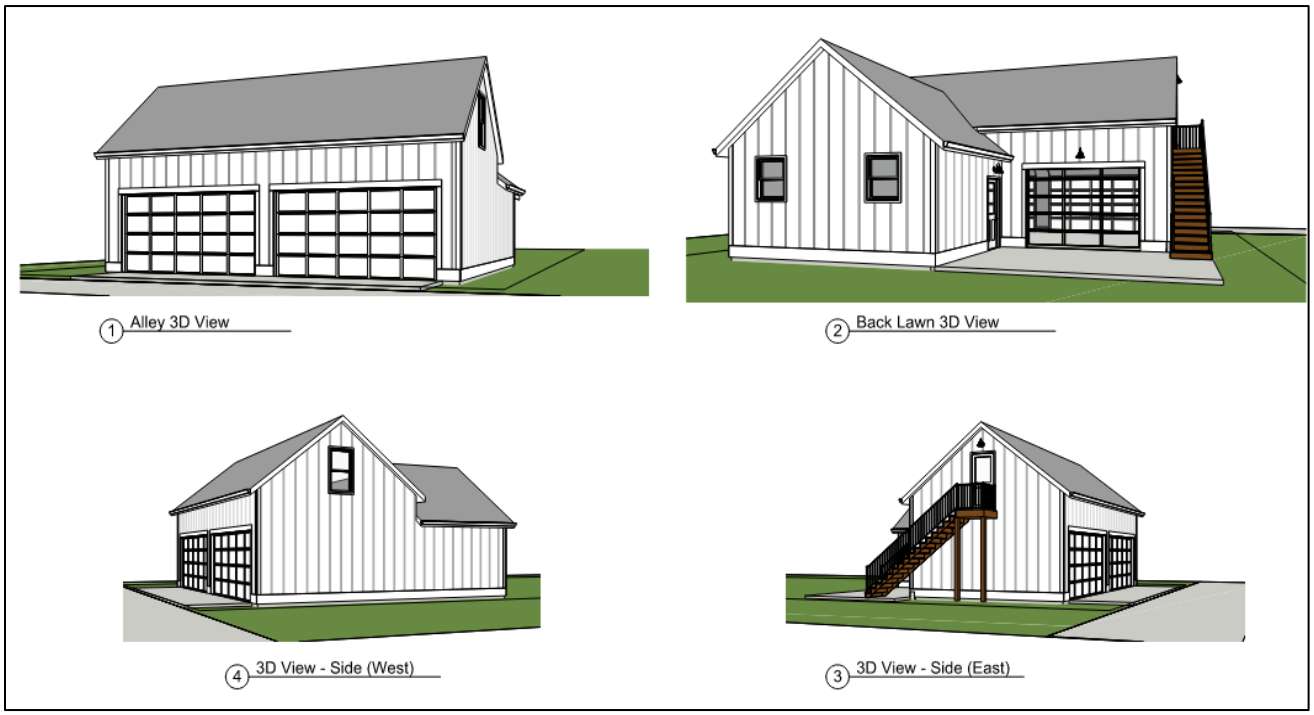


Figure 7: Renderings of proposed rear garage.

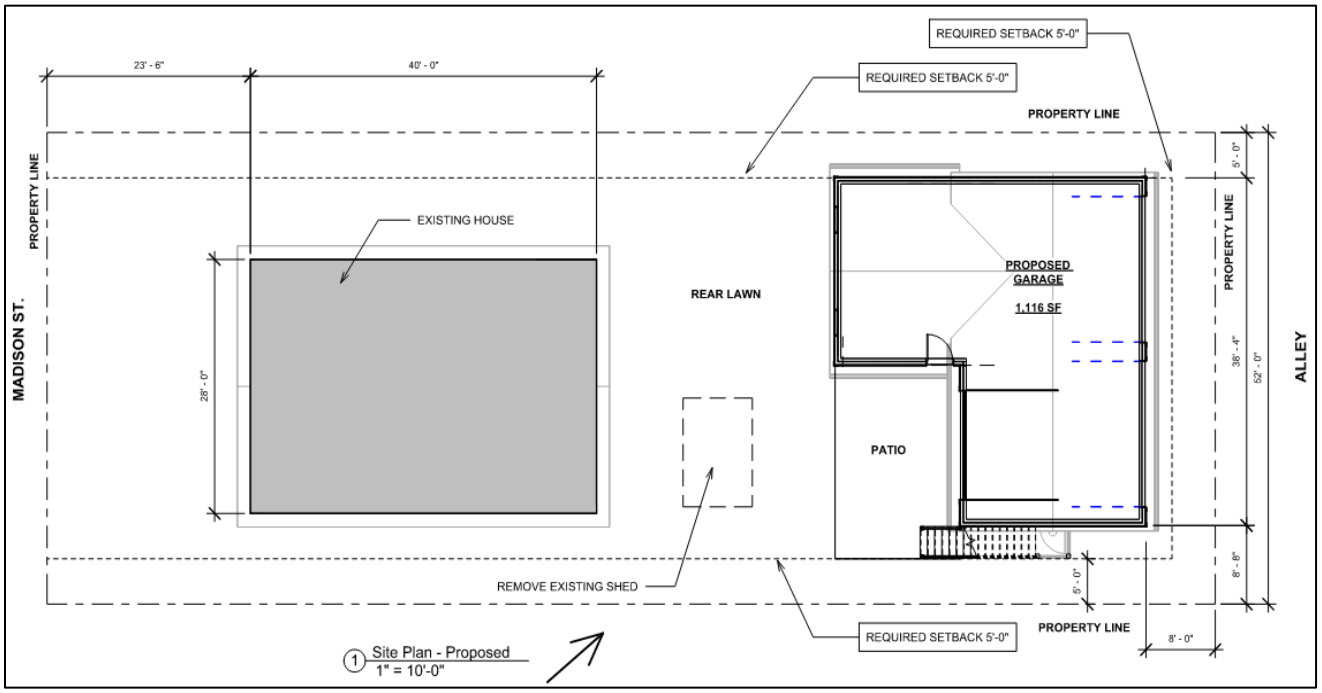


Figure 8: Site plan for proposed new garage.



Figure 9: 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: 546 Madison St.

BUSINESS NAME (if applicable): _____

APPLICANT:

Tim McNamee
(Name)

546 Madison St.
(Address)

(Phone & Email Address)

PROPERTY OWNER:

Lucie McNamee
(Name)

546 Madison St.
(Address)

(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

__ Commons Preservation District

__ Frenchtown Preservation District

__ South Main Preservation District

_X_ Extended Historic Preservation District

__ Historic Downtown Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1921

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

Existing 1 1/2 Story home clad with brick veneer & vinyl lap siding

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

X Rehabilitate or restore: Replace vinyl lap siding on house

X Construct a new structure: New 1 1/2 story detached 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 1 1/2 story detached garage in the rear yard of existing home. Access will be from the existing rear Alley. Garage will be clad in white board & batten siding. Two garage doors will face the alley. These will be a simple embossed style. A glass garage door will face the rear yard. A side stair will access the upper level storage loft. It will be wood with an aluminum or vinyl railing.

Additionally the primary structure will have the vinyl lap siding removed from the gables and dormers (was damaged in May 2024 hail storm) and it will be replaced with white vinyl board & batten siding to match the garage.

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.

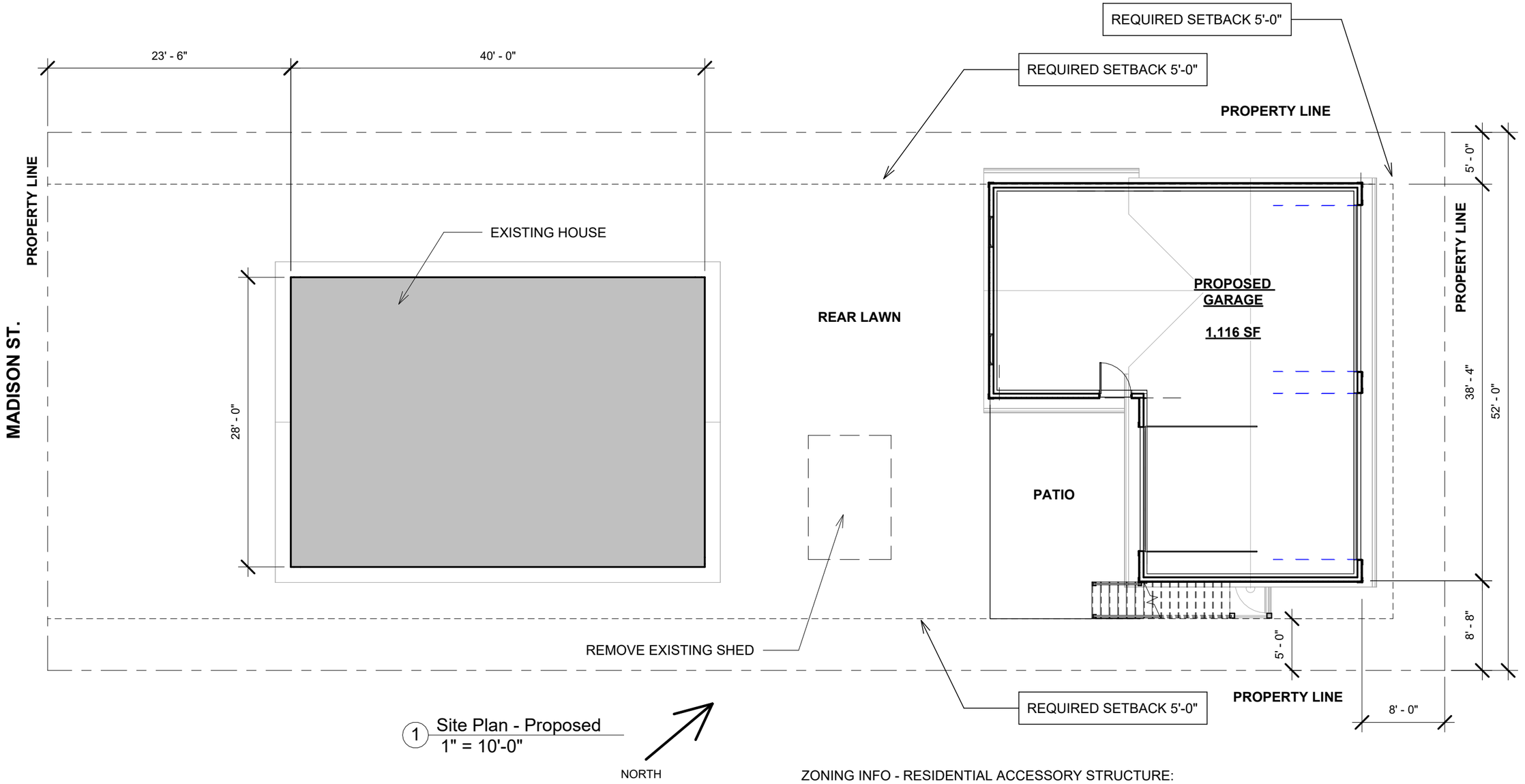
Signature of the applicant: Tim McNamee Date: 1/26/2026

Signature of the property owner: Lucia McNamee Date: 1/26/2026

- *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**



1 Site Plan - Proposed
1" = 10'-0"

NORTH

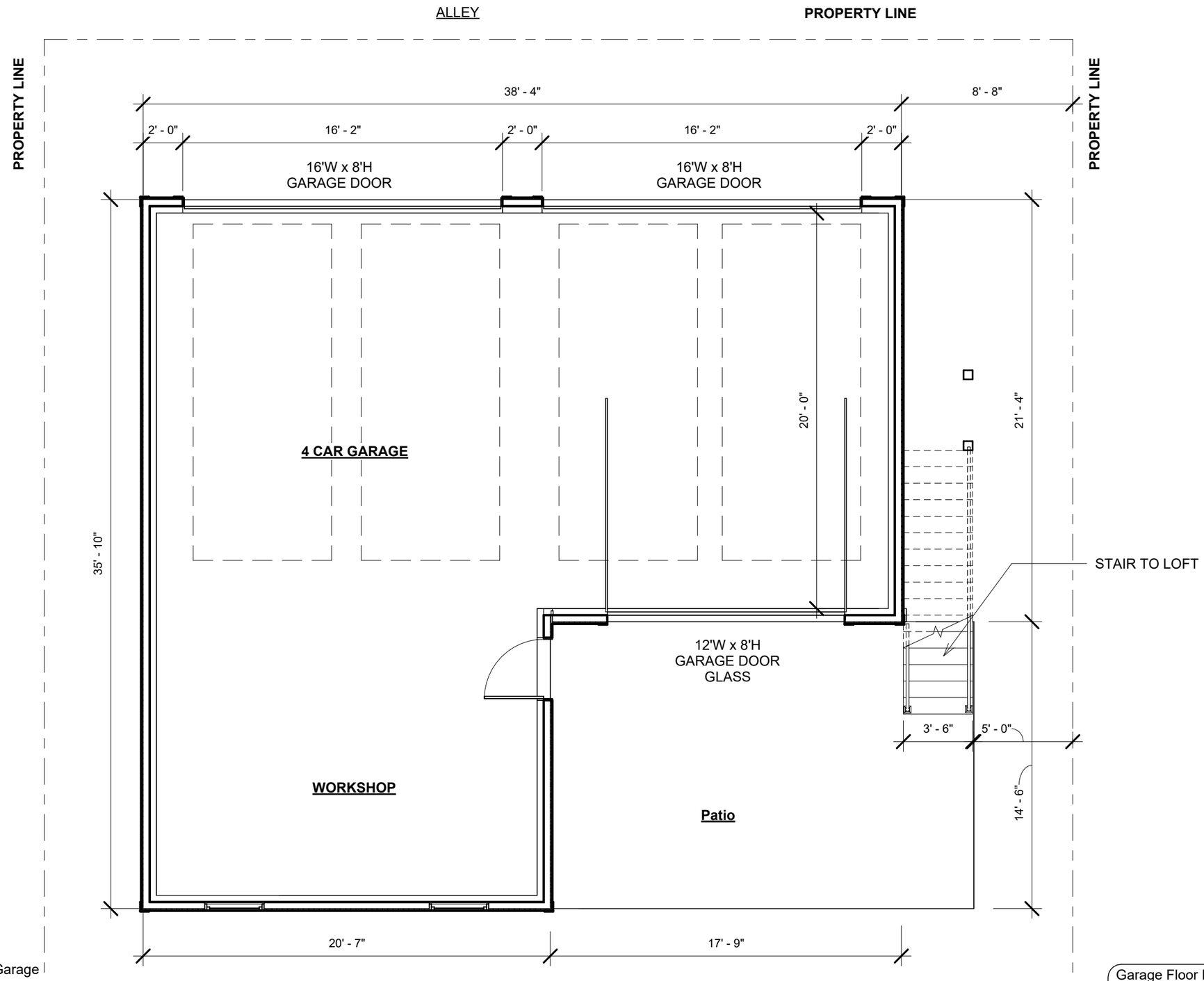
ZONING INFO - RESIDENTIAL ACCESSORY STRUCTURE:
ZONING CBD
MIN. SETBACK FROM REAR & SIDE YARDS = 5'
MIN. SETBACK FROM PRIMARY STRUCTURE = 10'
MAX. SIZE = LESS THAN BASE AREA OF PRINCIPAL BUILDING
PERMITTED = 1,120 SF; PROPOSED 1,116 SF

Renovations for:
546 Madison St. - New Garage

Project number 25-091

little hills architecture

Site Plan	Sheet
Date 1/26/2026	00
Landmarks Review	



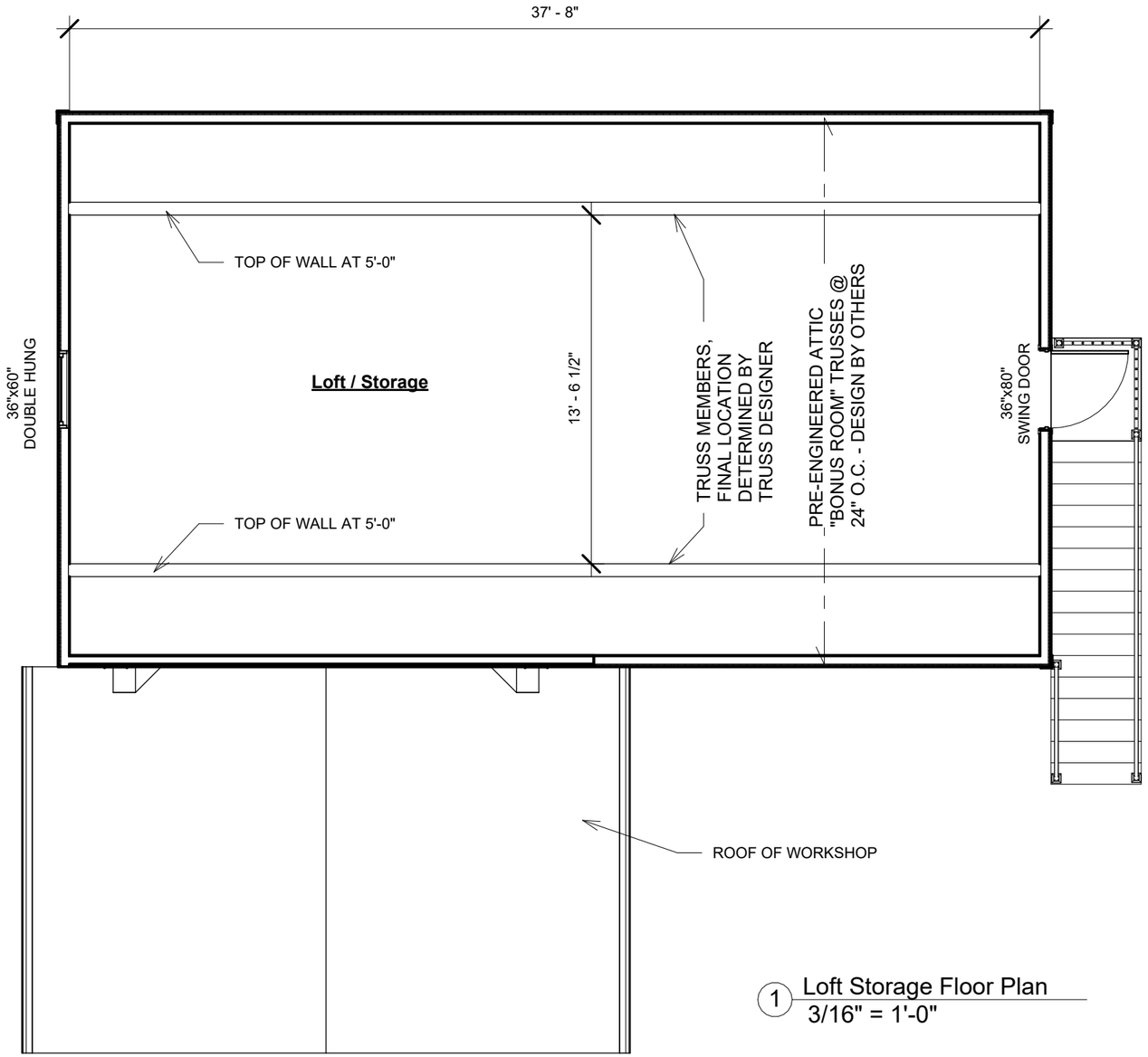
Renovations for:
546 Madison St. - New Garage

Project number 25-091

little hills architecture

1 Garage Floor Plan
3/16" = 1'-0"

Garage Floor Plan	Sheet 01
Date 1/26/2026	
Landmarks Review	



1 Loft Storage Floor Plan
3/16" = 1'-0"

Renovations for:
546 Madison St. - New Garage

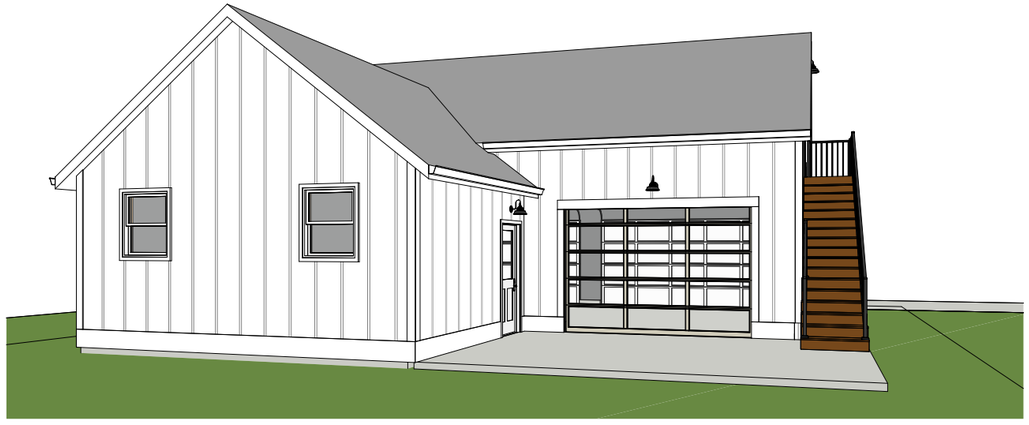
Project number 25-091

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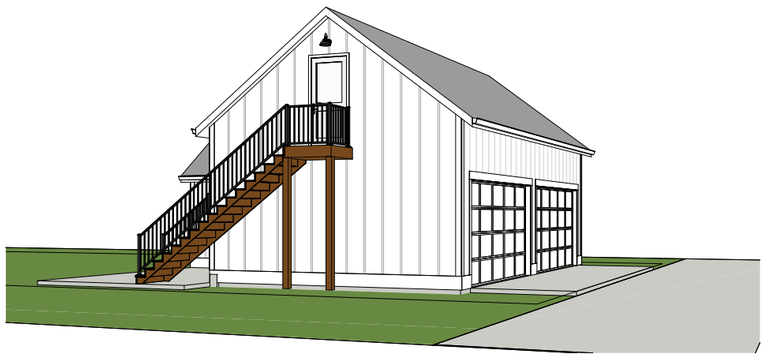
Storage Loft Plan	Sheet 02
Date 1/26/2026	
Landmarks Review	



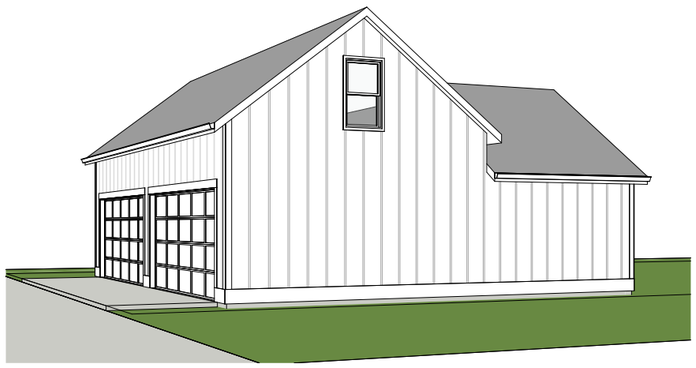
1 Alley 3D View



2 Back Lawn 3D View



3 3D View - Side (East)



4 3D View - Side (West)

Renovations for:
546 Madison St. - New Garage

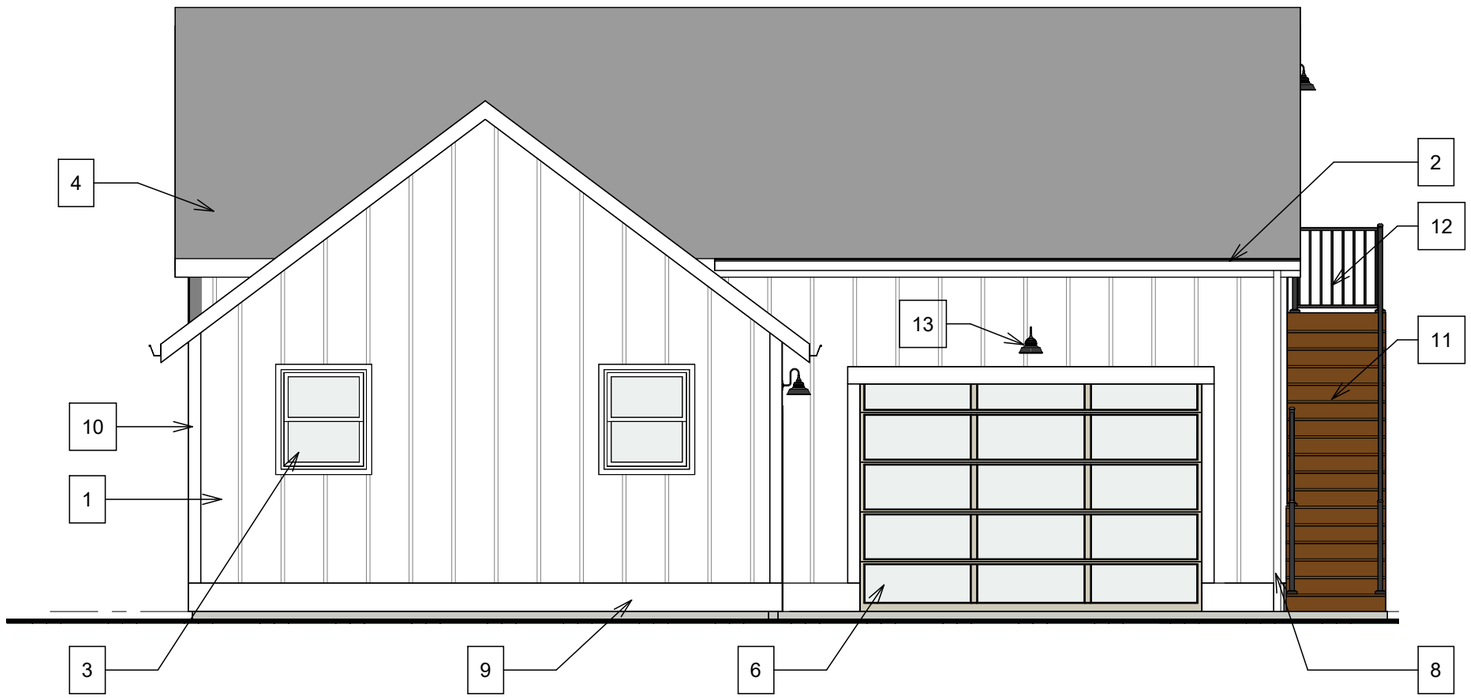
Project number 25-091

little hills architecture

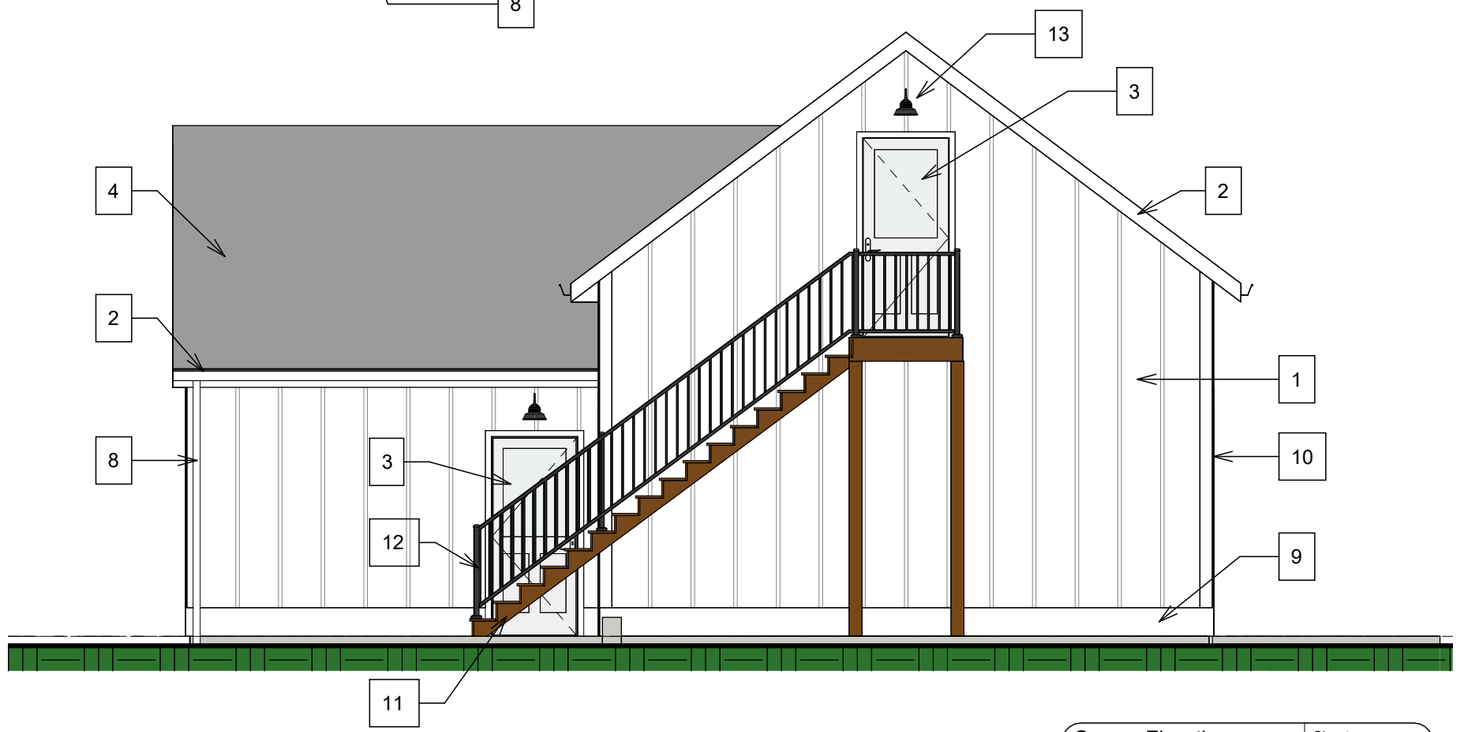
Garage 3D Views	Sheet 03
Date 1/26/2026	
Landmarks Review	

ELEVATION KEYED NOTES:

1. BOARD & BATTEN SIDING
2. FASCIA & ALUM. GUTTER TO MATCH EXISTING HOUSE
3. VINYL WINDOW TO MATCH EXISTING HOUSE STYLE.
4. ASPHALT SHINGLE ROOF TO MATCH EXISTING HOUSE
5. GARAGE DOOR - EMBOSSED PANEL
6. GARAGE DOOR - GLASS AS SELECTED BY OWNER
7. HALF GLASS ENTRY DOOR
8. DOWNSPOUT
9. SKIRT BOARD
10. CORNER TRIM
11. WOOD TREADS & RISERS ON TREATED LUMBER
12. 36" HIGH GUARDRAIL WITH BALUSTERS SPACED NOT GREATER THAN 4" O.C.
13. EXTERIOR LIGHT FIXTURE



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



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

Renovations for:
546 Madison St. - New Garage

Project number 25-091

little hills architecture

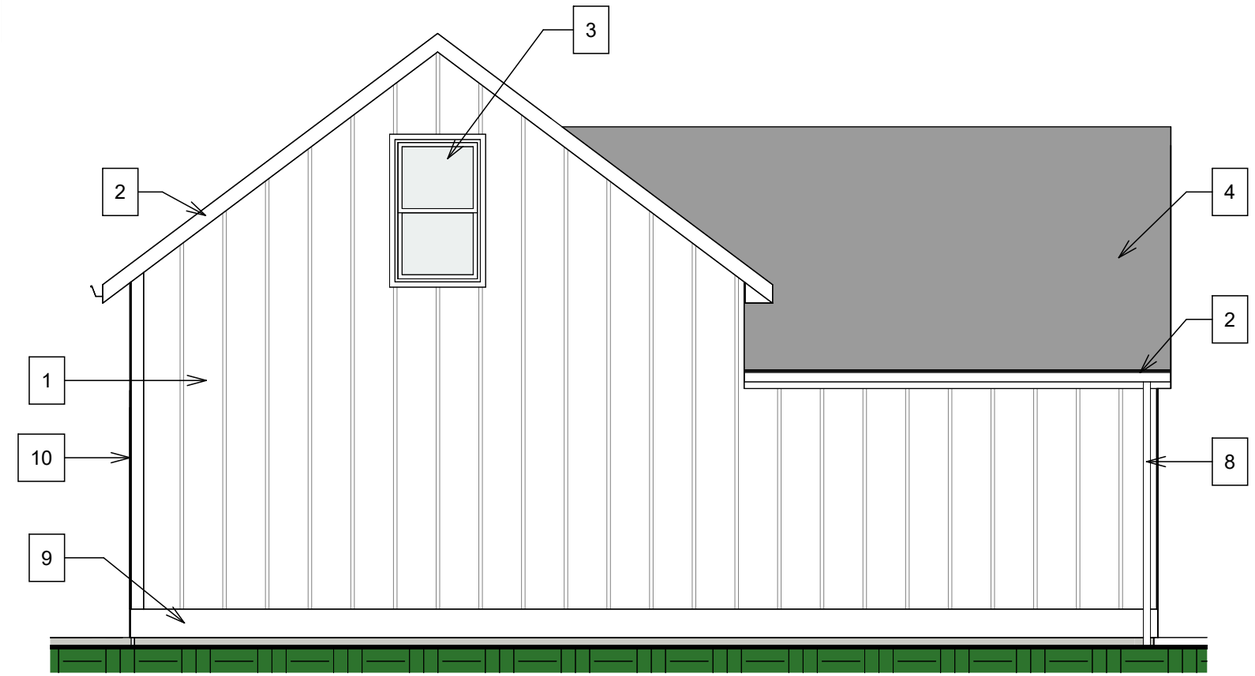
Garage Elevations	Sheet 04
Date 1/26/2026	
Landmarks Review	



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

ELEVATION KEYED NOTES:

1. BOARD & BATTEN SIDING
2. FASCIA & ALUM. GUTTER TO MATCH EXISTING HOUSE
3. VINYL WINDOW TO MATCH EXISTING HOUSE STYLE.
4. ASPHALT SHINGLE ROOF TO MATCH EXISTING HOUSE
5. GARAGE DOOR - EMBOSSED PANEL
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7. HALF GLASS ENTRY DOOR
8. DOWNSPOUT
9. SKIRT BOARD
10. CORNER TRIM
11. WOOD TREADS & RISERS ON TREATED LUMBER
12. 36" HIGH GUARDRAIL WITH BALUSTERS SPACED NOT GREATER THAN 4" O.C.
13. EXTERIOR LIGHT FIXTURE



2 Elevation - Side Yard (West)
3/16" = 1'-0"

Renovations for:
546 Madison St. - New Garage

Project number 25-091

little hills architecture

Garage Elevations	Sheet 05
Date 1/26/2026	
Landmarks Review	

AGENDA ITEM #6E

STAFF REPORT
CONSTRUCTION OF NEW DETACHED GARAGE
1303 NORTH 3rd STREET
CASE NO. SP-2026-4

BY TAYLOR MOORE

APPLICANT:	Kevin & Christy Sichra 1303 North 3rd Street St. Charles, MO 63301
OWNER:	Same
ADDRESS/LOCATION:	1303 North 3rd Street
ZONING:	R-1E—Single-Family Residential District FHP – Frenchtown Historic Preservation District
USE:	Single-Family Residential
MEETING DATE:	February 23, 2026

BACKGROUND

Situated on the corner of North 3rd and Randolph Streets, the subject property is a Late-Victorian, 2-story, framed front gabled home located at 1303 North 3rd Street. The property is within the Frenchtown Preservation District and is considered a contributing resource to the National Register listing of the district. The applicant is requesting approval to construct a new 1½-story detached garage in the rear of the property. Additionally, the applicant is requesting approval to make alterations to a two-tier porch in the rear of the primary structure. Accompanying this application are elevations, renderings, a site plan for the proposed garage, and photographs of the existing property.

Garage Elevations:

The front (east) garage elevation is what will be oriented towards the rear of the primary structure. It features a front-facing gable roof clad in asphalt shingles, walls cladded in vertical fiber-cement board and batten siding, and two dormers cladded in fiber-cement shake siding. The dormers feature double-hung composite-clad windows and project from the roof with decorative trim. The ground level includes a single glass overhead door and a set of composite-clad windows. This elevation features a covered patio area in the southeast portion, featuring a stone veneer chimney. This provides a masonry accent that contrasts well with the vertical siding material. Aluminum gutters and trim boards frame the roof edges and the openings.



Figure 1: Front (east) elevation of proposed garage.

The south side garage elevation continues the use of vertical-fiber cement board and batten siding with an asphalt shingle gable roof above. This elevation features two half-glass man-door entryways, one within the covered patio area and one below a small roof projection supported by decorative brackets. The stone veneer chimney is visible along this elevation as a prominent vertical architectural feature extending above the roofline. Additional details include a singular composite window on the upper-floor, aluminum gutters, and fiber cement shake siding. These materials and detailing match the front elevation and provide a consistent appearance on the structure.



Figure 2: Side (south) elevation of proposed garage.

The rear (west) elevation acts as the primary vehicle access of the structure. This façade features one 2-car garage entrance and one 1-car garage entrance to create a three-car garage all together. Both garage doors are a carriage style design with divided-light upper panels. This elevation also features a front-facing gable roof clad in asphalt shingles, but without dormers. The wall surfaces consist primarily of the vertical fiber-cement board and batten siding with trim boards on both the top and bottom. Wall-mounted exterior light fixtures are shown adjacent to the door opening for the 2-car entrance. The stone veneer chimney is slightly visible and extends vertically along the right portion of the elevation.

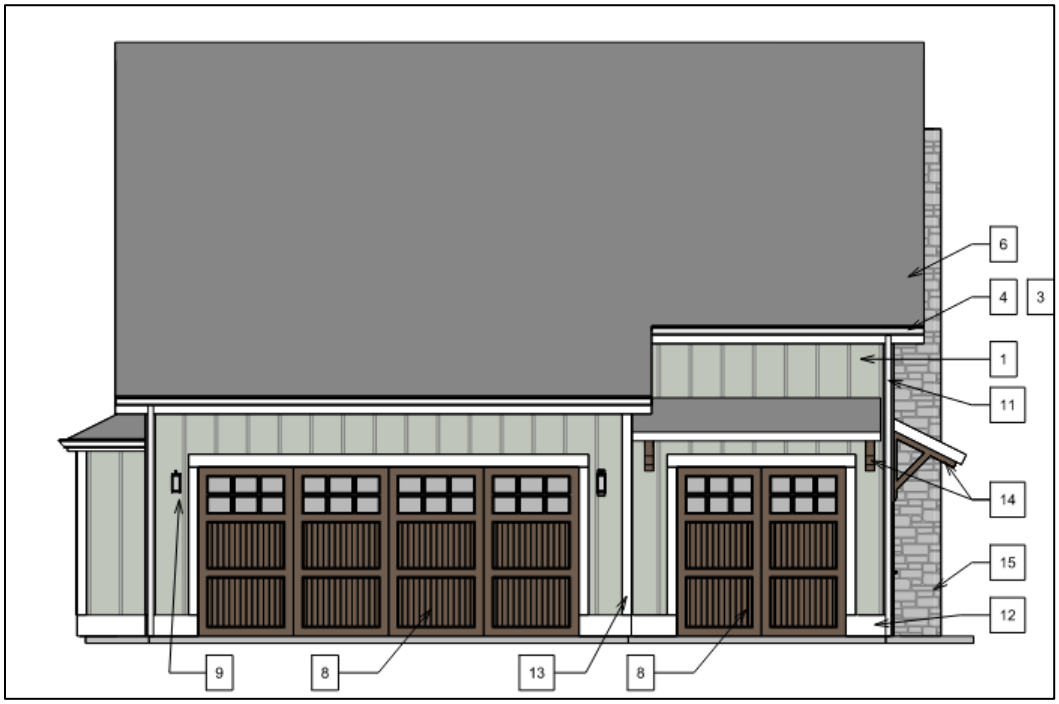


Figure 3: Rear (west) elevation of proposed garage.

The north side elevation continues the use of the board and batten siding beneath a side-facing gable roof clad in asphalt shingles. A small projecting bay with a shed-style roof contains a composite-clad window centered on the bay area. Fiber-cement shake siding is shown within the upper gable, providing material variation consistent with its opposite elevation. The overall use of material is consistent throughout the structure, maintaining a cohesive architectural design.

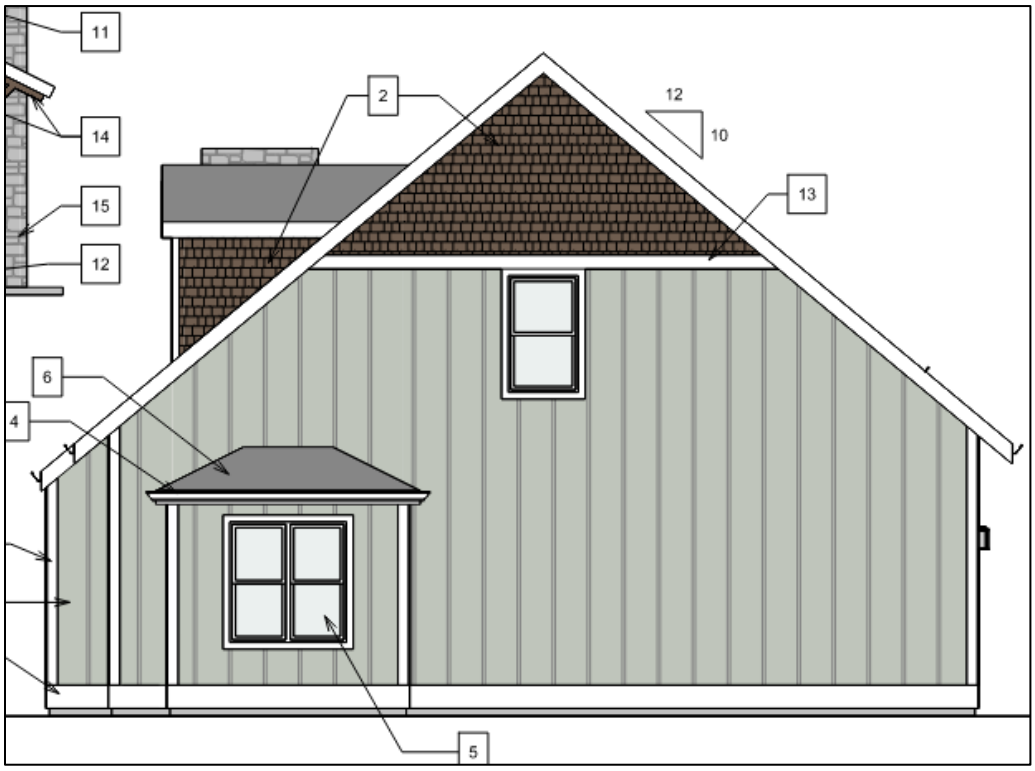


Figure 4: Side (north) elevation of proposed garage.

Primary Structure Alterations:

The proposed exterior modifications to the primary structure include painting the existing lap siding, removing the vinyl scalloped siding at the gable ends, and enclosing the existing two-tier rear porch. The existing lap siding is proposed to be painted the same gray color consistent with the board and batten siding proposed for the new detached garage. Similarly, the shake siding proposed to replace the existing scalloped vinyl siding at the gables will match the shake siding proposed for the new garage, creating a cohesive exterior material design across the property.

The project also includes enclosure of the first-floor rear porch to create a mudroom/butler's pantry. The enclosure porch will be clad in siding to match the existing residence, and the proposed windows and doors will be consistent in design and appearance as well. The second-floor porch above is proposed to be enlarged and screened in, maintaining the porch feature while expanding its usability.

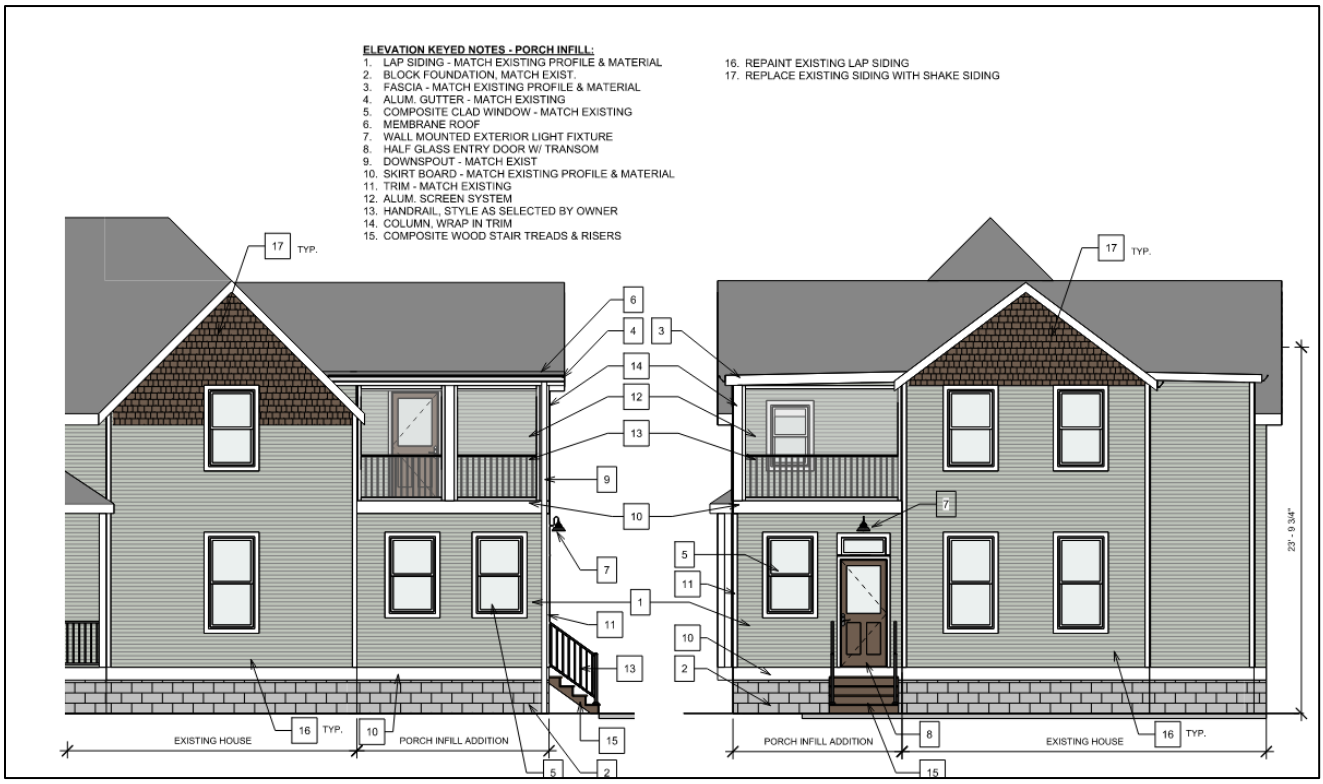


Figure 5: Primary structure's porch enclosures.

APPLICABLE DESIGN GUIDELINES

SECTION 400.360: "FPD" FRENCHTOWN PRESERVATION DISTRICT

C. *Architectural Review for Contributing Properties*.

1. 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, design guidelines adopted for the district by City Council shall be used.

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 HLPARB for issuance of a certificate of appropriateness. 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 FRENCHTOWN PRESERVATION DISTRICT

Chapter III: Guidelines for All Historic Properties

Materials

3.19 Replace missing historically significant features in kind.

c. If later covering materials exist that have not achieved historic significance, removing them is strongly encouraged. Asphalt siding that covers original wood siding, for example, may be removed, as may vinyl siding.

3.20 Basing the replacement of missing historically important elements on accurate information about original features.

a. The design should be substantiated by physical or pictorial evidence. This will

avoid creating a misrepresentation of the building's genuine heritage.

b. Overall, a high percentage of the materials and features of the property should be historic ones in order to retain the integrity of the resource as an historic property.
c. Use only materials and details similar in character to those employed historically on compatible buildings.
d. Conjectural "historic" design for replacement of a feature that cannot be substantiated by written, physical or pictorial evidence is inappropriate.

3.23 Consider removing later covering materials that have not achieved historic significance; examples, include vinyl, aluminum, or asphalt siding, or permastone.
a. Once a siding is removed, repair original materials.
b. Removal of other materials such as permastone should be tested to assure that the original material will not be damaged.
c. Removal of stucco is encouraged if it is inconsistent with the time period and removal will not be destructive to the building.

Chapter IV: Guidelines for Additions

Architectural Details

4.15 Preserve do not obscure, original architectural details of the historic structure.
a. An addition shall not obscure historically significant features

Doors and Entries

4.23 A door on an addition shall use a design similar to those found historically on comparable structures.

Windows

4.25 A window on an addition shall be similar in character to those of the primary historic structure.

Building.

4.26 Maintain the historic number of panes as seen on the primary structure.
a. lf a window historically had multiple panes,. windows on an addition must reflect this

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

Building Form, Mass and Scale

5.6 A new building shall appear similar in height to those seen traditionally in the district.
a. Historically, most buildings were one and two stories in height.
b. The front building shall not exceed two stories.

5.9 A secondary structure shall be similar in form, mass, and scale to secondary structures traditionally seen in the district.
a. A garage, for example, should reflect traditional secondary structure design despite their planned use.

Roofs

5.10 Use a roof form similar to that used historically.

5.12 Match a roof on a secondary structure with the roof form of the primary structure.

5.14 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 for context for color.

Materials

5.21 Materials shall appear similar in character to those used historically.

a. Building materials shall appear compatible to neighboring houses.

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 in similar size to that used historically.

c. New materials must have demonstrated durability in this setting.

5.22 Simple materials finishes are encouraged

Doors and Entries

5.26 Clearly identify the primary entrance into the building.

a. The primary entrance should be easily identified from the street.

STAFF RECOMMENDATION

The new rear garage is proposed to be 38'3" x 39'8" (roughly 1,520 sq. ft.), which is smaller than the primary structure. The placement of the structure is compliant with all zoning setbacks for the district, and the materials and design compliment the neighborhood and existing structure. Currently, a non-compliant gravel driveway exists on the property. The applicant has stated this will be removed upon completion of the project and a paved concrete driveway will be installed. This is further confirmed on the provided site plan showcasing the location for a proposed driveway leading to the new garage. The applicant has also stated the upper loft area of the new garage is for recreational space. Dwelling units are not permitted within accessory structures, and Staff recommends a condition be placed on this approval to ensure compliance.

Additionally, the proposed changes to the primary structure are appropriate for the district. Repainting the existing siding eliminates a change in material, and the proposal to remove the vinyl scallops is acceptable due to the fact this would not have been an original material on the structure. These changes will match the proposed design of the new garage, creating a harmonious appearance across the property. Likewise, the enclosure of both rear porches will utilize matching material and will not be visible from the street.

The alterations to the primary structure will enhance its appearance, while the proposed new garage will provide covered parking for a property where there currently is none. Staff finds the proposals to be consistent with the guidelines for the district and the City's Zoning Code. Therefore, Staff recommends approval of the projects, subject to the following conditions:

1. The gravel driveway shall be removed for the installation of the new paved driveway.
2. The upper story of the proposed new garage shall not be utilized as a dwelling unit.

Recommended Motion:

Motion to approve the exterior alterations and construction of a new detached garage at 1303 North 3rd Street, subject to the conditions recommended by Staff.



Figure 6: Subject property seen from North 3rd Street.



Figure 7: Renderings of proposed rear garage.



Figure 8: Rear porches seen from aerial of property.



Figure 9: Example of siding and shake color.



Figure 10: Shingles example.



Figure 11: Rendering of rear porch enclosures.

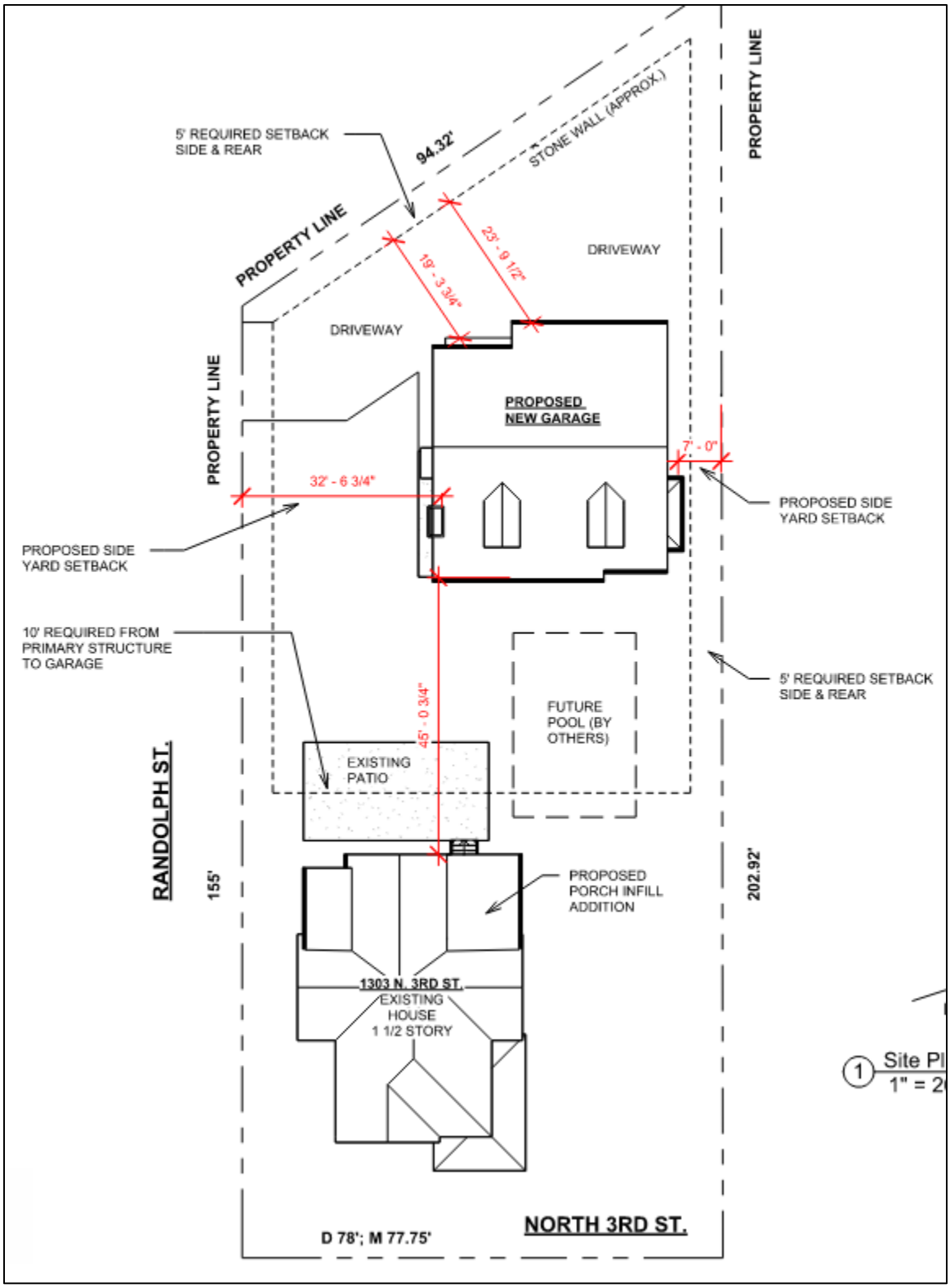


Figure 12: Site plan for new garage and primary structure changes.

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: 1303 N. 3rd St.

BUSINESS NAME (if applicable): _____

APPLICANT:

Kevin & Christy Sichra
(Name)

1303 N. 3rd St., St. Charles, MO 63301
(Address)

_____
(Phone & Email Address)

PROPERTY OWNER:

same
(Name)

_____
(Address)

_____
(Phone & Email Address)

HISTORIC DISTRICT LOCATION:

__ Commons Preservation District

__ Extended Historic Preservation District

X Frenchtown Preservation District

__ Historic Downtown Preservation District

__ South Main Preservation District

DATE OF ORIGINAL CONSTRUCTION: 1901

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

Existing 1 1/2 story wood framed home. Home is clad in narrow lap vinyl siding with a scalloped vinyl shingle in the gable ends. Home has a Victorian influences with turned porch posts & balusters as well as a steeply pitched roof with contrasting siding in the gable roof ends.

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

__ Rehabilitate or restore: _____

x Construct a new structure: New detached garage structure

__ Demolish or move structure: _____

x Construct a new addition: Enlarge & enclose an existing side porch

__ New sign or awning: _____

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

__ Other (briefly explain):_____

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

Enlarge an existing 2 story porch covered porch on the rear of the existing home. The first level will be enclosed to create a new mudroom/butler's pantry. It will be clad in siding to match the existing home and new windows and doors proposed will also match the existing. The foundation will be similar to the existing home with either a block or finished concrete to mimic a block appearance. The second level of the porch will also be enlarged and screens added to enclose. The roof will remain a low slope shed roof similar to the existing porch construction. The remainder of the exterior lap siding will be painted to match proposed garage color (Gray Wisp). The vinyl scalloped siding will be replaced with straight edge shake siding to match proposed material on garage (color Sable Brown).

Construct a new detached garage structure in the rear yard. Garage will also be 1 1/2 story with dormers that face the rear yard. Height of garage will be less than the primary structure. Garage will be clad in board & batten siding (color Gray Wisp or similar) with straight edge shake shingles (color Sable Brown or similar) on the dormers and in the top of the gable ends. Windows will be white in vinyl or composite cladding and 1/1 to match the existing house. The garage doors will be a carriage style door that face the rear of the property. Roof will be clad in asphalt shingles to match existing house and will also have a steep pitch to compliment the primary structure. A stone clad fireplace will be installed at a covered patio on the garage structure. There will also be a glass garage door that faces the rear yard under the covered patio and will not be street visible.

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.

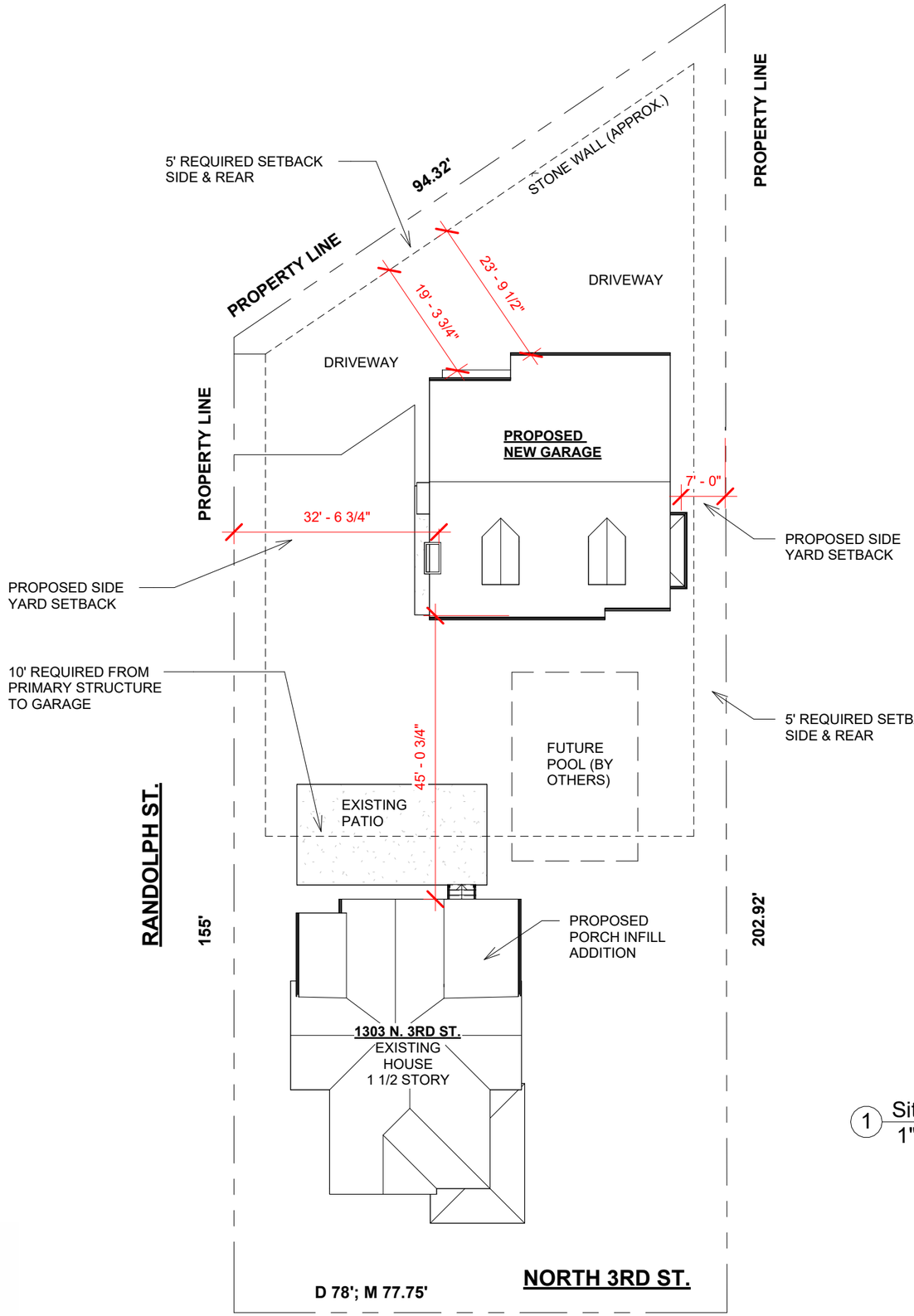
I hereby certify that I am the owner in fee or agent authorized to apply for this Certificate of Appropriateness, and that the information provided is true and correct to the best of my knowledge.

Signature of the applicant: _____ Date: 1/22/26

Signature of the property owner: _____ Date: 1/22/26

- *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



NORTH

1 Site Plan - Opt. 1
1" = 20'-0"

PROJECT SUMMARY:
EXISTING 1 1/2 STORY HOME CONSTRUCTED IN 1901 LOCATED IN THE FRENCHTOWN HISTORIC DISTRICT

SCOPE OF WORK:
ENLARGE & ENCLOSE EXISTING EXTERIOR REAR PORCH LEVEL 1. PROVIDE SCREENED-IN PORCH LEVEL 2. PAINT EXISTING HOUSE SIDING TO MATCH GARAGE. REPLACE VINYL SCALLOPED SIDING W/ SHAKE SIDING PROPOSED FOR NEW GARAGE.

CONSTRUCT NEW 3 CAR GARAGE IN REAR YARD WITH ACCESS FROM RANDOLPH ST. GARAGE TO BE CLAD IN BOARD & BATTEN SIDING WITH ASPHALT SHINGLE ROOF TO MATCH EXISTING.
NEW OFFICE AND POOL BATH ON GROUND LEVEL OF GARAGE; BONUS ROOM ON UPPER LEVEL. WILL NOT BE USED FOR DWELLING SPACE PER CITY ORDINANCE.

ZONING REQUIREMENTS
SINGLE FAMILY RESIDENTIAL R-1E

DETACHED GARAGE REQUIREMENTS:
MIN. SETBACKS FROM SIDE OR REAR LOT LINES = 5'
PROPOSED = SIDE 7' & 32'-6"; REAR 19'-4"

MIN. SETBACK FROM PRIMARY STRUCTURE = 10'
PROPOSED = 45'

MAX. HEIGHT SHALL NOT EXCEED PRINCIPAL BUILDING HEIGHT
EXISTING PRINCIPAL BUILDING HEIGHT = 23'-10"
PROPOSED GARAGE HEIGHT = 20'

MAX. SIZE SHALL NOT BE EQUAL TO OR GREATER THAN BASE AREA OF PRINCIPAL BUILDING
PRINCIPAL BUILDING INCLUDING PORCH ADDITION = 1370 SF
PROPOSED GARAGE INCLUDING COVERED PATIO = 1368 SF

MAX. LOT COVERAGE PRINCIPAL BUILDING & ALL ACCESSORY STRUCTURES = 40%
PROPOSED = 2,738/14,164 SF = 19%

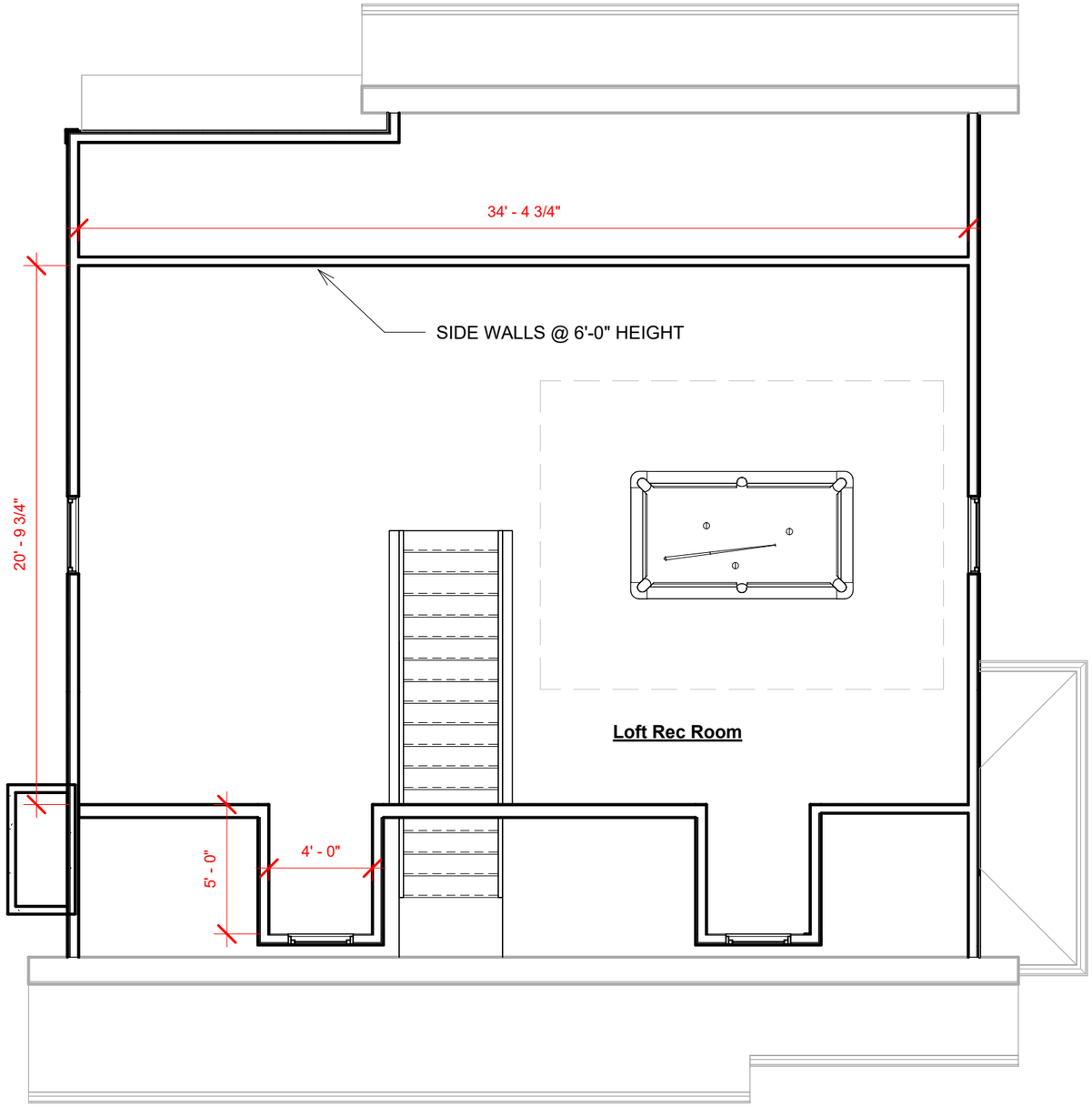
1303 N. 3rd - New Garage

Project number 26-003

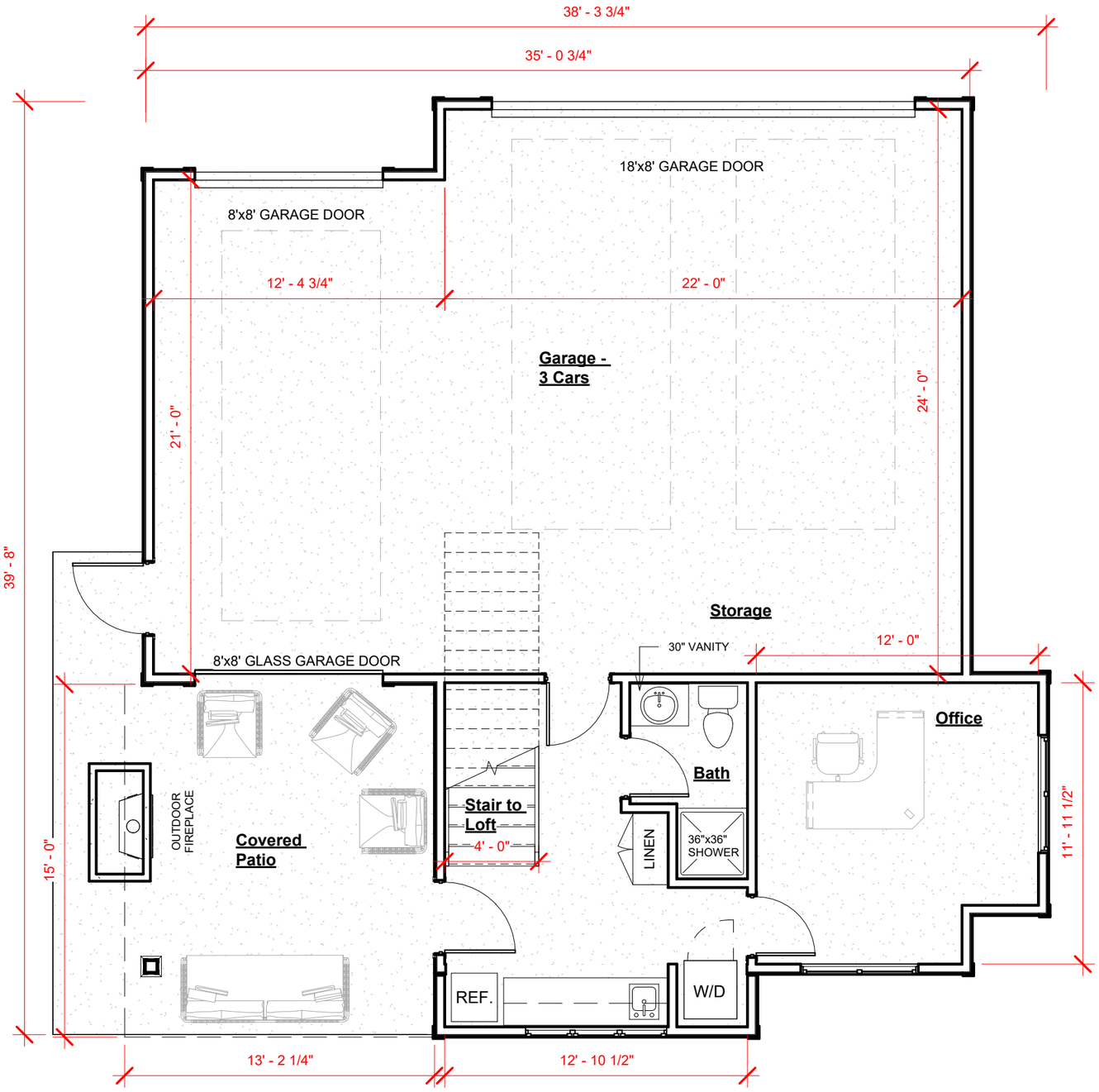
little hills architecture

Site Plan	Sheet 0.0
Date 1/22/2026	
Landmarks Submittal	

DESIGN REVIEW - NOT FOR CONSTRUCTION



2 Garage - Upper Level Plan
3/16" = 1'-0"



1 Garage - Ground Level Plan
3/16" = 1'-0"

1303 N. 3rd - New Garage

Project number 26-003

little hills architecture

Garage - Floor Plans	Sheet 1.0
Date 1/22/2026	
Landmarks Submittal	

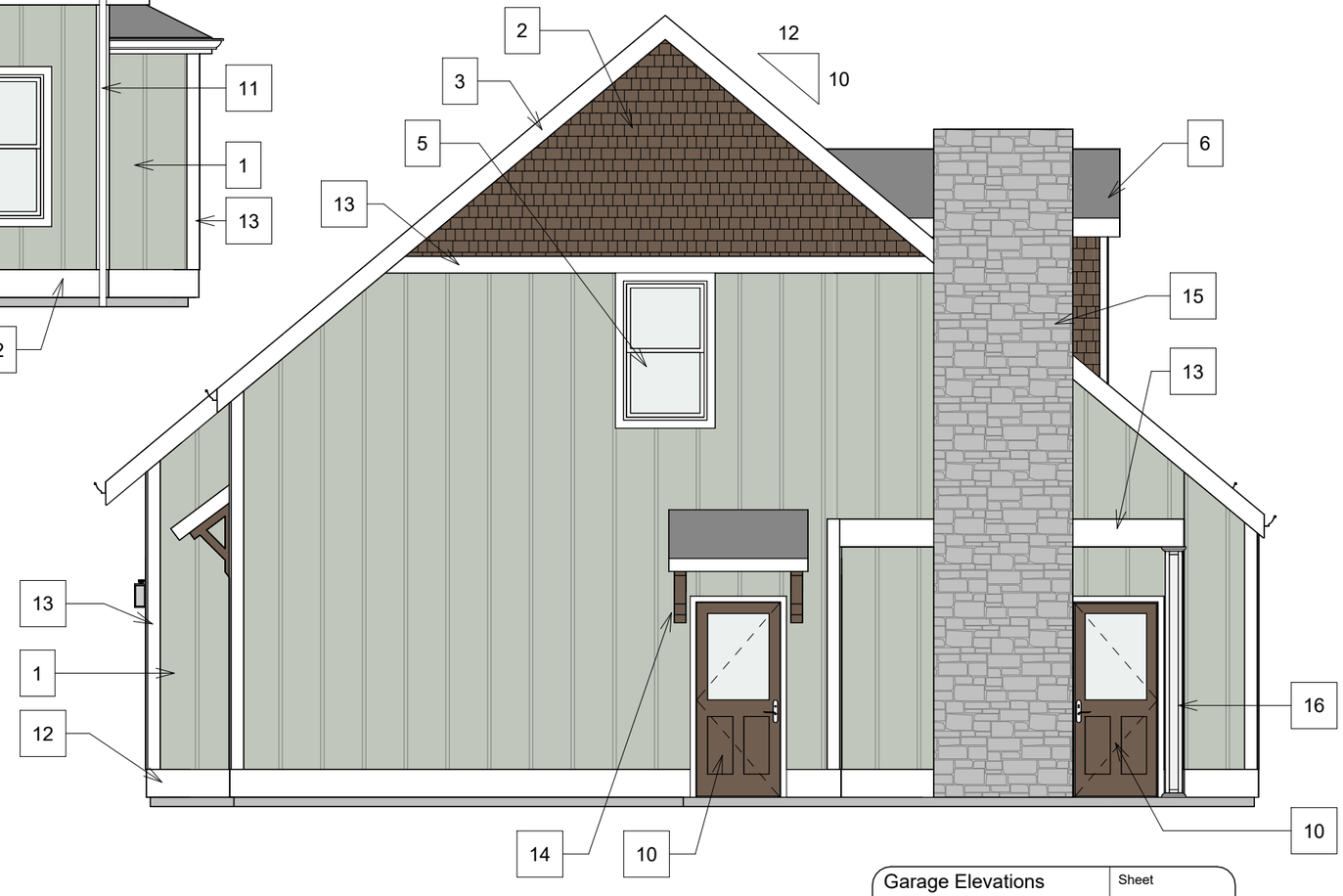
DESIGN REVIEW - NOT FOR CONSTRUCTION



1 Garage Elevation - Front (East)
3/16" = 1'-0"

ELEVATION KEYED NOTES:

1. FIBER CEMENT BOARD & BATTEN SIDING
2. FIBER CEMENT SHAKE SIDING
3. FASCIA
4. ALUM. GUTTER
5. COMPOSITE CLAD WINDOW
6. ASPHALT SHINGLE ROOF
7. GARAGE DOOR - GLASS
8. GARAGE DOOR - CARRIAGE STYLE AS SELECTED BY OWNER
9. WALL MOUNTED EXTERIOR LIGHT FIXTURE
10. HALF GLASS ENTRY DOOR
11. DOWNSPOUT
12. SKIRT BOARD
13. TRIM
14. DECORATIVE ROOF SUPPORT BRACKET
15. ADHERED STONE VENEER
16. COLUMN, WRAP IN TRIM



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

1303 N. 3rd - New Garage

Project number 26-003

little hills architecture

Garage Elevations	Sheet 1.1
Date 1/22/2026	
Landmarks Submittal	

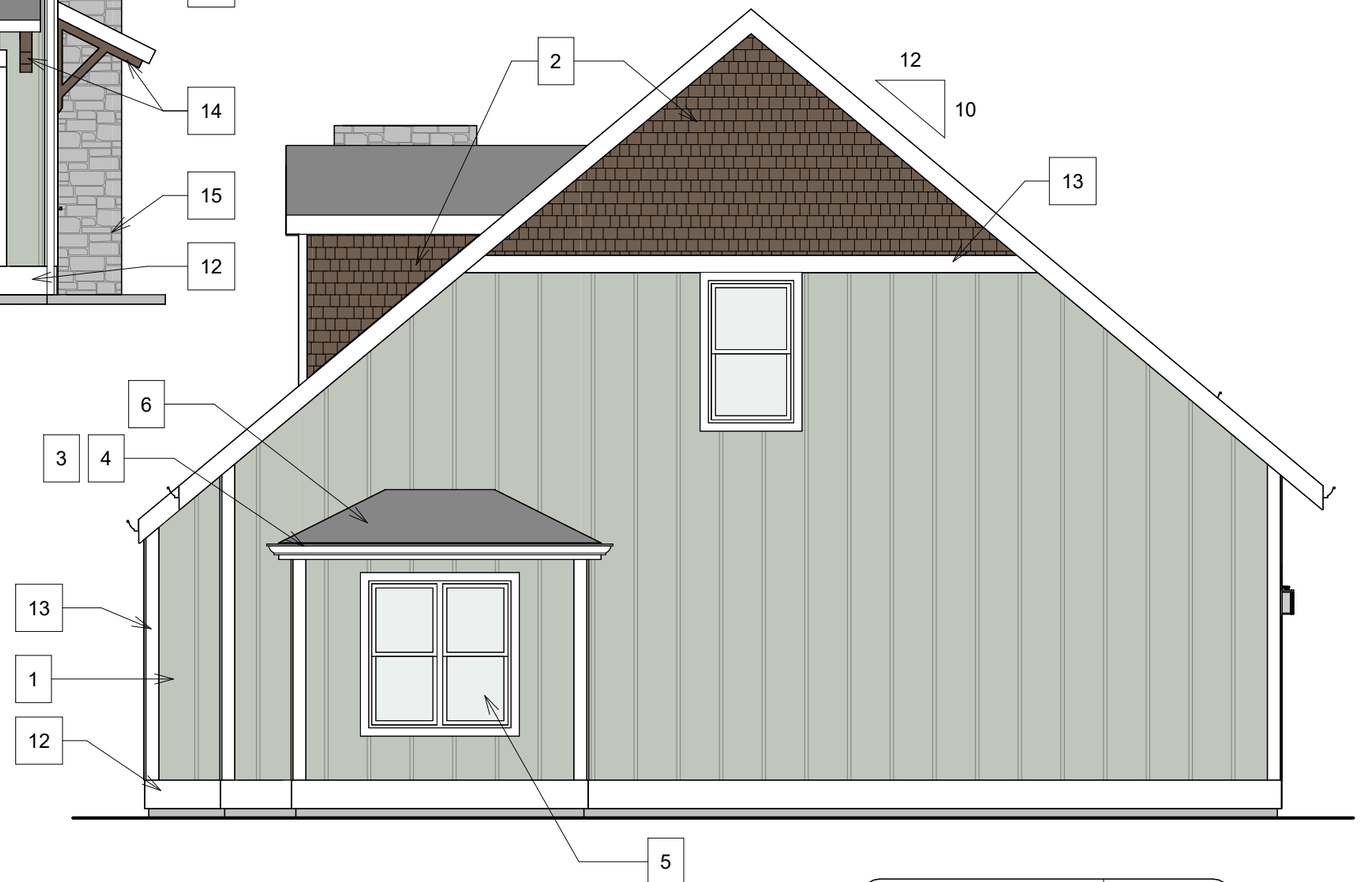
DESIGN REVIEW - NOT FOR CONSTRUCTION



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

ELEVATION KEYED NOTES:

1. FIBER CEMENT BOARD & BATTEN SIDING
2. FIBER CEMENT SHAKE SIDING
3. FASCIA
4. ALUM. GUTTER
5. COMPOSITE CLAD WINDOW
6. ASPHALT SHINGLE ROOF
7. GARAGE DOOR - GLASS
8. GARAGE DOOR - CARRIAGE STYLE AS SELECTED BY OWNER
9. WALL MOUNTED EXTERIOR LIGHT FIXTURE
10. HALF GLASS ENTRY DOOR
11. DOWNSPOUT
12. SKIRT BOARD
13. TRIM
14. DECORATIVE ROOF SUPPORT BRACKET
15. ADHERED STONE VENEER
16. COLUMN, WRAP IN TRIM



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

1303 N. 3rd - New Garage

Project number 26-003

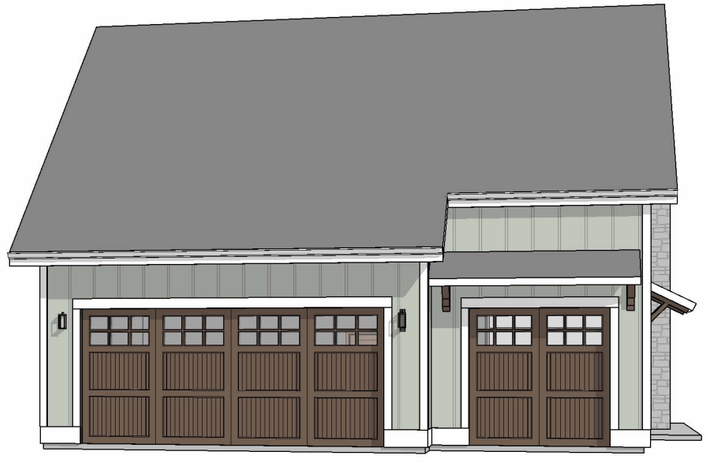
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Garage Elevations	Sheet 1.2
Date 1/22/2026	
Landmarks Submittal	

DESIGN REVIEW - NOT FOR CONSTRUCTION



1 View from Randolph St.



2 View From Rear



3 3D View - Side



4 View from Yard

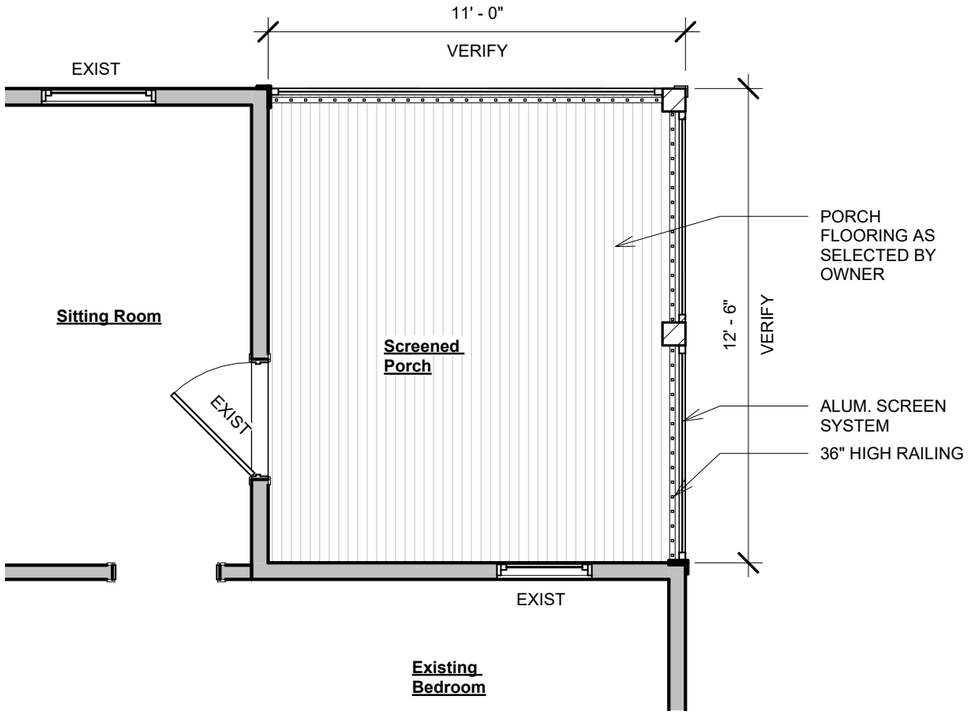
1303 N. 3rd - New Garage

Project number 26-003

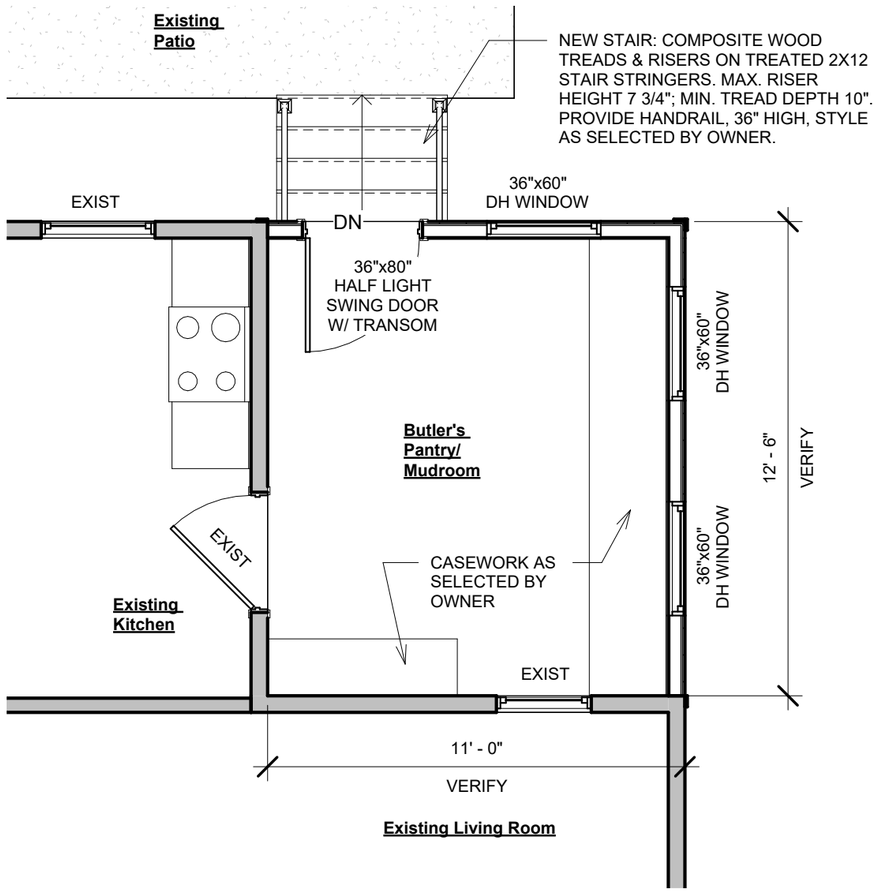
little hills architecture

Garage - 3D Views	Sheet 1.3
Date 1/22/2026	
Landmarks Submittal	

DESIGN REVIEW - NOT FOR CONSTRUCTION



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



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

1303 N. 3rd - New Garage

Project number 26-003

little hills architecture

Porch Infill - Plans	Sheet 2.0
Date 1/22/2026	
Landmarks Submittal	

DESIGN REVIEW - NOT FOR CONSTRUCTION

ELEVATION KEYED NOTES - PORCH INFILL:

1. LAP SIDING - MATCH EXISTING PROFILE & MATERIAL
2. BLOCK FOUNDATION, MATCH EXIST.
3. FASCIA - MATCH EXISTING PROFILE & MATERIAL
4. ALUM. GUTTER - MATCH EXISTING
5. COMPOSITE CLAD WINDOW - MATCH EXISTING
6. MEMBRANE ROOF
7. WALL MOUNTED EXTERIOR LIGHT FIXTURE
8. HALF GLASS ENTRY DOOR W/ TRANSOM
9. DOWNSPOUT - MATCH EXIST
10. SKIRT BOARD - MATCH EXISTING PROFILE & MATERIAL
11. TRIM - MATCH EXISTING
12. ALUM. SCREEN SYSTEM
13. HANDRAIL, STYLE AS SELECTED BY OWNER
14. COLUMN, WRAP IN TRIM
15. COMPOSITE WOOD STAIR TREADS & RISERS
16. REPAINT EXISTING LAP SIDING
17. REPLACE EXISTING SIDING WITH SHAKE SIDING



1303 N. 3rd - New Garage

Project number 26-003

little hills architecture

2 Porch Elevation - Side
3/16" = 1'-0"

1 House Elevation - Rear
3/16" = 1'-0"

Porch Infill - Elevations	Sheet 2.1
Date 1/22/2026	
Landmarks Submittal	

DESIGN REVIEW - NOT FOR CONSTRUCTION



1 Existing House - Porch Infill - View 2



2 Existing House - Porch Infill View 1

1303 N. 3rd - New Garage

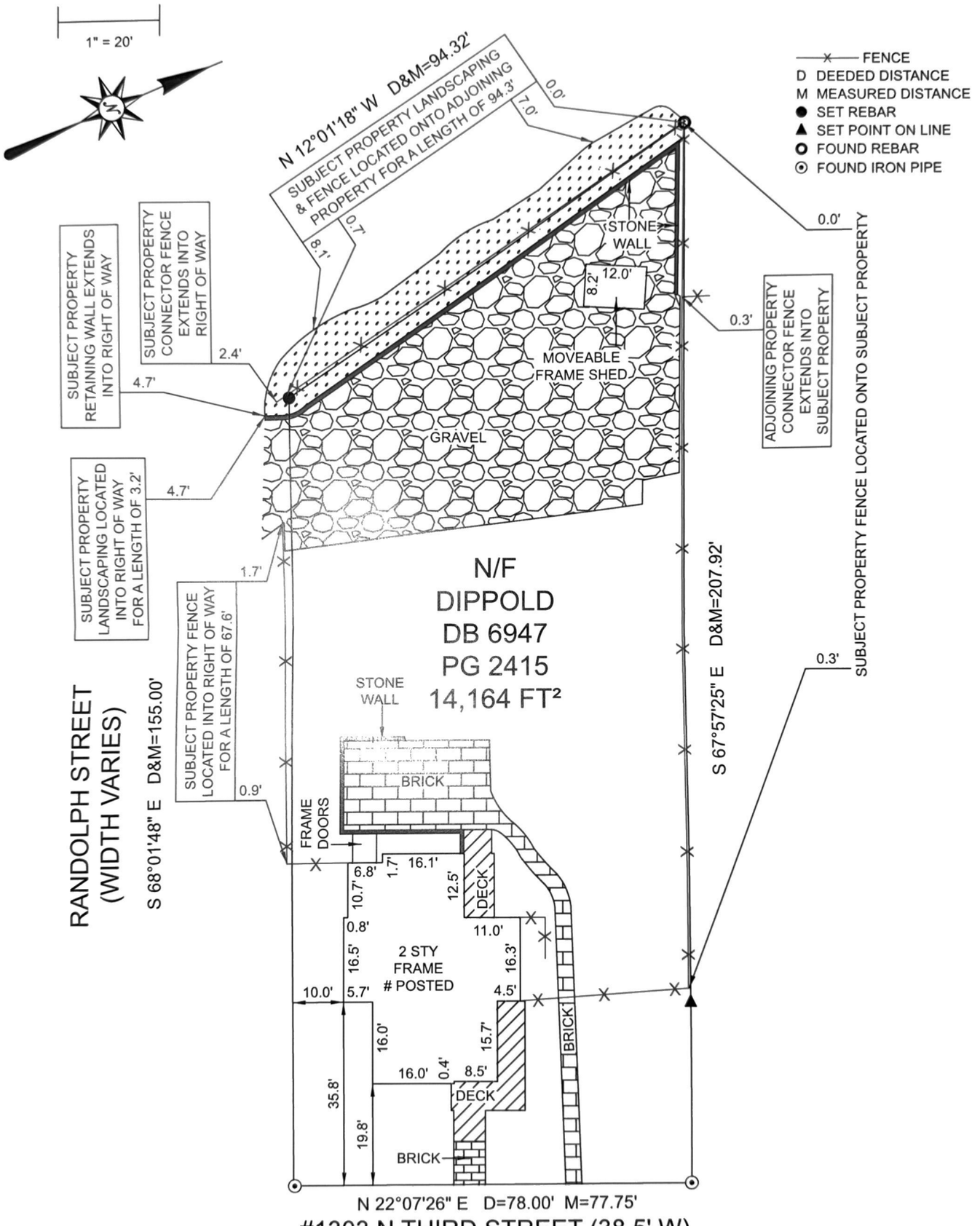
Project number 26-003

little hills architecture

Porch Infill - 3D Views	Sheet 2.2
Date 1/22/2026	
Landmarks Submittal	

DESIGN REVIEW - NOT FOR CONSTRUCTION

BOUNDARY SURVEY
PART OF CITY BLOCK 102
ST CHARLES COUNTY, MO



SHEET 1 OF 2

Cardinal Surveying & Mapping

PO BOX 278
COTTLEVILLE, MO 63338
PHONE: 636.922.1001
Corp # 2005000229
www.CardinalSurveying.com
inbox@cardinalsurveying.com

JOB #2511011
FB 808:20

FIELDWORK BY: MBM/AJ

DRAWN BY: VAS

1303 N THIRD ST
ST CHARLES, MO 63301

REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

THIS IS TO CERTIFY THAT ON
OCT 28, 2025
A REQUEST BY
TITLE PARTNERS AGENCY
WAS MADE FOR A BOUNDARY
SURVEY AND TO LOCATE THE
IMPROVEMENTS ON THE ABOVE
NAMED TRACT AND THAT THE
RESULTS ARE, TO THE BEST OF
MY KNOWLEDGE, CORRECTLY
REPRESENTED HEREON.

STATE OF MISSOURI
WILLIAM JACOB CLARK
NUMBER
PLS-2002014101
11/4/2025
PROFESSIONAL LAND SURVEYOR

AGENDA ITEM #6F

STAFF REPORT

REC & SENIOR CENTER
627-629 NORTH MAIN STREET
CASE NO. EC-2026-9

BY TAYLOR MOORE

APPLICANT:	Matt Sutherland JEMA as Architect for the City of St. Charles 2823 Olive Street St. Louis, MO 63103
OWNER:	City of St. Charles 200 North 2nd Street St. Charles, MO 63301
ADDRESS/LOCATION:	627-629 North Main Street - Building 92
ZONING:	FD—Frenchtown District FPD—Frenchtown Preservation District
REQUEST	Recreation & Senior Center
MEETING DATE:	February 23, 2026

SUMMARY/BACKGROUND

The subject property is the structure known as Building 92 of the American Car and Foundry Company (ACF) complex at the southeast corner of the Frenchtown Preservation District. The subject structure is a two-story masonry industrial building that is approximately 46,000 square feet. The former warehouse structure is being converted into a Recreation and Senior Center for the City of St. Charles. This was a part of a larger redevelopment project that was voted on and approved by the citizens of the City via a bond issue in the April 2024 election (Proposition C). While this rehabilitation is predominately interior, the project does involve several exterior alterations, which are under the purview of the Landmarks Board. On October 21, 2024, the Board approved the site plan for the new City Hall facility which replaced the footprint of Building 93 on the complex. A portion of the site work proposed for this structure was also reviewed during the City Hall approval, specifically the walkway and pocket park between the two buildings.

The proposed project involves the installation of new signage and entrance canopy that is planned to be installed on the northwest corner of the building. A new yoga patio is also being added to the pocket park area on the northeast side of the building. Additional alterations include a new roof, repairs to the parapet and terracotta tiles, replacing missing bricks, tuckpointing the facades, and

the installation of new historically appropriate windows. Accompanying this application are elevations, renderings, a site plan, and existing photographs of the building.



Figure 1: Rendering looking east of proposed work.

Building Elevations:

The north elevation, facing the pocket park between the subject building and City Hall, will serve as the building's primary entryway. This elevation will involve the most alterations, including a new aluminum panel canopy, the construction of stairs, new aluminum storefront windows and doors, aluminum downspouts, and a new fenced-in patio. This elevation will be a blend of historical and modern design, with the brick cladding, retaining arched windows and restoring ones that have been covered, corbelling, and traditional detailing being retained while introducing contemporary details as well. The proposal introduces contemporary storefront glazing systems within existing openings which will be the same design as what was approved for the adjacent City Hall building. This approach allows for a more harmonious appearance between the two structures who will share a common walkway and pocket park.

A new exterior access sequence is proposed to address grade changes along the site. This includes a cast-in-place concrete stairs and retaining wall system. The stairs are to be accompanied by a perforated aluminum panel canopy and walls that will double as signage. These panels, along with the continuous sloped canopy element, are finished in a contrasting yellow tone to clearly distinguish the new construction from the historic brick structure. The perforated panels will feature recessed lighting behind, which will illuminate the two entryways and shared walkway. Frenchtown Preservation District allows building mounted/projecting signs, and the two projecting signs are approximately 73.4 sq ft per sign for a total of 146 sq. ft., within allowed maximums for this façade (max allowed for this elevation of 308 sq ft.). This signage will also be slightly illuminated to display the City of St. Charles logo and verbiage for the recreation center.

Although the proposed yellow color and perforated aluminum canopy design are not reflective of the building's historic palette or architectural character, the intervention is compatible in scale, proportion, and placement. The original masonry façade, arched window openings, and overall massing remain intact and visually dominant. The new elements are lightweight, clearly contemporary, and largely reversible/removable, ensuring that the long-term heritage and integrity of the building is preserved.

Finally, the last alteration to this façade involves an elevated yoga patio along an accessible ramp. This will be located on the northeast corner of the structure, adjacent to the pocket park. The design consists of a pre-engineered decorative metal railing mounted along the edge of the ramp to meet building code and safety requirements. The railing maintains a simple contemporary appearance and clearly defines the patio space without introducing excessive visual massing.



Figure 2: Proposed east elevation (see attachment for closer view).

The **east elevation** of the building, which faces the new Main Street extension area, primarily consists of an area that will remain privately owned. However, work to be done on the other side of the building will be minimally visible. This includes a new roofing system on a southern staircase, new windows on the upper floor, and the yoga patio mentioned above. The proposed canopy structure will also be slightly visible from specific angles.



Figure 3: Proposed east elevation.

The **south elevation**, like the east elevation, will feature very minimal changes. Portions of this façade are connected to other structures that are privately owned. Alterations that will be occurring on the subject structure include the new replacement windows and new metal down spouts that are proposed for all elevations. Majority of this elevation will not be visible due to the existing neighboring structure.

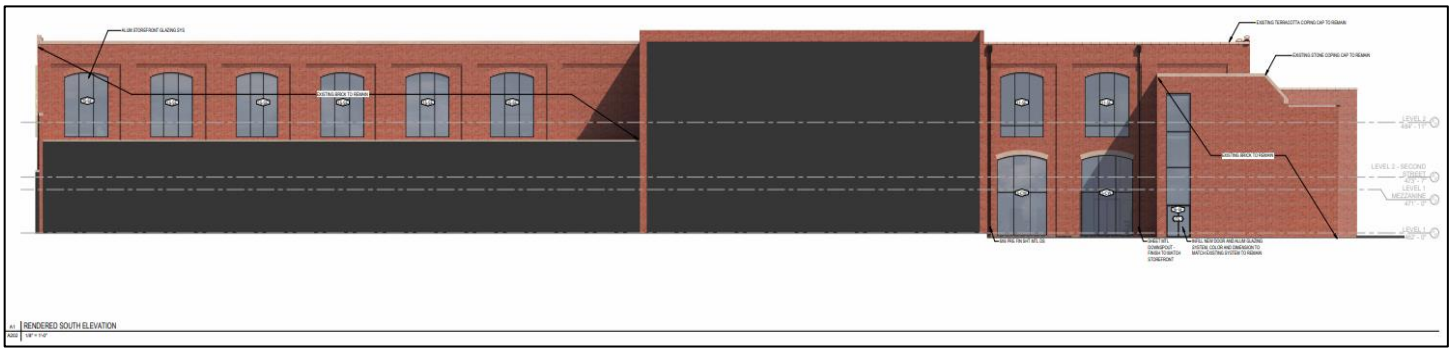


Figure 4: Proposed south elevation (see attachments for closer view).

The **west elevation** also features minor changes that are proposed throughout the building. Most specifically, the wrought iron gate openings seen presently on the street-level windows are to be removed. The new aluminum windows will be installed within the existing openings, like the other three facades. However, the southwestern most opening is to be utilized as the building's refuse mezzanine and will retain the wrought iron design for aesthetic purposes. While Staff appreciates the retention of this material for screening, the trash mezzanine will need to be completely screened from view with a solid screen wall to comply with code. While refuse and waste enclosures are typically situated on the rear of properties, the subject structure is in a unique scenario where the building is flanked by two primary roadways with a pedestrian path and parklet along the side. The trash mezzanine for the new City Hall building also faces a primary roadway (Main Street). New signage is proposed for the parapet of this elevation to show the location of the Senior Center. Approximately 88 sq ft of signage is allocated for this façade, and the proposed signage is 19.4 sq ft, compliant with this regulation. The sign is proposed to be installed into the brick mortar rather than brick face to preserve the existing masonry.



Figure 5: Proposed west elevation.

After a review of each individual proposed elevation, the materials and design ultimately align with the established guidelines for properties in the Frenchtown Preservation District. The building's design furthers the goals of historic preservation by maintaining architectural details and characteristics, while also integrating contemporary designs to echo that of the new City Hall. The existing brick is being repaired and tuckpointed where needed on all four facades to preserve the existing appearance of the building. The alterations primarily consist of window replacements in the existing openings, which is appropriate as windows would have historically existed in these locations. Signage is proposed on both the canopy structure and North 2nd Street parapet.

Other details such as landscaping, lighting, and parking for this development have already been addressed in the site review for the City Hall complex. The two-tier parking garage and surface level lot at the City Hall site provides 300 spaces. Additional off-street parking will also be incorporated into the plans for the Main Street extension. A traffic analysis was completed for the entire development, including the Recreation and Senior Center proposal, which documents that the entire City Centre Complex complies with City Engineering Design Standards and incorporates significant efforts/recommendations of the Frenchtown Great Streets Plan.



Figure 6: Building 92's location on American Car Foundry Complex.

<u>Consistency with the Frenchtown Great Streets Plan:</u>

The Frenchtown Great Streets Plan adopted by City Council in 2020 outlines phases and goals for the Frenchtown area. Goal Number 5 involves character and identity of Frenchtown and divides the area into individual districts; one being known as the "Sawtooth District" which is composed of the existing American Car Foundry complex. The plan outlays a strategic vision for this district

and suggests creative office space and recreation/indoor sports as possible uses, both of which are being achieved with the Recreation Center and City Hall uses.

APPLICABLE DESIGN GUIDELINES

SECTION 400.360: "FPD" FRENCHTOWN PRESERVATION DISTRICT

C. *Architectural Review for Contributing Properties*.

1. 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, design guidelines adopted for the district by City Council shall be used.

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 HLPARB for issuance of a certificate of appropriateness. 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 FRENCHTOWN PRESERVATION DISTRICT

Chapter III: Guidelines for All Historic Properties

Site Planning & Site Features

3.2 Fences and screen walls shall be maintained and in good repair.

3.3 Retaining walls shall be maintained and in good repair

3.4 Steps within a retaining wall shall be maintained and in good repair

3.5 Brick walls shall be maintained and kept weed-free

Building Form, Mass, and Scale

3.7 Maintain the historic building form, mass, and scale

Roofs

3.9 Preserve original roof forms.

a. Original rooflines on the primary façade shall not be altered.

3.10 Parapets shall not be altered without a model example.

Materials

3.17 You are encouraged to retain all original ornamentation.

3.19 Replace missing historically significant features in kind.

c. If later covering materials exist that have not achieved historic significance, removing them is strongly encouraged. Asphalt siding that covers original wood siding, for example, may be removed, as may vinyl siding.

3.20 Basing the replacement of missing historically important elements on accurate information about original features.

a. The design should be substantiated by physical or pictorial evidence. This will avoid creating a misrepresentation of the building's genuine heritage.

b. Overall, a high percentage of the materials and features of the property should be historic ones in order to retain the integrity of the resource as an historic property.

c. Use only materials and details similar in character to those employed historically on compatible buildings.

d. Conjectural "historic" design for replacement of a feature that cannot be substantiated by written, physical or pictorial evidence is inappropriate.

3.23 Consider removing later covering materials that have not achieved historic significance; examples, include vinyl, aluminum, or asphalt siding, or permastone.
   a. Once a siding is removed, repair original materials.
   b. Removal of other materials such as permastone should be tested to assure that the original material will not be damaged.
   c. Removal of stucco is encouraged if it is inconsistent with the time period and removal will not be destructive to the building.

Chapter IV: Guidelines for Additions

Architectural Details

4.15 Preserve do not obscure, original architectural details of the historic structure.
   a. An addition shall not obscure historically significant features.

Materials

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

4.18 Simple material finishes are required.
   a. Use matte finishes.

Doors and Entries

4.23 A door on an addition shall use a design similar to those found historically on comparable structures.

Windows

4.25 A window on an addition shall be similar in character to those of the primary historic structure.

Building.

4.26 Maintain the historic number of panes as seen on the primary structure.
   a. If a window historically had multiple panes, windows on an addition must reflect this

STAFF RECOMMENDATION

The proposed project is designed to respect the historical and architectural character of the surrounding district and elevate the importance of the American Car Foundry Complex. Staff believe the elevations reflect a thoughtful integration of contemporary features while maintaining harmony with the area's existing structures. As noted throughout this report, the alterations consist primarily of windows and entryways being inserted into existing openings. Many of these openings originally featured windows/doors that were removed long ago, and the proposal to reinstall windows is consistent with the guidelines for contributing structures. Key design elements such as arched openings, brickwork, and trim are all being retained and refurbished where needed to ensure the building retains its historic appearance.

The most noteworthy alteration is the installation of the yellow aluminum canopy structure that will stretch between the two entryways on the north elevation. While this feature is contemporary in appearance, it will remain subordinate to the overall structure. This feature will be attached to

the brick but is not a permanent alteration. If a change in tenants were to occur, the entire canopy/signage system would be able to be removed leaving the historic features intact.

Other alterations, such as the addition of downspouts, repairs to the roof and parapet, tuckpointing, and new site work are all compliant with the design guidelines for the Frenchtown District and are considered maintenance items, which generally are not reviewed by the Landmarks Board; however, they have been provided for overall context. The fenced yoga patio will separate this use from the pocket park and pedestrian walkways and the proposed staircase from the North 2nd Street frontage allows for access to the building as well as City Hall and down to the Main Street extension area. Regarding the trash mezzanine proposal, while the wrought iron gate is appropriate and maintains a historic feature, additional screening will be needed to comply with code. Staff suggest the applicant utilizes a dark vinyl material (or other similar material which provides full screening) behind the wrought iron that provides solid screening from the right-of-way.

The alterations proposed have minimal impact on the structure, and many of the changes will bring the facades back to their historical appearance. Therefore, Staff recommends approval of the alterations to Building 92 for the Recreation and Senior Center, subject to the following conditions:

1. The trash enclosure must include a solid-view screening.

Recommended Motion:

Motion to approve the exterior alterations for Recreation and Senior Center use at Building 92 at 627-629 North 2nd Street, subject to the conditions recommended by Staff.



Figure 7: Eastern elevation of Building 92 currently.



Figure 8: Western elevation of Building 92 currently.



Figure 9: Eastern/southern elevation of Building 92 (privately owned side).

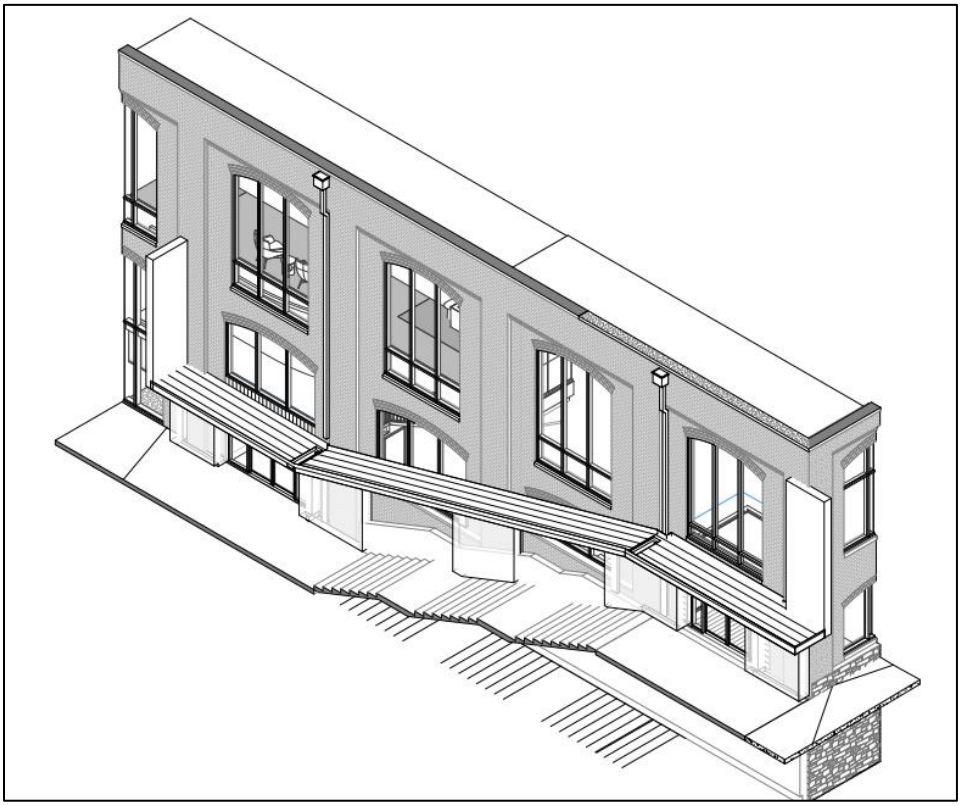


Figure 10: Entry canopy design for north elevation.

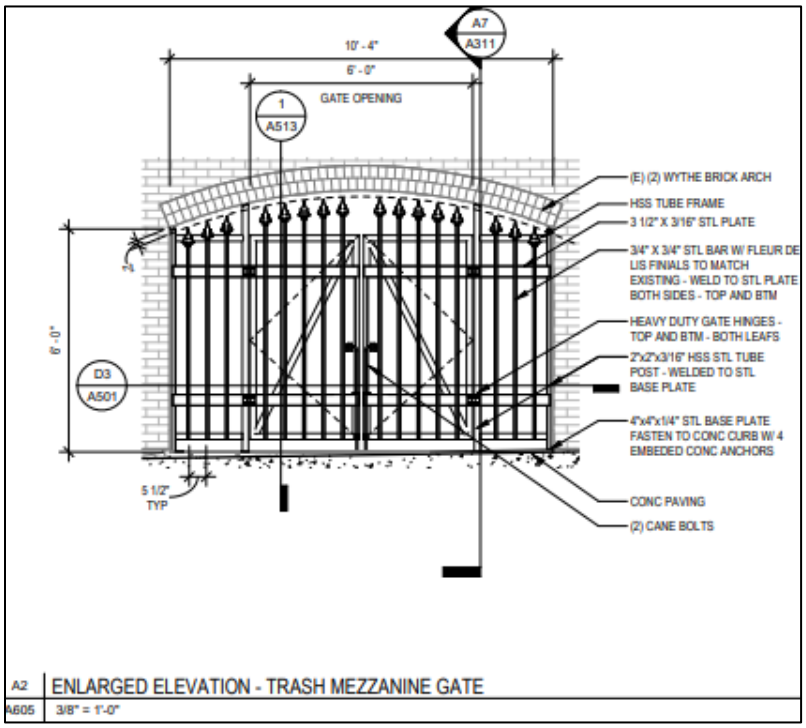


Figure 11: Trash mezzanine design.

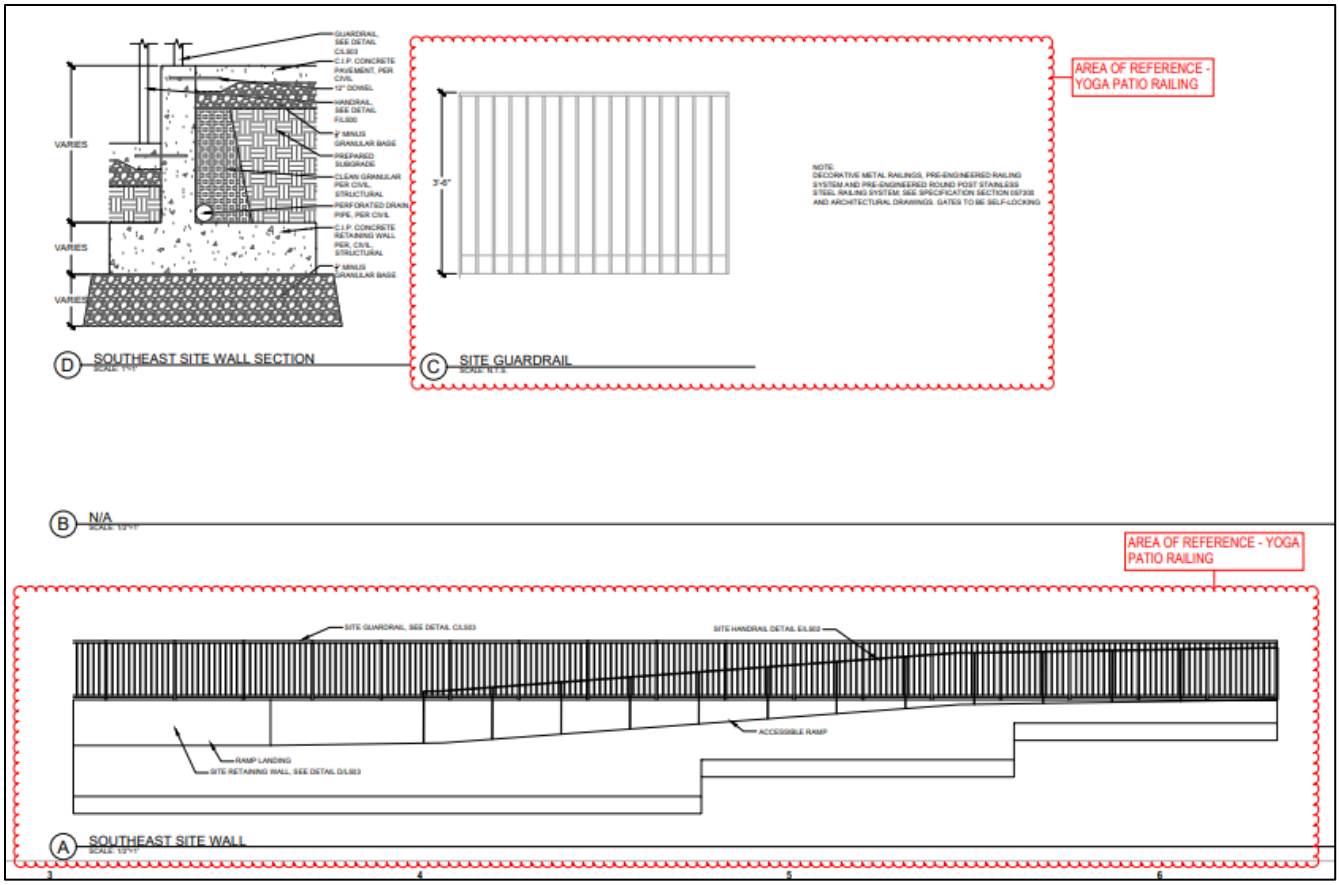


Figure 12: Fencing details for yoga patio.



Figure 13: Rendering of north elevation from North 2nd Street.



Figure 14: 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: 627-629 North Main Street St. Charles, MO 63301

BUSINESS NAME (if applicable): City of St. Charles - Rec and Senior Center

APPLICANT:

JEMA as Architect for the City of St. Charles
(Name)

2823 Olive Street, St. Louis, MO 63103
(Address)

(Phone & Email Address)

PROPERTY OWNER:

City of St. Charles
(Name)

200 North 2nd Street
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: late 1890s -early 1900s

BRIEFLY DESCRIBE PROPERTY AS IT CURRENTLY EXISTS:

Currently referred to as the "BH Building", 627-629 North Main Street is a 2 story 46,000 sf full masonry industrial building with a stone foundation. The first floor is partially subterranean on the west facade and physically connected to Building 92 along the south property line. The east bay of the building is comprised of an attached 2 story tenant office building. The building has served as a train car finishing industrial building, warehouse storage, office, and fitness equipment studio.

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

- X Rehabilitate or restore: The warehouse is being converted to a recreation and senior center.
- __ Construct a new structure: _____
- __ Demolish or move structure: _____
- __ Construct a new addition: _____
- X New sign or awning: A new signage fin will cantilever off the west facade and north facade at the ends of an entrance canopy that connects both entries into the building
- X Site work (patio, fence, etc.): A new yoga patio is being added to the pocket park on the north side of the building and will have a 4'-0" fence around the patio.
- __ Other (briefly explain):_____

_____

_____

BRIEFLY DESCRIBE ALL EXTERIOR CHANGES:

627-629 North Main Street will be completely renovated from the current condition. Renovations are to include a new roof, reset parapet stones and terracotta tiles, all brick walls will have missing bricks replaced, facades cleaned and tuck pointed, all window openings will have new historically appropriate aluminum storefront and curtain wall systems installed (to match the north facade of the new City Hall - to provide district consistency). All downspouts to be replaced and new integral scupper boxes at the heads. New entrances will be added to the north facade and west facade. A trash room will open to the west facade with gates that emulate the current security grills on the west facade windows. A 5' deep canopy will run between the two building mounted signage fins on the north and west facades. All exterior site work including the fencing referenced above is part of the new City Hall pocket park project.

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: 2/9/2026

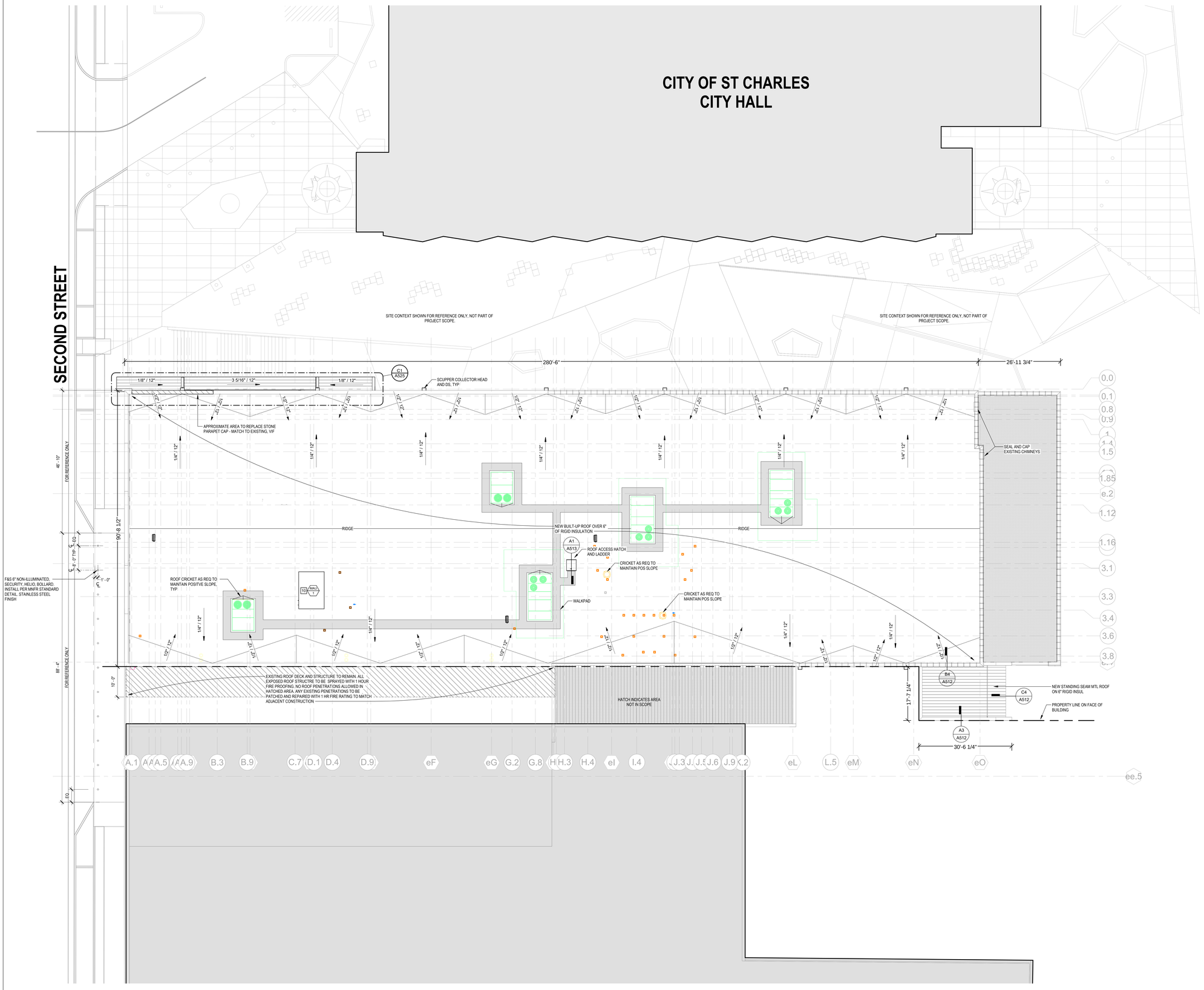
Signature of the property owner: _____ Date: _____

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

Application Fees:

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

PARKING SCHEDULE		
# of Spaces	Description	Comments



NOTE: DIMENSIONS TAGGED FOR REFERENCE ONLY
COORD WITH SECOND STREET IMPROVEMENTS PROJECT

A1 | SITE/ ROOF PLAN
A100 | 3/32" = 1'-0"

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TERRY SCHULTZ -
TERRYS@CODECONSULTANTS.COM

ARCHITECT OF RECORD:

STATE OF MISSOURI
JOHN EDWARD MUELLER
NUMBER A-2010039774
ARCHITECT

JOHN EDWARD MUELLER
MO ARCHITECTURAL LICENSE A2010039774
MO CERTIFICATE OF AUTHORITY A2014008380

CITY OF SAINT CHARLES
MISSOURI

CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION

PLAN NORTH 90.00°
TRUE NORTH 45.00°

PROJECT NO. 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 1/30/2026 3:46:10 PM
SHEET TITLE:
ARCHITECTURAL SITE / ROOF PLAN

A100

Copyright 2024 © JEMA

NOTE:

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ANGLES.

UTILITY COURT SEE ARCH AND CIVIL

WATER FEATURE SEE SHEET L110

AREA OF REFERENCE - SITE STAIR

AREA OF REFERENCE - YOGA PATIO

ALTERNATE #4: EXTENSIVE GREEN ROOF

GATE BY ARCHITECT

SCREEN WALL BY ARCHITECT

WALL BY ARCHITECT

SIDEWALK BY ENGINEERING

PLANTING AREA NOT IN THIS SCOPE

POTENTIAL WATER FEATURE VAULT AND RESERVOIR LOCATION FIELD VERIFY AND COORDINATE UTILITIES

STONE BLOCKS NOTE:

1. LIMESTONE BLOCKS TO BE REGIONAL LIMESTONE, COLOR CREAM, ABSORPTION RATE 0.36% MAX, SRI RANGE 55-56, BULK GRAVITY 2.7 MIN, EARTHWORKS GABOURI OR APPROVED EQUAL.
2. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 14 DAYS PRIOR TO INSTALLATION FOR LANDSCAPE ARCHITECT TO BE PRESENT DURING INSTALLATION TO DIRECT AND COORDINATE ELEVATION VARIANCES BETWEEN BLOCKS.

1 **DECORATIVE PAVING** — INTEGRAL COLOR EXPOSED AGGREGATE PAVING, ¼" EXPOSURE, SAWCUT JOINTS, SEE CIVIL DRAWINGS FOR DETAIL. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

2 **STANDARD CONCRETE PAVING** — STANDARD CONCRETE PAVING, FINE BROOM FINISH, SEE CIVIL DRAWINGS FOR DETAIL.

3 **BENCH** — WOOD TOP AND FRONT MOUNTED ON CONCRETE SEAT WALL, SEE DETAILS G/L-503, J/L-501.

3.1 **SEATING PLATFORM** — WOOD PLANK BENCH OVER 30" DEEP PLANTING SOIL. SEE DETAILS E,F/L-503.

4 **DROPOFF** — EXPOSED AGGREGATE CONCRETE PAVING ¼" EXPOSURE, SAWCUT JOINTS, SEE CIVIL FOR DETAIL. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

5 **SITE STAIRS** — SITE STAIRS, STANDARD CONCRETE FINE BROOM FINISH, SEE DETAIL D/L502. SEE STRUCTURAL ENGINEERING FOR FOOTING AND REINFORCEMENT.

6 **ACCESSIBLE RAMP** — ACCESSIBLE RAMP, STANDARD CONCRETE PAVING, FINE BROOM FINISH, DETAILS SEE CIVIL DRAWING.

7 **BOLLARD** — F&S 6" NON-ILLUMINATED, SHALLOW MOUNT SECURITY, HELIO BOLLARD. SEE DETAIL G/L501.

7.1 **ILLUMINATED BOLLARD** — F&S 6" ILLUMINATED, SHALLOW MOUNT SECURITY, HELIO BOLLARD. SEE DETAIL G/L501.

8 **HANDRAIL** — 36" HEIGHT STAINLESS, 2" BARSTOCK. SEE DETAIL E/L-502

9 **FLAG POLES** — SEE ARCHITECTURAL SPECIFICATIONS AND DETAIL 6/S201.

10 **SITE SCULPTURE** — TBD. BY OWNER

11 **CITY LOGO** — SEE DETAIL H/L501.

12 **SITE WALL** — INTEGRAL COLOR EXPOSED AGGREGATE FINISH, INTEGRAL COLOR TBD, SEE ELEVATIONS A/L502, A/L503. SEE STRUCTURAL ENGINEERING FOR FOOTING AND REINFORCEMENTS.

13 **SITE GUARDRAIL** — SEE DETAIL C/L503.

14 **14" PLANTER EDGE ON PARKING ROOF DECK** — PLANTER EDGES AGGREGATE FINISH, 6" CONCRETE DOWELED INTO ROOF SLAB, SEE STRUCTURAL ENGINEERING FOR REINFORCEMENT, SEE CIVIL FOR VERTICAL SLEEVES FOR DRAINAGE AND IRRIGATION PIPING. SEE DETAIL A/L501.

15 **24" PLANTER EDGE ON PARKING ROOF DECK** — PLANTER EDGES AGGREGATE FINISH, 8" CONCRETE DOWELED INTO ROOF SLAB, SEE STRUCTURAL ENGINEERING FOR REINFORCEMENT, SEE CIVIL FOR VERTICAL SLEEVES FOR DRAINAGE AND IRRIGATION PIPING. SEE DETAIL B/L501.

16 **24" CONCRETE PLANTER ON GRADE** — CONCRETE PLANTER WALLS, EXPOSED AGGREGATE FINISH, 8" CONCRETE, SEE STRUCTURAL ENGINEERING FOR FOOTING AND REINFORCEMENT.

17 **LIMESTONE BLOCK ON HILLSIDE** — 24"X24"X4" NATURAL STONE BLOCK ON CONCRETE BASE. SIDES CUT AND SANDBLASTED, EASED EDGES, AND SPLIT TOP. SEE DETAIL H/L502.

18 **N/A** — —

19 **ALTERNATE #4 ROOF DECK INTENSIVE GREENROOF WITH ACCESS GRAVEL** — 20" WIDE ACCESS STRIP WITH GREENROOF GRAVEL ANGULAR MATERIAL, COLOR CREAM, SIZES 1"-2". AD ALT #2 SEE DETAIL I/L501 AND SPECS. SEE NOTE ON PLANTING PLAN.

20 **LIMESTONE BLOCK** — 24"X24"X4" NATURAL STONE BLOCK ON CONCRETE BASE. SIDES CUT AND SANDBLASTED, EASED EDGES, AND SPLIT TOP. SEE DETAIL H/L502.

21 **LIMESTONE BLOCK WITH BUBBLER** — 24"X24"X4" NATURAL STONE BLOCK ON CONCRETE BASE. SIDES CUT AND SANDBLASTED, EASED EDGES, AND SPLIT TOP. SEE DETAIL H/L502.

22 **DRAIN** — ACO KS50 STAINLESS STEEL LINEAR DRAIN OR APPROVED EQUAL.

23 **LITTER RECEPTACLE** — F+S TONYO RECEPTACLE, 36 GAL. ARGENTO TEXTURE.

24 **GRAVEL PIT** — GRAVEL PIT SIZE SEE LAYOUT, 36" DEEP, SIDES LINES WITH FILTER FABRIC, FILLED WITH 2" CLEAN REGIONAL GRAVEL UP TO 6" BELOW FINISHED GRADE, TOP TO BE FILLED WITH 2" DIA. CLEAN TRAP ROCK. CONTRACTOR TO PROVIDE SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL.

25 **CONCRETE PLANTER** — CAST IN PLACE CONCRETE PLANTERS, INTEGRAL COLOR EXPOSED AGGREGATE FINISH, SEE CIVIL DRAWINGS FOR DRAINAGE AND STRUCTURAL FOR REINFORCEMENT.

A OVERALL SITE PLAN
SCALE: 1"=10'

Graphic Scale: 1" = 10'
0' 5' 10' 20' 30'

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planning architecture interior design

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ARCHITECT OF RECORD:

STATE OF MISSOURI — TED H. SPAID — NUMBER LA-162 — LANDSCAPE ARCHITECT

Ted H. Spaid 02/05/2025

MO LANDSCAPE ARCHITECTURAL LICENSE LA - 162

CITY OF ST. CHARLES CITY HALL

633 N. MAIN STREET

FOR CONSTRUCTION

JUNE 10, 2025

REVISIONS

NO.	DATE	DESCRIPTION

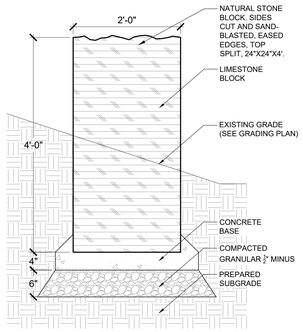
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TRUE NORTH 45.00°

PROJECT NO. 21802.01.000 ISSUED BY:
ISSUED DATE: 6/10/2025

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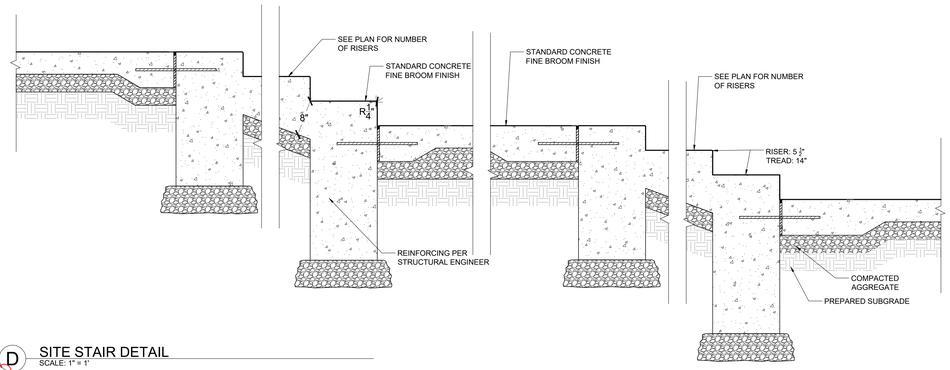
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L100

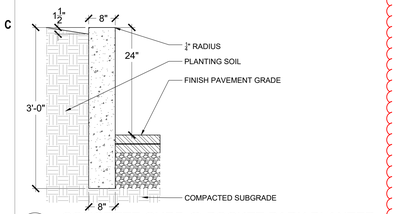


H STONE BLOCK IN POCKET PARK HILLSIDE
SCALE: 1" = 1'

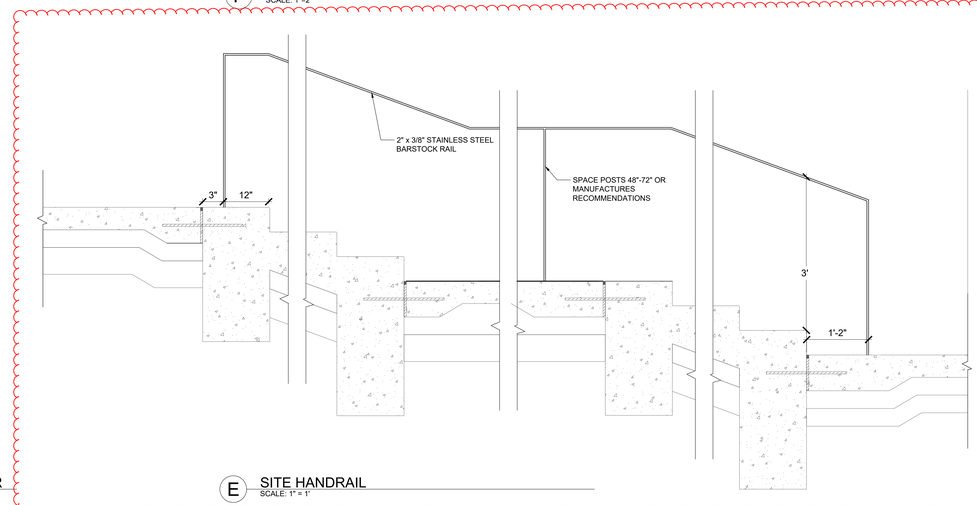
SEE ARCHITECTURAL DRAWINGS



D SITE STAIR DETAIL
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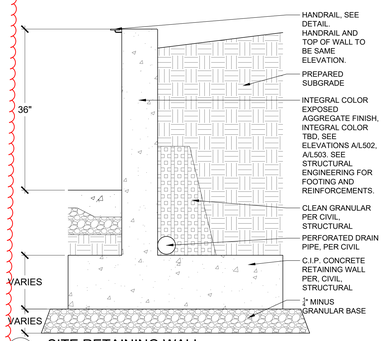


G CONCRETE CURB @ POCKET PARK PLANTER
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E SITE HANDRAIL
SCALE: 1" = 1'

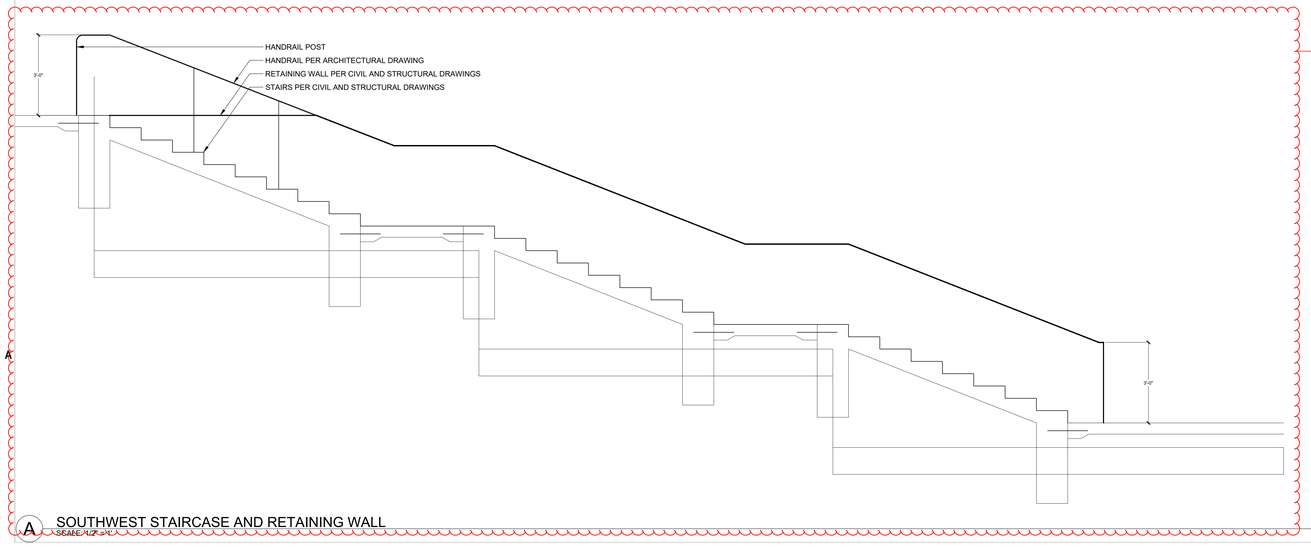
F POST EMBEDMENT / N/A
SCALE: 1"=2'



C SITE RETAINING WALL
SCALE: 1" = 1'

AREA OF REFERENCE - SITE STAIR RAILING

B N/A
SCALE: N.T.S.



AREA OF REFERENCE - SITE STAIR RAILING

A SOUTHWEST STAIRCASE AND RETAINING WALL
SCALE: ½"=1'

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TERRY SCHULTZ - TERRYS@CODECONSULTANTS.COM

ARCHITECT OF RECORD:

STATE OF MISSOURI
TED H. SPAID
NUMBER LA-162
LANDSCAPE ARCHITECT

02/05/2025

Ted H. Spaid
MO LANDSCAPE ARCHITECTURAL LICENSE LA - 162

CITY OF ST. CHARLES CITY HALL

633 N. MAIN STREET

FOR CONSTRUCTION

JUNE 10, 2025

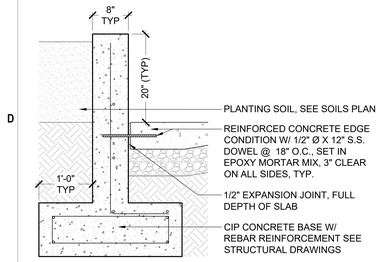
REVISIONS

NO.	DATE	DESCRIPTION

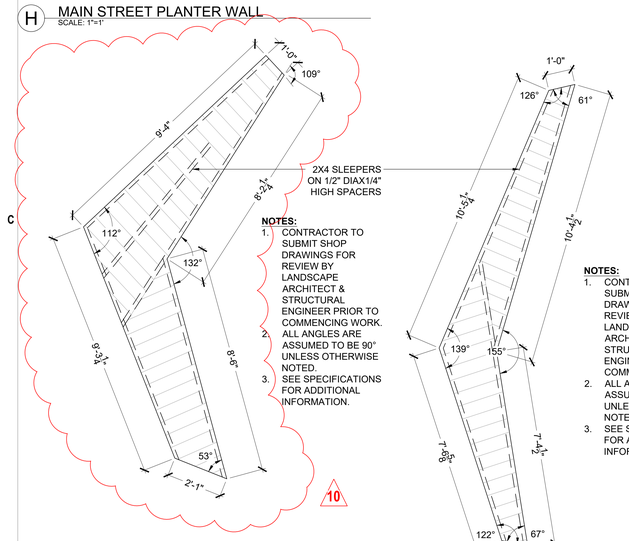
PROJECT NO. 21802.01.000
ISSUED BY: SWTDESIGN
ISSUED DATE: 6/10/2025

SHEET TITLE:
POCKET PARK DETAILS

L502



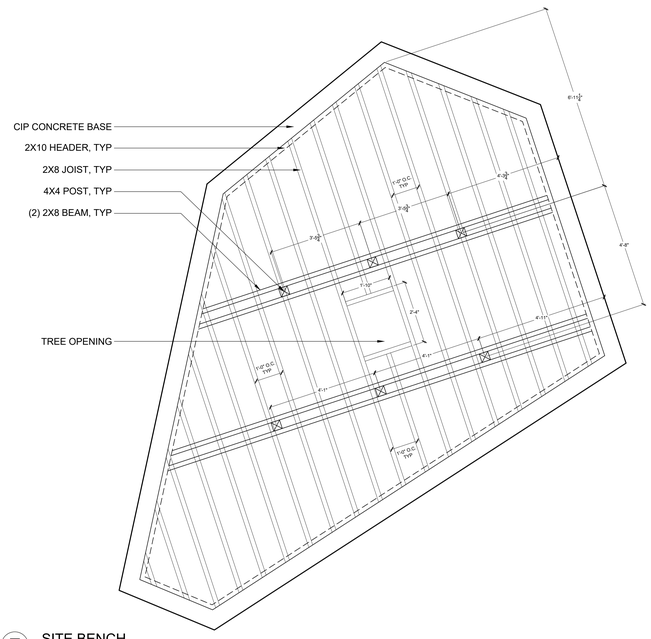
H MAIN STREET PLANTER WALL
SCALE: 1"=1'



NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT & STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK.
2. ALL ANGLES ARE ASSUMED TO BE 90° UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

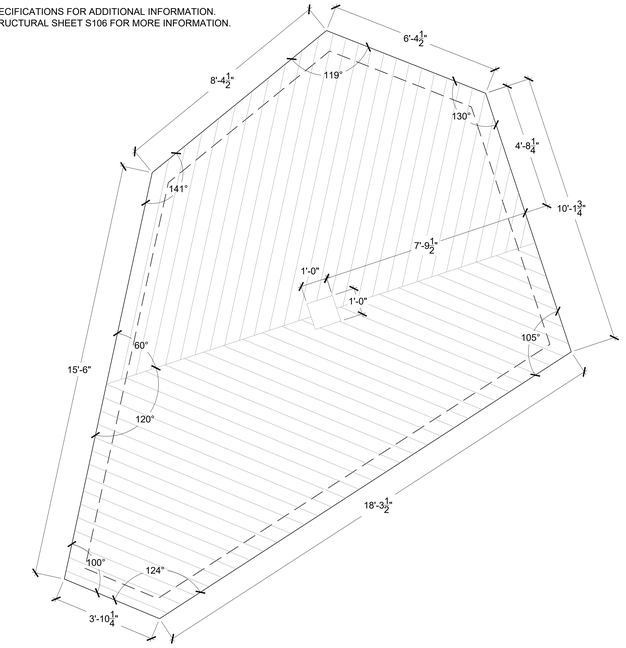
NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT & STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK.
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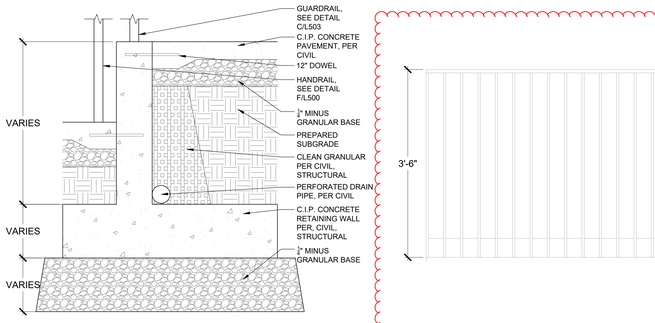
G SITE BENCH
SCALE: 1/2"=1'



E SITE BENCH
SCALE: 1/2"=1'

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT & STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK.
2. ALL ANGLES ARE ASSUMED TO BE 90° UNLESS OTHERWISE NOTED.
3. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. SEE STRUCTURAL SHEET S106 FOR MORE INFORMATION.





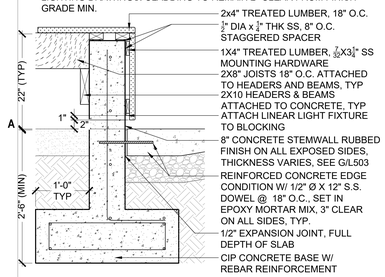
D SOUTHEAST SITE WALL SECTION
SCALE: 1"=1'



C SITE GUARDRAIL
SCALE: N.T.S.

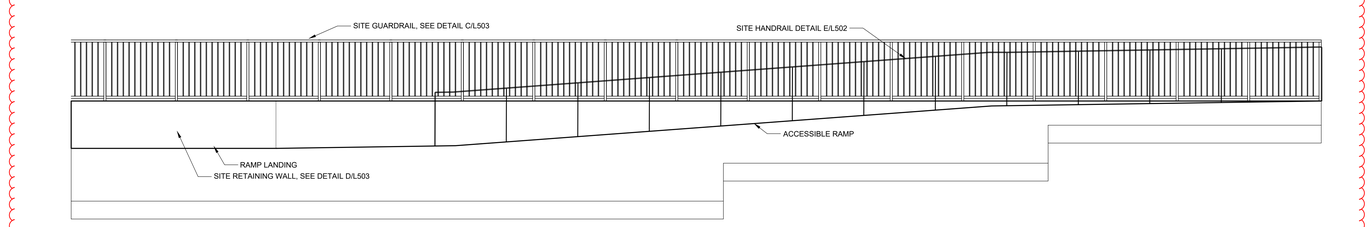
B N/A
SCALE: 1/2"=1'

NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK.
2. ALL WOOD CLADDING TO BE 5/4 X 6" THERMALLY MODIFIED ASH (JEM) .
3. ALL METAL SPACERS AND FASTENERS TO BE 316 STAINLESS STEEL.
4. SEE SPECIFICATION SECTION 061533 - WOOD DECKING
5. COORDINATE LIGHTING AT BOTTOM OF VERTICAL WOOD CLADDING WITH LIGHTING DRAWINGS. CLADDING TO REMAIN 2" CLEAR FROM FINISH GRADE MIN.



F SITE BENCH
SCALE: 1"=1'

AREA OF REFERENCE - YOGA PATIO RAILING



A SOUTHEAST SITE WALL
SCALE: 1/2"=1'

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ARCHITECT OF RECORD:

Ted H. Spaid
MO LANDSCAPE ARCHITECTURAL LICENSE LA - 162

CITY OF ST. CHARLES CITY HALL

633 N. MAIN STREET

FOR CONSTRUCTION

10 JUNE 2025

REVISIONS

NO.	DATE	DESCRIPTION
1	25 AUG 2025	PROPOSAL REQUEST #2
10	11 FEB 2026	PROPOSAL REQUEST #10

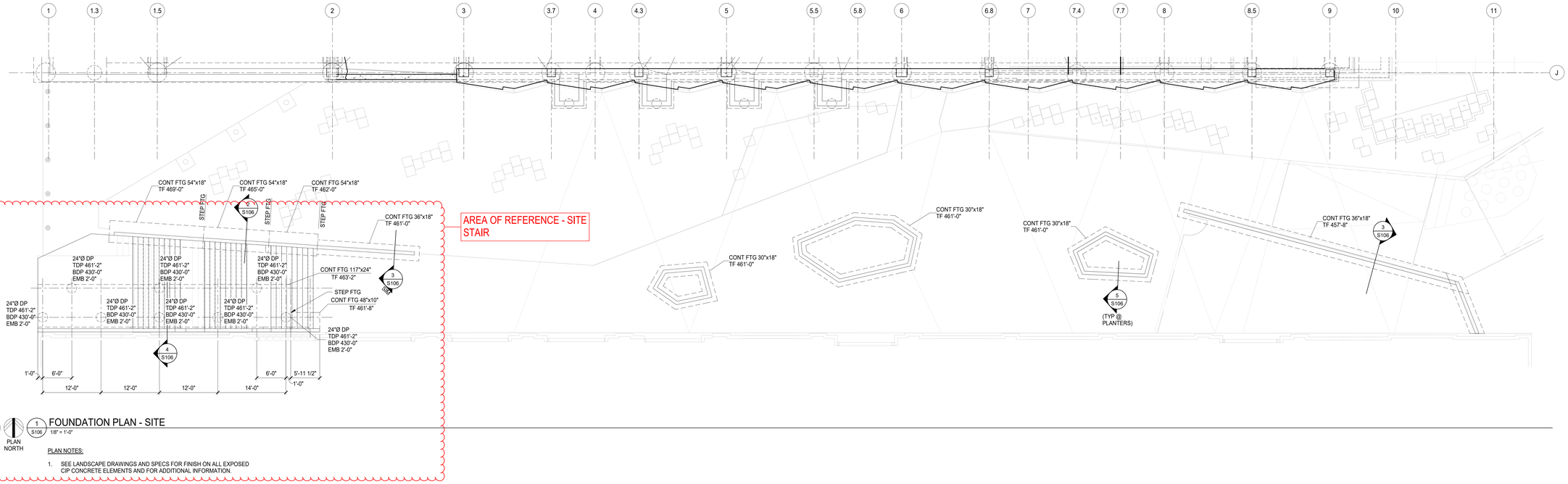
PROJECT NO. 21802.01.000 ISSUED BY:

ISSUED DATE: 8/25/2025

SHEET TITLE:

MAIN STREET DETAILS

L503

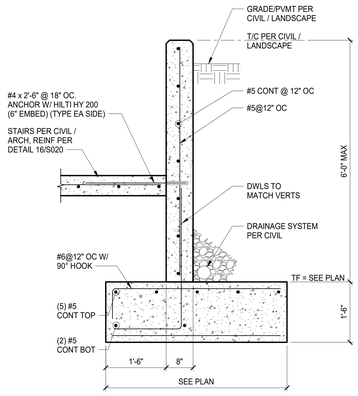


TRUE NORTH PLAN NORTH

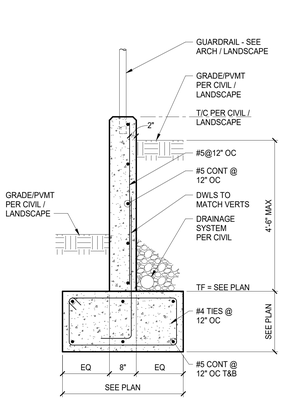
1 S106 **FOUNDATION PLAN - SITE**
1/8" = 1'-0"

PLAN NOTES:

1. SEE LANDSCAPE DRAWINGS AND SPECS FOR FINISH ON ALL EXPOSED CIP CONCRETE ELEMENTS AND FOR ADDITIONAL INFORMATION.

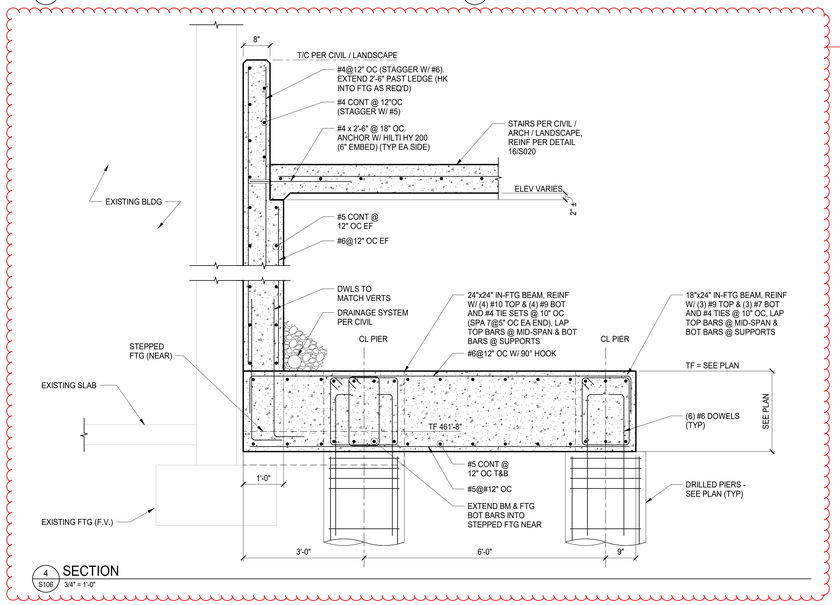


2 S106 **SECTION**
3/4" = 1'-0"

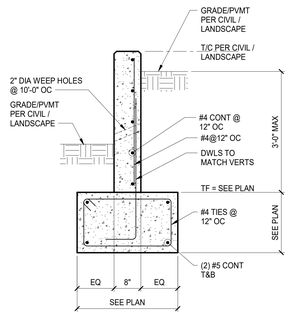


3 S106 **SECTION**
3/4" = 1'-0"

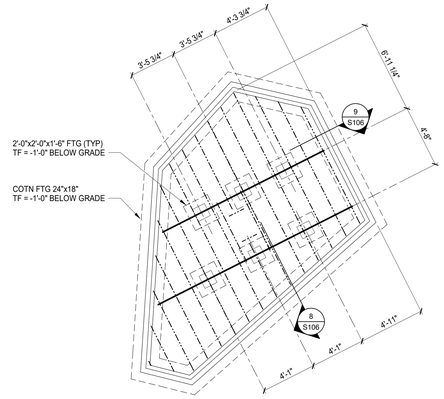
AREA OF REFERENCE - SITE STAIR



4 S106 **SECTION**
3/4" = 1'-0"



5 S106 **SECTION**
3/4" = 1'-0"

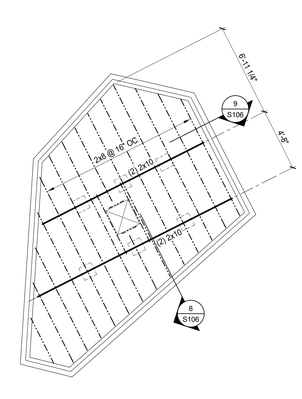


TRUE NORTH PLAN NORTH

6 S106 **SITE BENCH - FOUNDATION PLAN**
1/4" = 1'-0"

NOTES:

1. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LAYOUT INFORMATION.

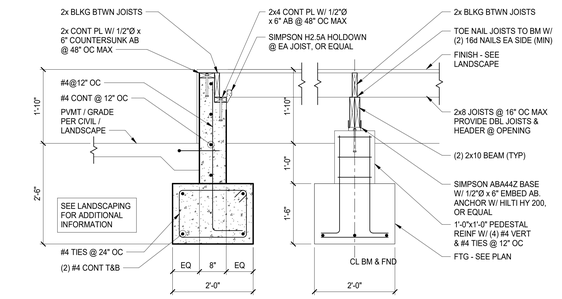


TRUE NORTH PLAN NORTH

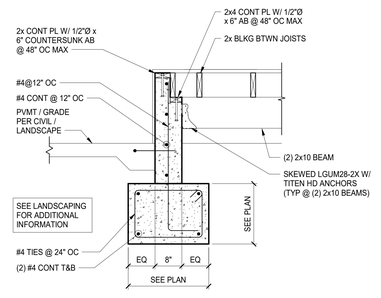
7 S106 **SITE BENCH - FRAMING PLAN**
1/4" = 1'-0"

NOTES:

1. ALL LUMBER TO BE TREATED SYP #2, OR BETTER
2. FRAMING ANCHORS, HARDWARE, NAILS, ANCHORS, ETC. SHALL BE 316 STAINLESS STEEL



8 S106 **SECTION**
3/4" = 1'-0"



9 S106 **SECTION**
3/4" = 1'-0"

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STATE OF MISSOURI
STEVEN A. EHRETT
NUMBER PE-2010018755
PROFESSIONAL ENGINEER

LICENSE E-29025
MO ENGINEER LICENSE
MO CERTIFICATE OF AUTHORITY

CITY OF ST CHARLES CITY HALL

633 N. MAIN STREET

FOR CONSTRUCTION
10 JUNE 2025

REVISIONS

NO.	DATE	DESCRIPTION

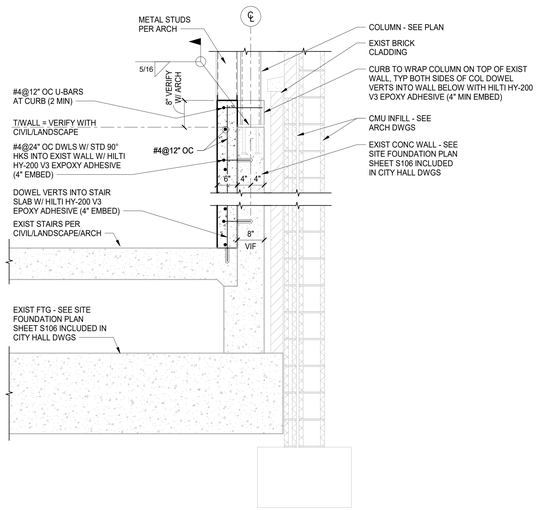
PLAN NORTH 90.00°
TRUE NORTH 45.00°

PROJECT NO: 24026
ISSUED BY: ALPER AUDI
ISSUED DATE: 5/2/2025
SHEET TITLE:

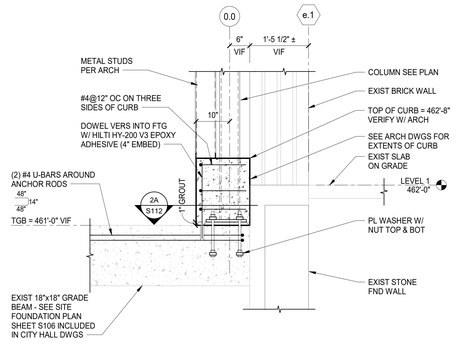
SITE STAIRS AND RETAINING WALLS AND DETAILS

S106

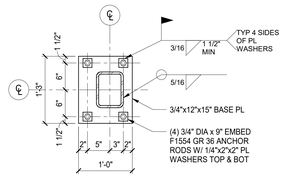
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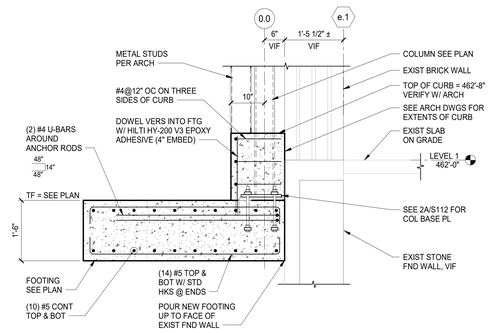
1 S112 SECTION
3/4" = 1'-0"



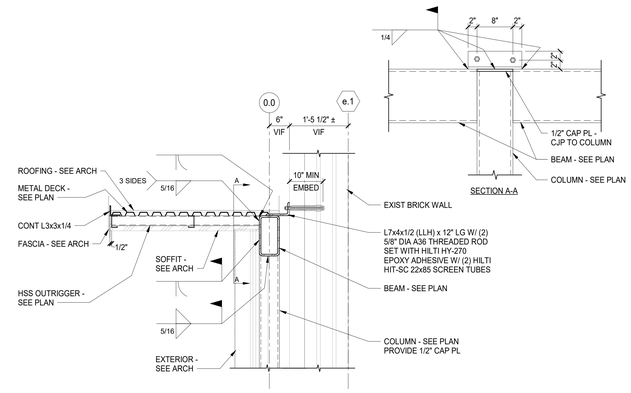
2 S112 SECTION
3/4" = 1'-0"



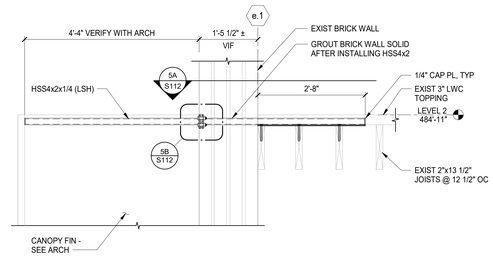
2A S112 PLAN DETAIL
1" = 1'-0"



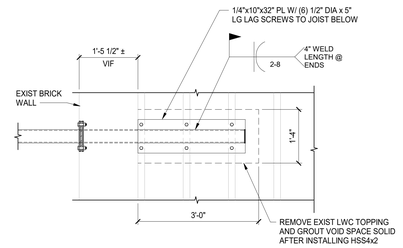
3 S112 SECTION
3/4" = 1'-0"



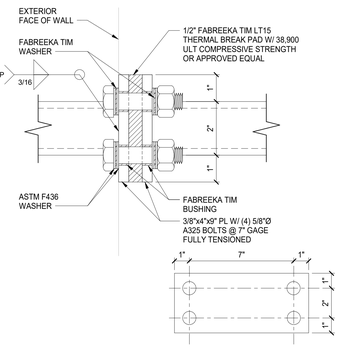
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3/4" = 1'-0"



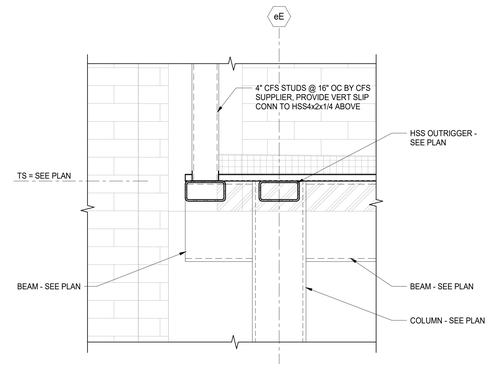
5 S112 SECTION
3/4" = 1'-0"



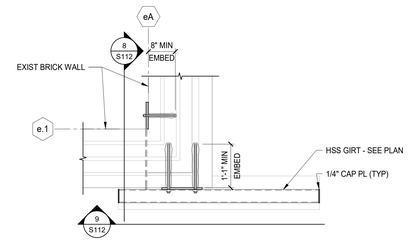
5A S112 PLAN DETAIL
3/4" = 1'-0"



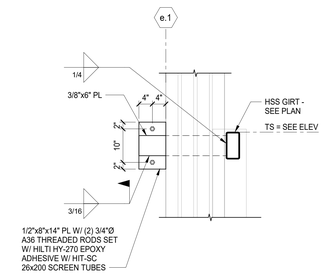
5B S112 ENLARGED DETAIL
N.T.S.



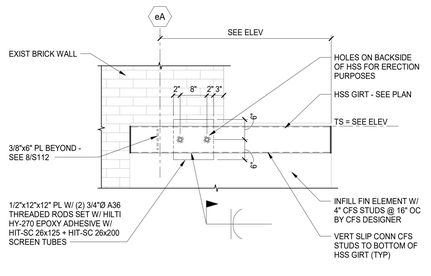
6 S112 ENLARGED DETAIL
1 1/2" = 1'-0"



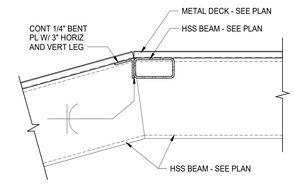
7 S112 PLAN DETAIL
3/4" = 1'-0"



8 S112 SECTION
3/4" = 1'-0"



9 S112 SECTION
3/4" = 1'-0"



10 S112 ENLARGED DETAIL
1 1/2" = 1'-0"

ENTIRE SHEET REFERENCING STRUCTURAL CONNECTION OF THE ENTRY CANOPY TO BUILDING 92

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planning architecture interior design

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1769
MISSOURI

CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/26

REVISIONS

NO.	DATE	DESCRIPTION

PLAN NORTH 90.00°
TRUE NORTH 45.00°

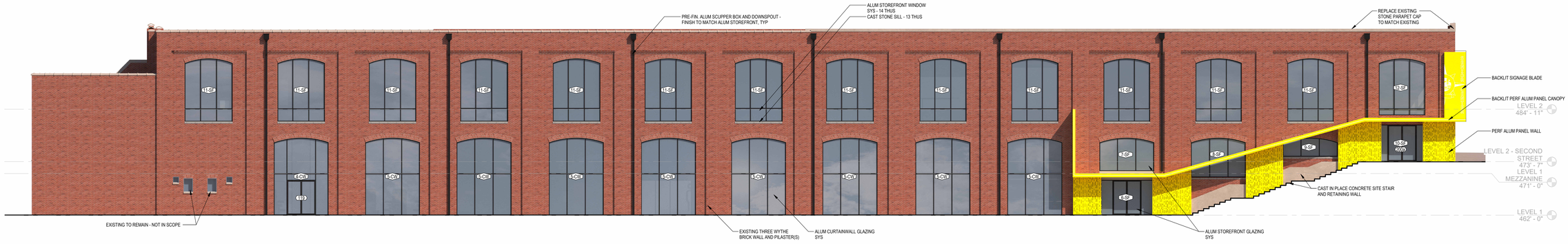
PROJECT NO. 25046
ISSUED BY: ALPER • AUDI
ISSUED DATE:

SHEET TITLE:
CANOPY FRAMING DETAILS

S112

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NOTE: RENDERED ELEVATIONS ON A202 PROVIDED FOR MATERIAL GRAPHIC REFERNECE - REFER TO SHEETS A201 FOR CONSTRUCTION DOCUMENTATION



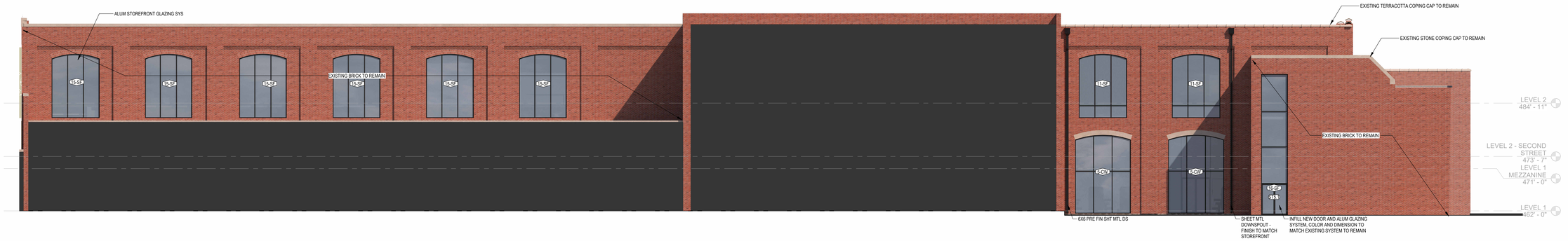
C1 | RENDERED NORTH ELEVATION
A202 | 1/8" = 1'-0"



B1 | RENDERED WEST ELEVATION
A202 | 1/8" = 1'-0"



B2 | RENDERED EAST ELEVATION
A202 | 1/8" = 1'-0"



A1 | RENDERED SOUTH ELEVATION
A202 | 1/8" = 1'-0"

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CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

REVISIONS

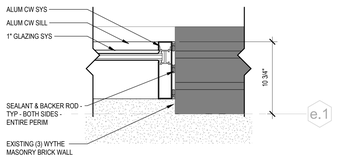
NO.	DATE	DESCRIPTION

PLAN NORTH 90.00°
TRUE NORTH 110.00°

PROJECT NO: 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/13/2026 4:14:40 PM
SHEET TITLE: ELEVATIONS - EXTERIOR - LANDMARKS

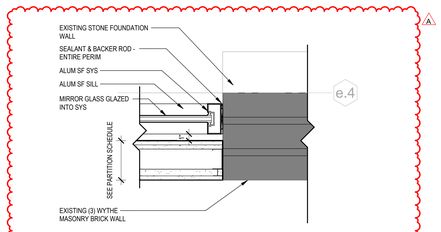
A202

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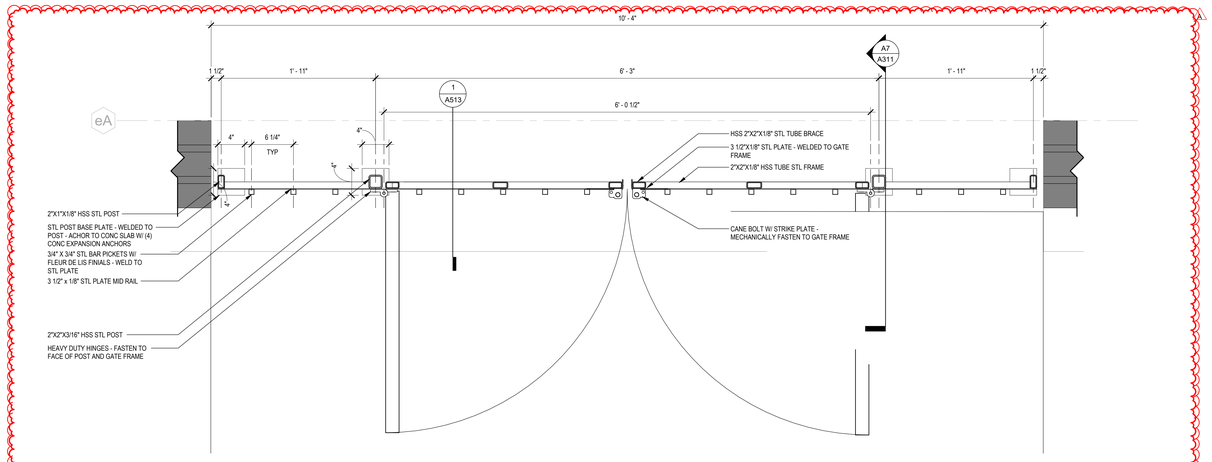
D1 | PLAN DETAIL - GLAZING SYS JAMB, TYP

A501 | 1 1/2" = 1'-0"



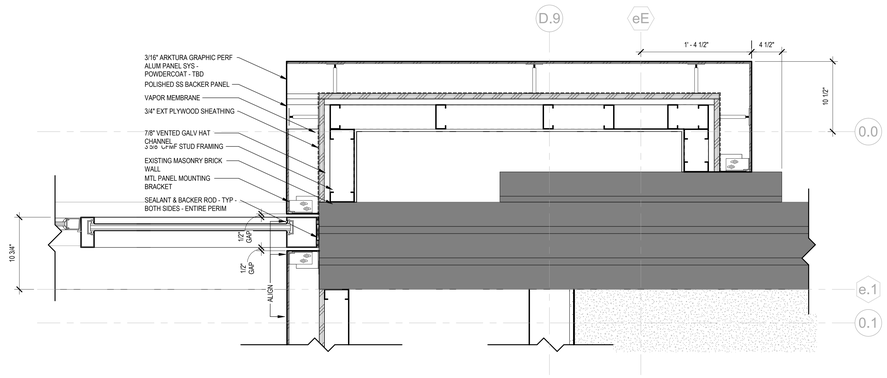
D2 | ENLARGED PLAN - MIRROR GLAZING UNIT JAMB

A501 | 1 1/2" = 1'-0"



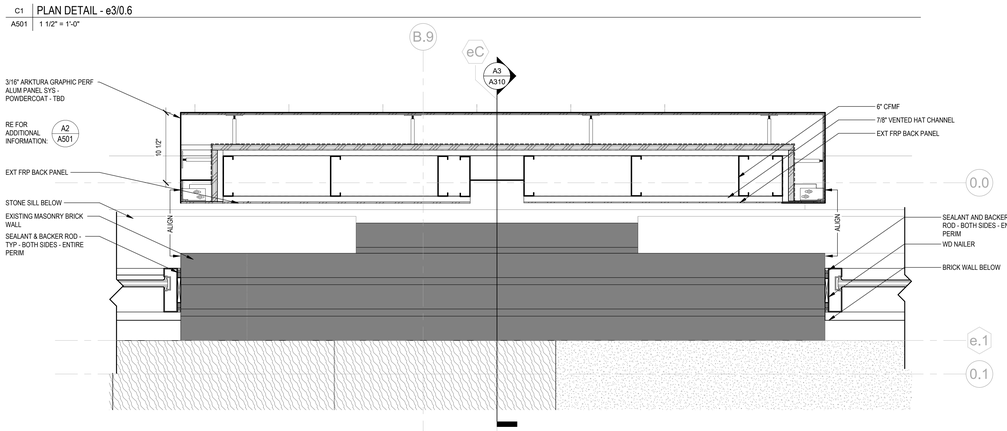
D3 | ENLARGED PLAN - TRASH MEZZANINE FLOOR PLAN

A501 | 1 1/2" = 1'-0"



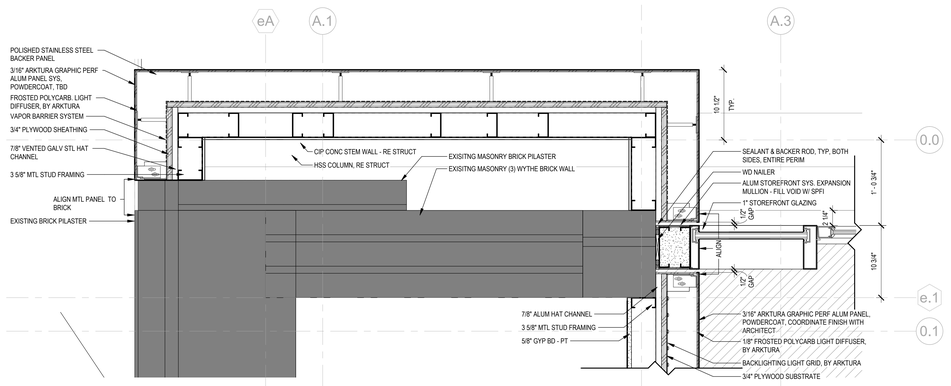
C1 | PLAN DETAIL - e3/0.6

A501 | 1 1/2" = 1'-0"



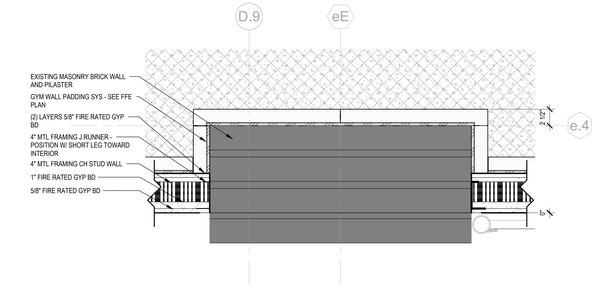
B1 | PLAN DETAIL - eC/0.6

A501 | 1 1/2" = 1'-0"



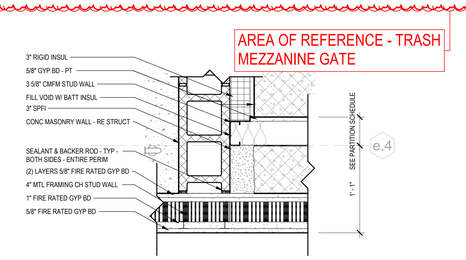
A1 | PLAN DETAIL - eA/0.6

A501 | 1 1/2" = 1'-0"



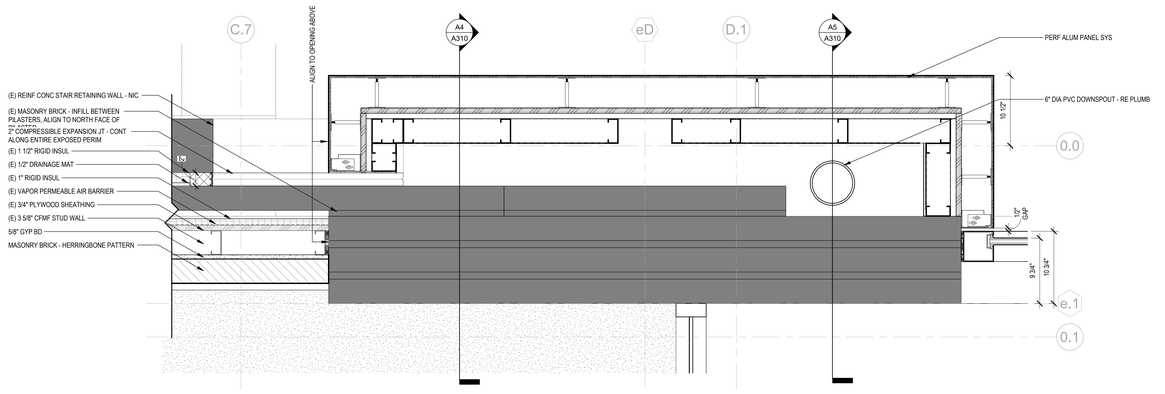
C2 | PLAN DETAIL - 3 HR BARRIER AT EXISTING PILASTER

A501 | 1 1/2" = 1'-0"



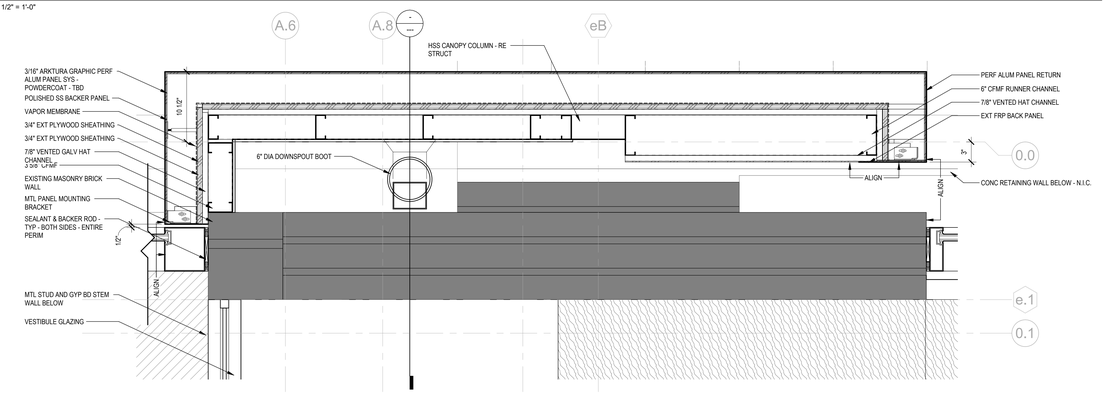
C3 | PLAN DETAIL - CMU PARTITION AT 3 HR BARRIER

A501 | 1 1/2" = 1'-0"



B2 | PLAN DETAIL - eD/0.6

A501 | 1 1/2" = 1'-0"



A2 | PLAN DETAIL - eB/0.6

A501 | 1 1/2" = 1'-0"

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ST CHARLES, MO 63301

PERMIT SET

1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION
A	TBD	ADDENDUM A - DESIGN CHANGES POST BID SET

PROJECT NO: 21-1540.11

ISSUED BY: JEMA

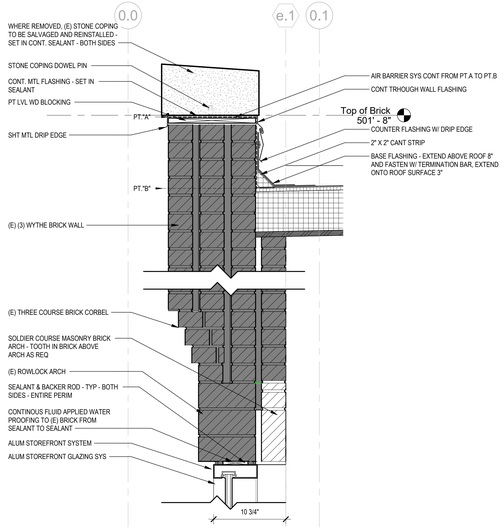
ISSUED DATE: 2/12/2026 3:08:46 PM

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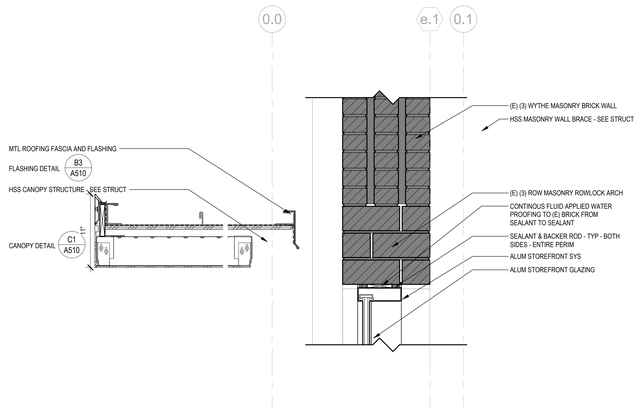
EXTERIOR PLAN DETAILS

A501

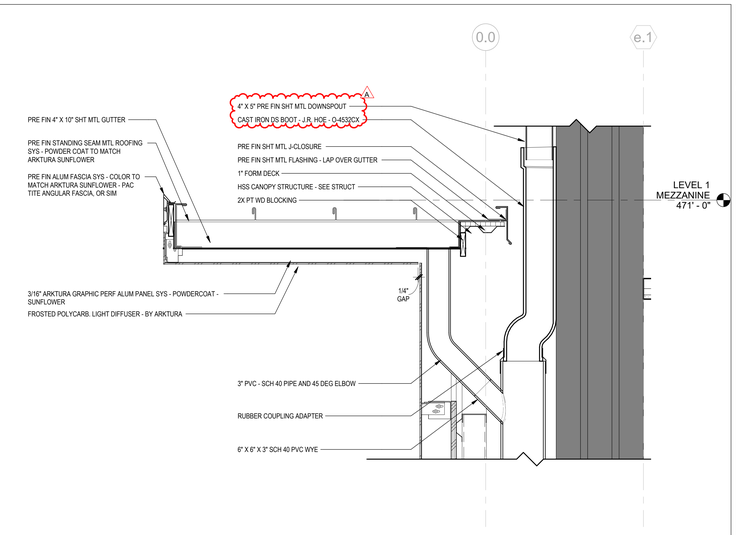
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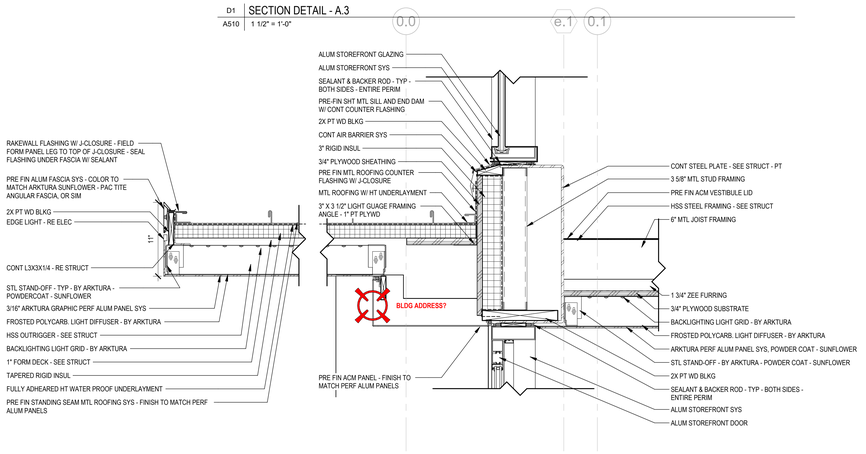
D1 | SECTION DETAIL - A.3
A510 | 1 1/2" = 1'-0"



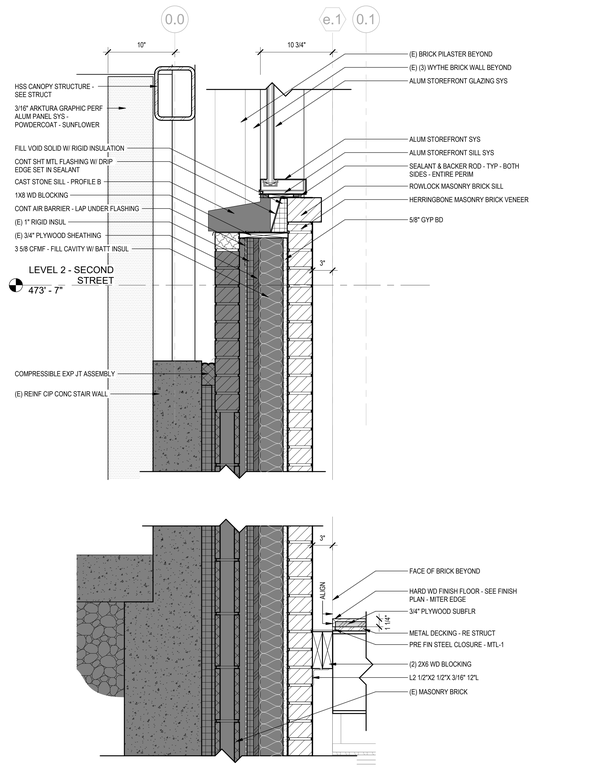
D2 | SECTION DETAIL - B.2
A510 | 1 1/2" = 1'-0"



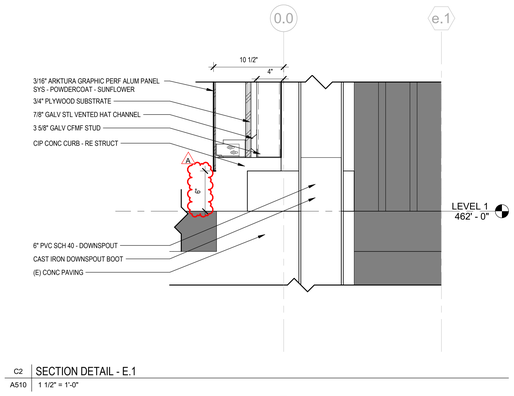
D3 | SECTION DETAIL - E.1M
A510 | 1 1/2" = 1'-0"



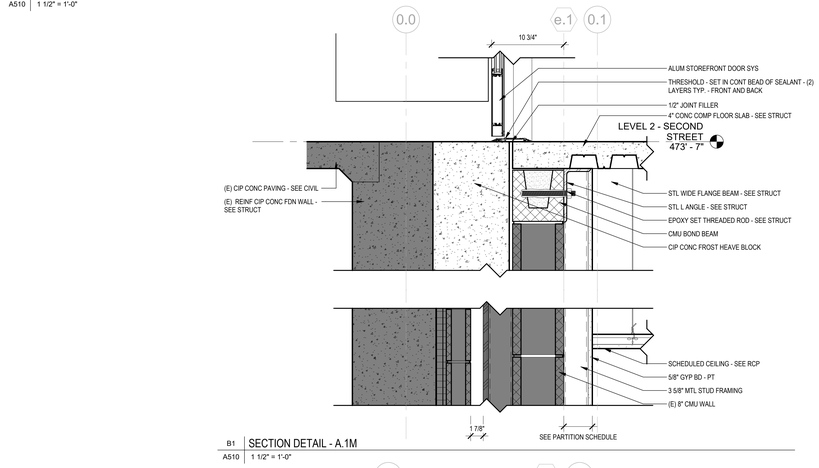
C1 | SECTION DETAIL - A.2
A510 | 1 1/2" = 1'-0"



B2 | SECTION DETAIL - B.1M
A510 | 1 1/2" = 1'-0"

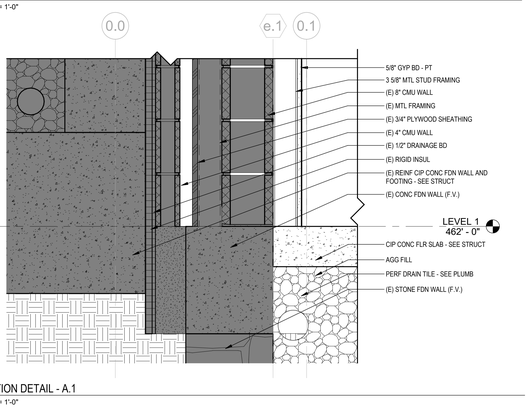


C2 | SECTION DETAIL - E.1
A510 | 1 1/2" = 1'-0"

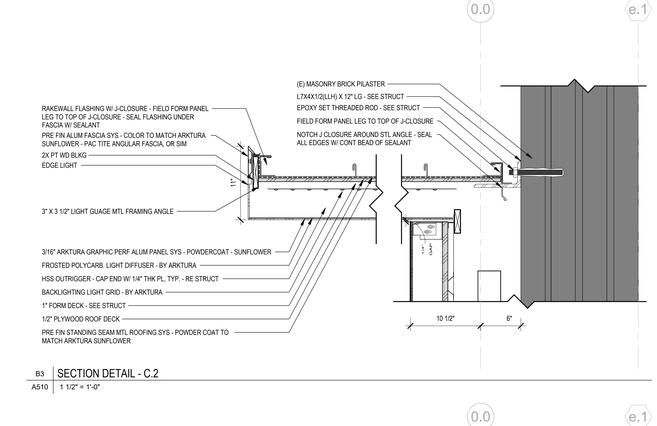


B1 | SECTION DETAIL - A.1M
A510 | 1 1/2" = 1'-0"

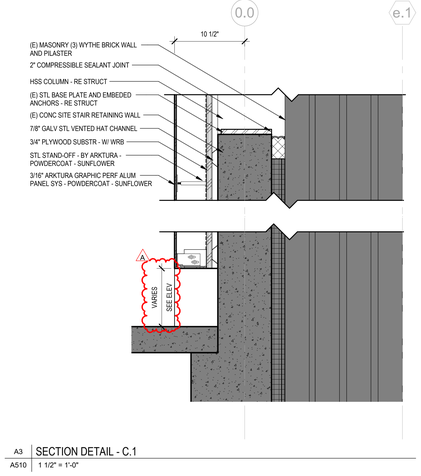
B2 | SECTION DETAIL - B.1M
A510 | 1 1/2" = 1'-0"



A1 | SECTION DETAIL - A.1
A510 | 1 1/2" = 1'-0"



B3 | SECTION DETAIL - C.2
A510 | 1 1/2" = 1'-0"



A3 | SECTION DETAIL - C.1
A510 | 1 1/2" = 1'-0"

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1/30/2026

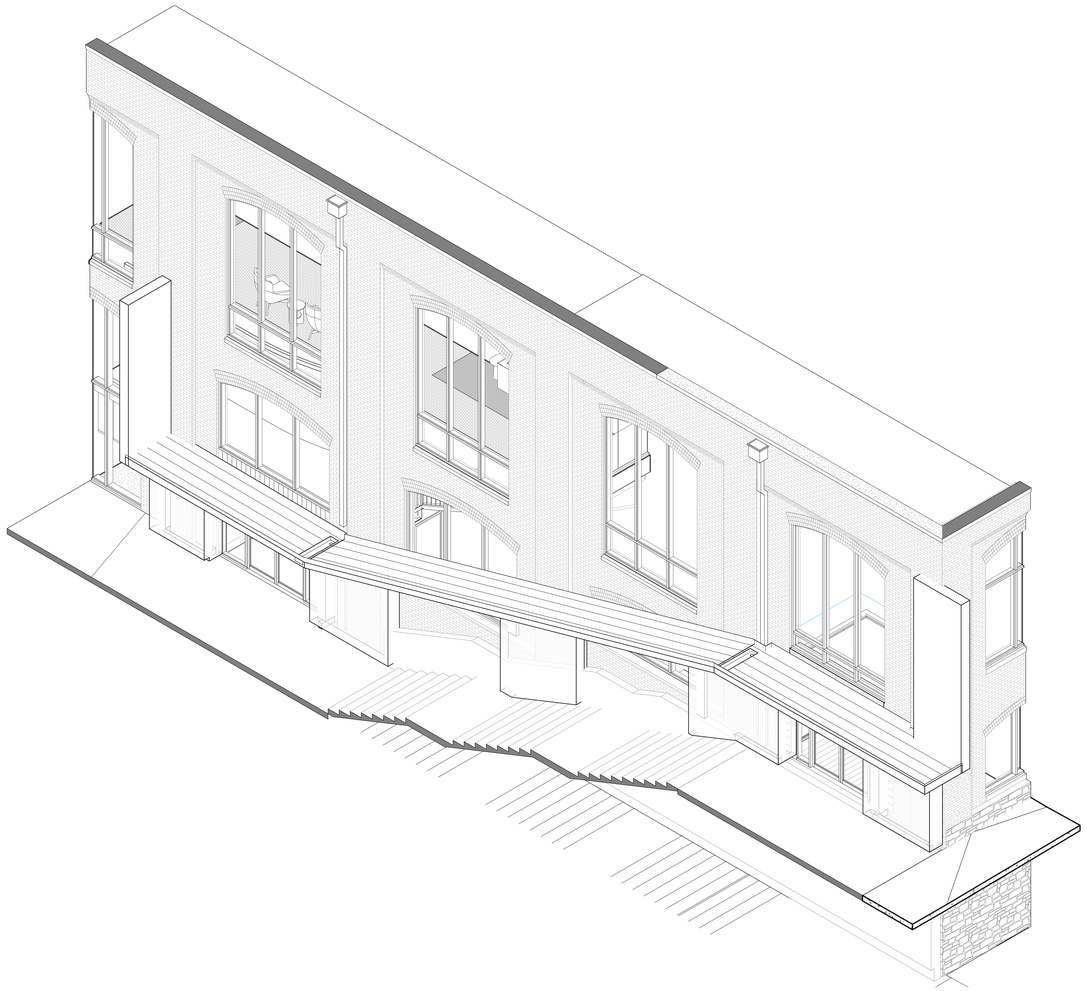
REVISIONS

NO.	DATE	DESCRIPTION
A	TBD	ADDENDUM A - DESIGN CHANGES POST BID SET

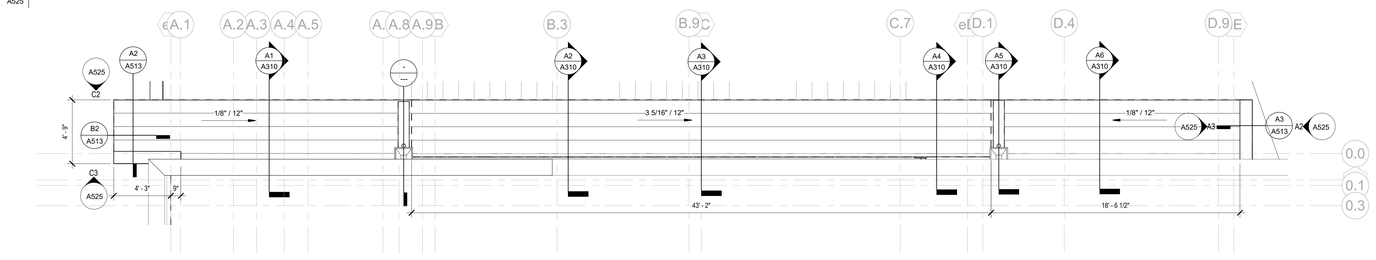
PROJECT NO: 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/12/2026 3:08:47 PM
SHEET TITLE: EXTERIOR SECTION DETAILS

A510

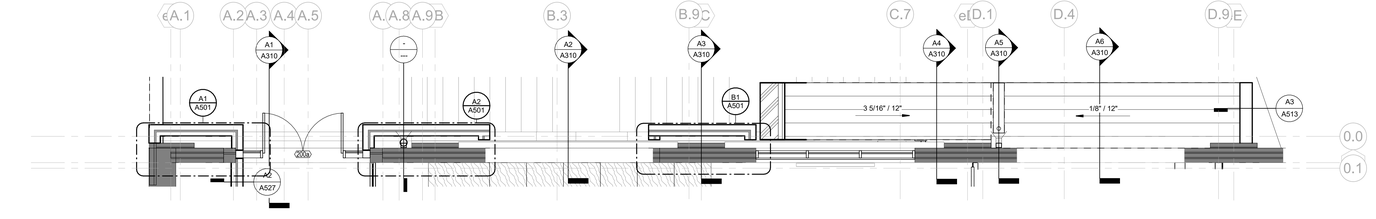
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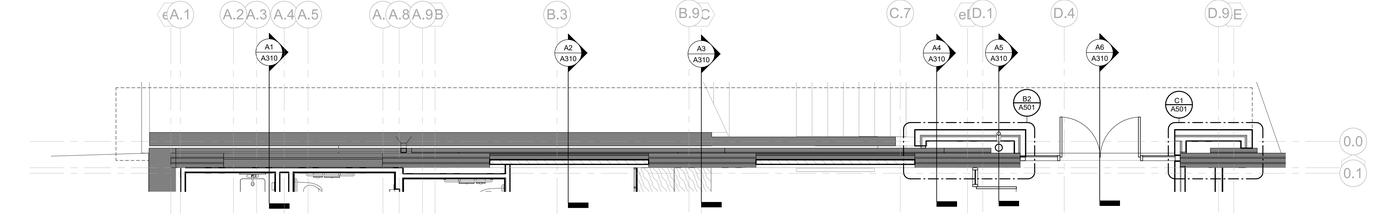
D1 | 3D - AXONOMETRIC - ENTRY CANOPY
A525



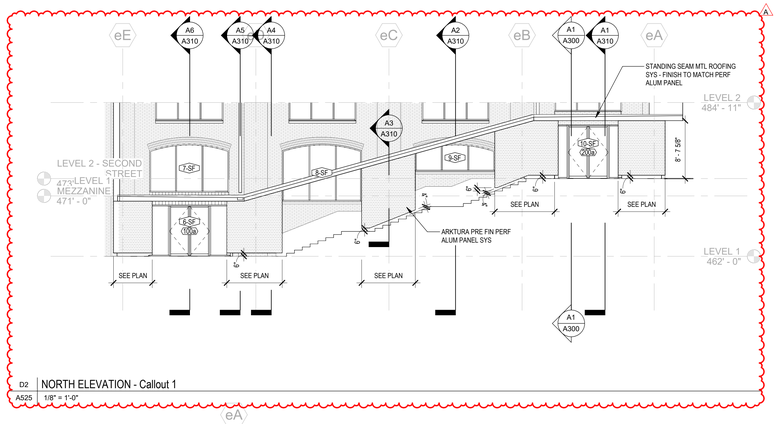
C1 | ENLARGED FLOOR PLAN - ROOF PLAN - ENTRY CANOPY
A525 | 1/4" = 1'-0"



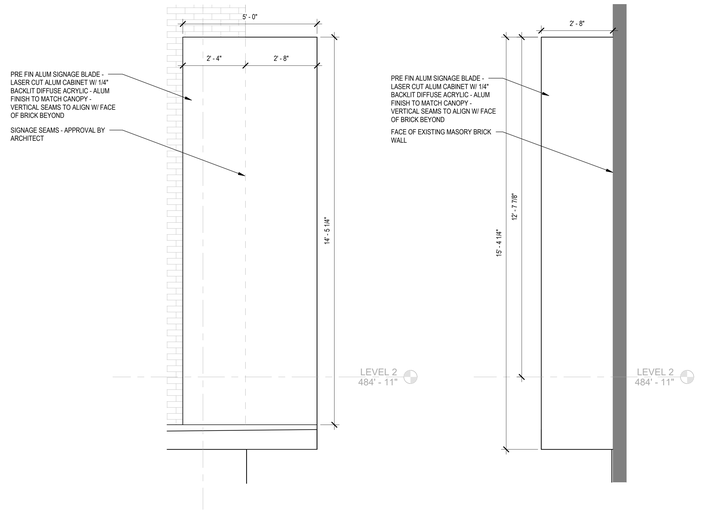
B1 | ENLARGED FLOOR PLAN - LEVEL 1 MEZZANINE - ENTRY CANOPY
A525 | 1/4" = 1'-0"



A1 | ENLARGED FLOOR PLAN - LEVEL 1 - ENTRY CANOPY
A525 | 1/4" = 1'-0"

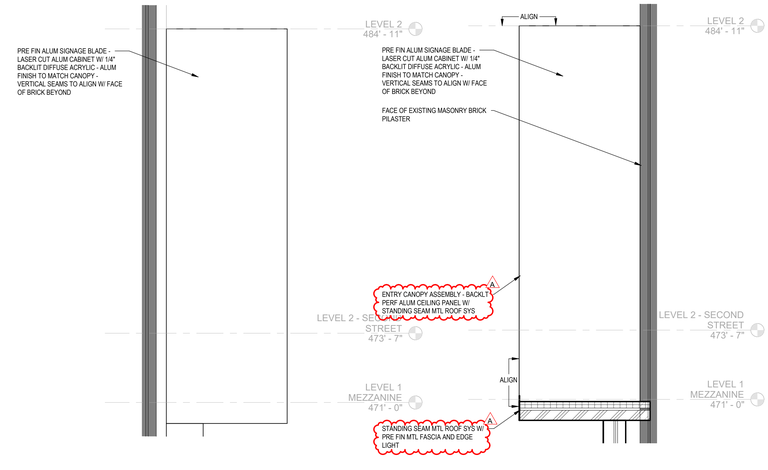


D2 | NORTH ELEVATION - Callout 1
A525 | 1/8" = 1'-0"



C2 | ENLARGED ELEVATION - SECOND ST SIGNAGE - NORTH
A525 | 1/2" = 1'-0"

C3 | ENLARGED ELEVATION - SECOND ST SIGNAGE - SOUTH
A525 | 1/2" = 1'-0"



A2 | ENLARGED ELEVATION - POCKET PARK SIGNAGE - EAST
A525 | 1/2" = 1'-0"

A3 | ENLARGED ELEVATION - POCKET PARK SIGNAGE - WEST
A525 | 1/2" = 1'-0"

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CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

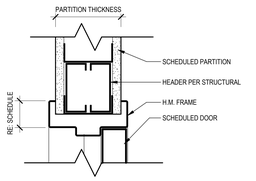
REVISIONS

NO.	DATE	DESCRIPTION
A	TBD	ADDENDUM A - DESIGN CHANGES POST BID SET

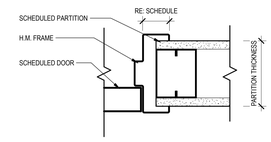
PROJECT NO. 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/12/2026 3:08:52 PM
SHEET TITLE: ENTRY CANOPY PLANS, ELEVATION & DETAILS

A525

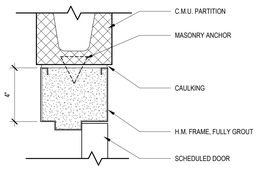
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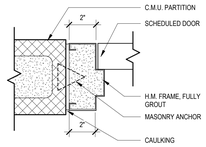
1 MTL STUD - HM DOOR HEAD
A605 | 3" = 1'-0"



2 MTL STUD - HM DOOR JAMB
A605 | 3" = 1'-0"

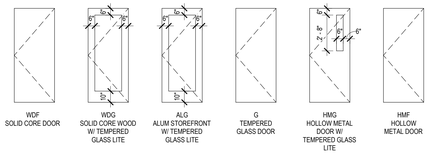


3 CMU - HM DOOR HEAD
A605 | 3" = 1'-0"



4 CMU - HM DOOR JAMB
A605 | 3" = 1'-0"

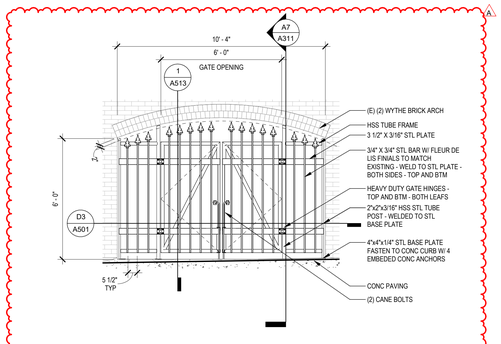
GENERAL NOTES:
1. SEE DOOR SCHEDULE FOR DOOR SIZES
2. ALL WOOD DOORS TO BE SOLID CORE, U.N.O.
3. ALL DOORS OVER 7'-0" IN HEIGHT OR 3'-0" IN WIDTH TO RECEIVE (2) SETS OF HEAVY DUTY HINGES, U.N.O.



DOOR TYPES
NOT TO SCALE



FRAME TYPES
NOT TO SCALE



A2 | ENLARGED ELEVATION - TRASH MEZZANINE GATE
A605 | 3/8" = 1'-0"

DOOR SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	DOOR COUNT	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	COMMENTS
LEVEL 1												
100a	6' - 0"	7' - 6"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
100b	6' - 0"	7' - 6"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	FLM-1
104	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
105	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
106	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT		
107	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	SEE NOTES	45 MIN	
108A	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	STN	HM	PT	PT	-	
108B	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
110A	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT-5	HM	PT	PT		
110B	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	STN	HM	PT	PT	-	
111a	3' - 0"	7' - 0"	3/4"	G	1							DOOR BY IMPACT RESISTANT GLAZING SYS MANUFACTURER
111b	3' - 0"	7' - 0"	3/4"	G	1							DOOR BY IMPACT RESISTANT GLAZING SYS MANUFACTURER
111c	3' - 0"	7' - 0"	3/4"	G	1							DOOR BY IMPACT RESISTANT GLAZING SYS MANUFACTURER
112A	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT-5	HM	PT	PT		
112B	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
113a	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	SEE NOTES	HM	HM	SEE NOTES	-	(N) WRAP FACE OF DOOR TO MATCH WALL GRAPHIC, PAINT FRAME TO MATCH FIELD OF GRAPHIC / (S) PAINT PT-6
113b	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	SEE NOTES	HM	HM	SEE NOTES	-	(N) PAINT TO MATCH ADJ. WALL FINISH / (S) WRAP FACE OF DOOR TO MATCH WALL GRAPHIC, PAINT FRAME TO MATCH FIELD OF GRAPHIC
114	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
115	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
116	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-1
117	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
118	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
119	6' - 0"	7' - 6"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
120	3' - 0"	7' - 6"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-1
121	3' - 0"	7' - 6"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-1
121A	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
121B	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
121C	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
121D	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
122	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
123	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
124	3' - 0"	7' - 6"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-1
125	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
EL2	3' - 0"	7' - 0"	1 3/4"	HMF	1	HM	SEE NOTES	HM	HM	SEE NOTES	45 MIN	WRAP FACE OF DOOR TO MATCH WALL GRAPHIC, PAINT FRAME TO MATCH FIELD OF GRAPHIC
ST5.1	5' - 4"	6' - 8"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	NEW DOOR IN EXISTING OPENING, VERIFY DOOR DIMENSIONS IN FIELD
LEVEL 1 MEZZANINE												
127	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		PT-13
128	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		PT-13
LEVEL 2 - SECOND STREET												
200a	6' - 0"	7' - 10"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
200b	6' - 0"	7' - 10"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
201C	3' - 6"	7' - 0"	1 3/4"	HMG	1	HM	PT	HM	HM	PT		
201D	3' - 0"	6' - 8"	2"	ALG	1	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
201F	3' - 6"	7' - 0"	1 3/4"	HMG	1	HM	PT	HM	HM	PT		
LEVEL 2												
201b	6' - 0"	7' - 0"	1 3/4"	WDG	2	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
202b	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	FLM-3
203	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	STN	HM	PT	PT	-	
205	3' - 0"	6' - 9"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
206	3' - 0"	6' - 9"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
208	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
209	4' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	FLM-3
210	3' - 0"	6' - 11"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
211	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	FLM-3
211A	9' - 11"	7' - 0"										COUNTER DOOR
211B	2' - 6"	6' - 0"										COUNTER DOOR
211C	3' - 6"	7' - 0"	1 3/4"	HMG	1	HM	PT	HM	HM	PT		
213a	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
213B	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
216a	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT	HM	PT	PT		PT-10
216b	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT	HM	PT	PT		PT-10
217a	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT	HM	PT	PT		(N) PT-10 / (S) STN
217b	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	PT-12
218	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(E) PT-10 / (W) STN
219	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(E) STN / (W) PT-10
220	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(E) PT-10 / (W) STN
221	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(E) STN / (W) PT-10
222	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	STN	HM	PT	PT	-	EXISTING DOOR. PAINT DOOR AND FRAME TO MATCH WALL
223	6' - 0"	7' - 10"	1 3/4"	WDG	2	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT		FLM-3
224a	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(N) STN / (S) PT-10
224b	3' - 0"	7' - 10"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
225	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
226	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
227	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
228	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
229	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
230a	3' - 0"	7' - 10"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
230b	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	
230c	3' - 0"	7' - 10"	1 3/4"	WDF	1	WD	STN	HM	HM	PT		
231a	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
231b	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
232a	3' - 0"	7' - 10"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
232a	3' - 0"	7' - 1"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
232b	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	
233a	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
233b	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
235	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	
236	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	
237	6' - 0"	7' - 10"	1 3/4"	WDG	2	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT		
ST5.2	6' - 0"	7' - 0"	1 3/4"	HMF	2	HM	PT	HM	HM	PT	45 MIN	NEW DOOR IN EXISTING OPENING, VERIFY DOOR DIMENSIONS IN FIELD. 1 HR DOOR

JEMA
planning architecture interior design

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CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION
A	TBD	ADDENDUM A - DESIGN CHANGES POST BID SET

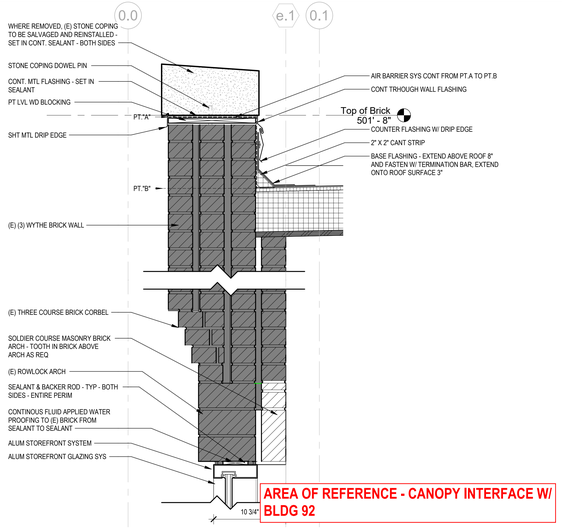
PLAN NORTH 90.00°
TRUE NORTH 110.00°

PROJECT NO. 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/12/2026 3:08:53 PM

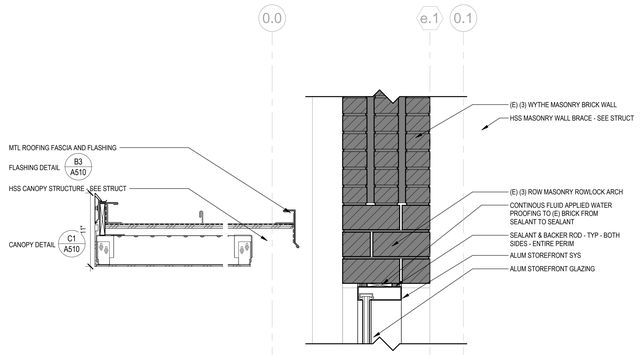
SHEET TITLE:
DOOR SCHEDULE / DOOR, FRAME AND WINDOW TYPES

A605

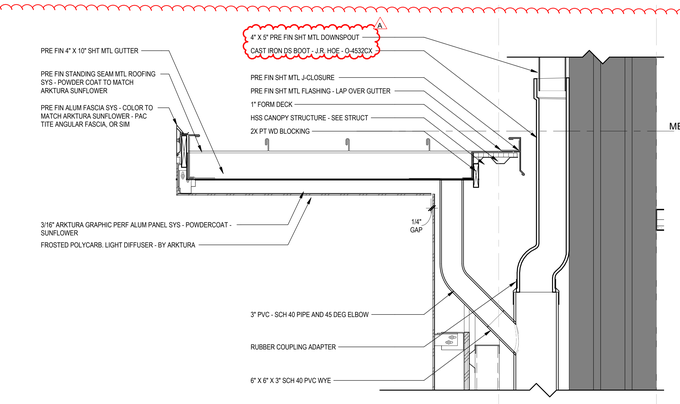
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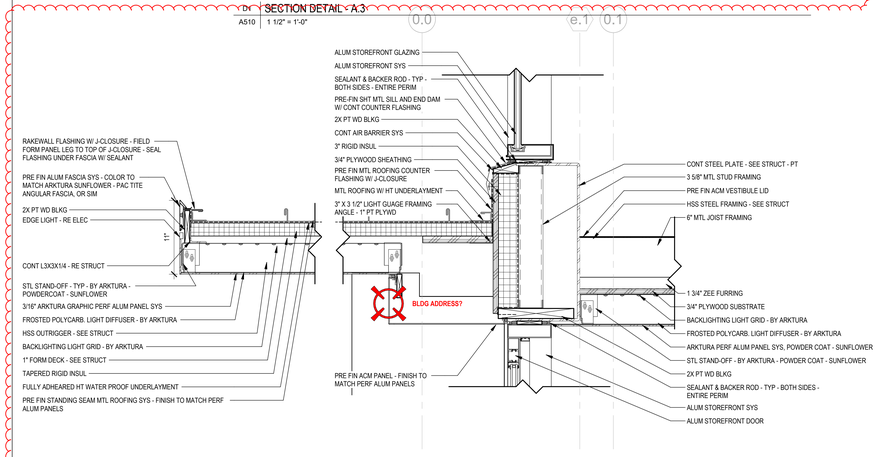
D1 | SECTION DETAIL - A.3
A510 | 1 1/2" = 1'-0"



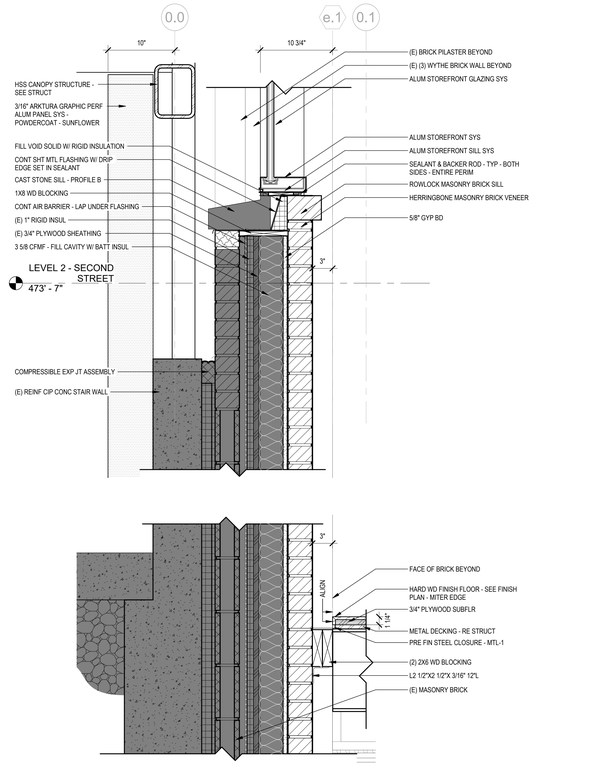
D2 | SECTION DETAIL - B.2
A510 | 1 1/2" = 1'-0"



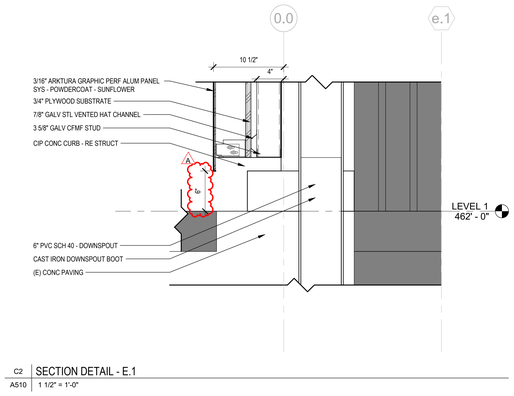
D3 | SECTION DETAIL - E.1M
A510 | 1 1/2" = 1'-0"



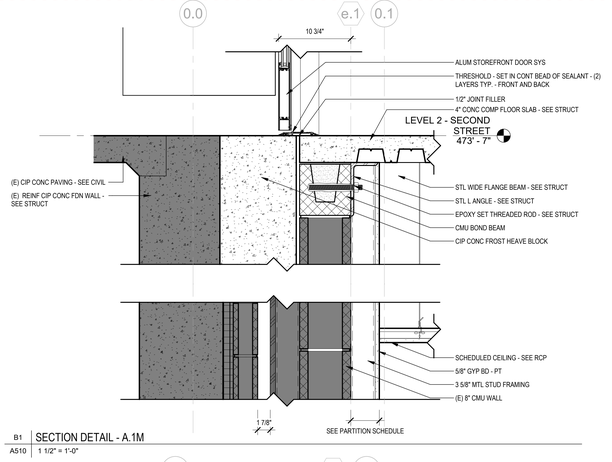
C1 | SECTION DETAIL - A.2
A510 | 1 1/2" = 1'-0"



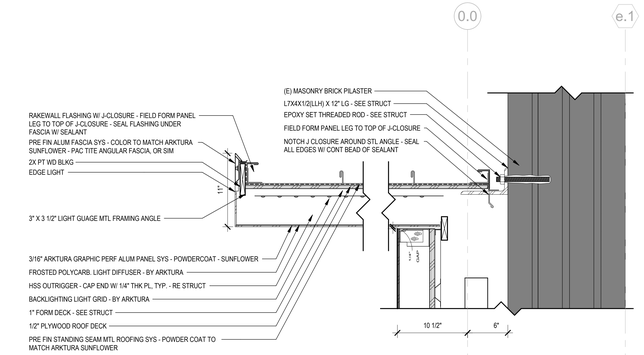
B2 | SECTION DETAIL - B.1M
A510 | 1 1/2" = 1'-0"



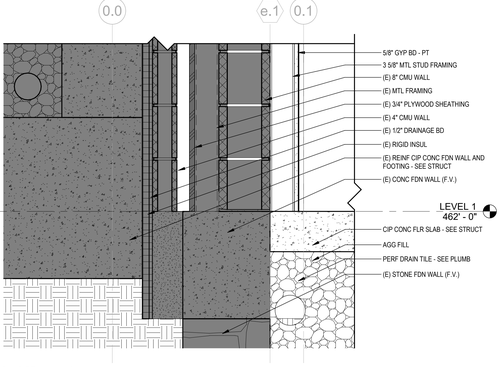
C2 | SECTION DETAIL - E.1
A510 | 1 1/2" = 1'-0"



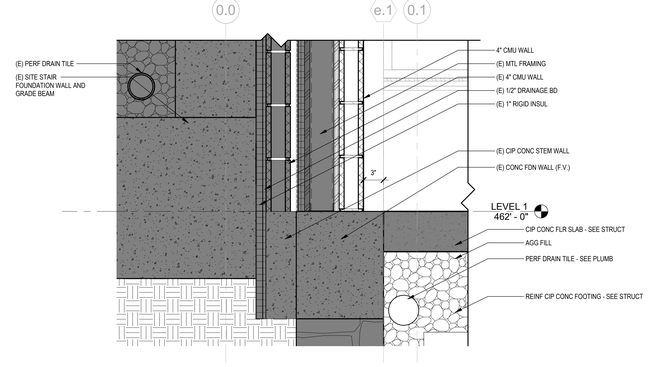
B1 | SECTION DETAIL - A.1M
A510 | 1 1/2" = 1'-0"



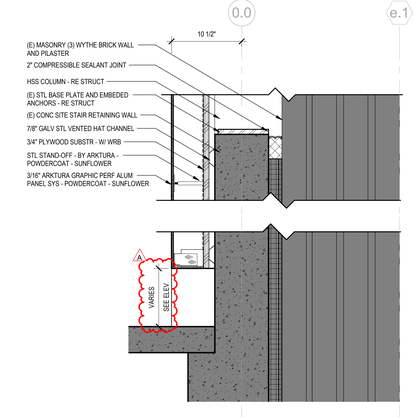
B3 | SECTION DETAIL - C.2
A510 | 1 1/2" = 1'-0"



A1 | SECTION DETAIL - A.1
A510 | 1 1/2" = 1'-0"



A2 | SECTION DETAIL - B.1
A510 | 1 1/2" = 1'-0"



A3 | SECTION DETAIL - C.1
A510 | 1 1/2" = 1'-0"

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CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

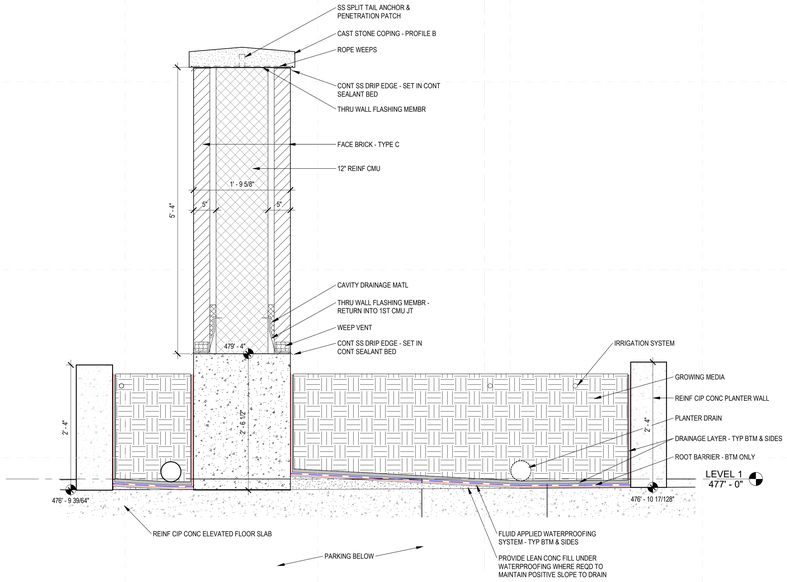
REVISIONS

NO.	DATE	DESCRIPTION
A	TBD	ADDENDUM A - DESIGN CHANGES POST BID SET

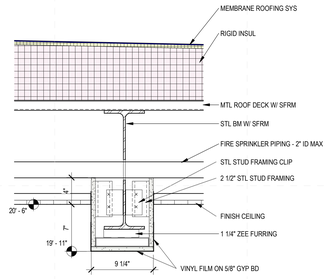
PROJECT NO: 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/12/2026 3:08:47 PM
SHEET TITLE: EXTERIOR SECTION DETAILS

A510

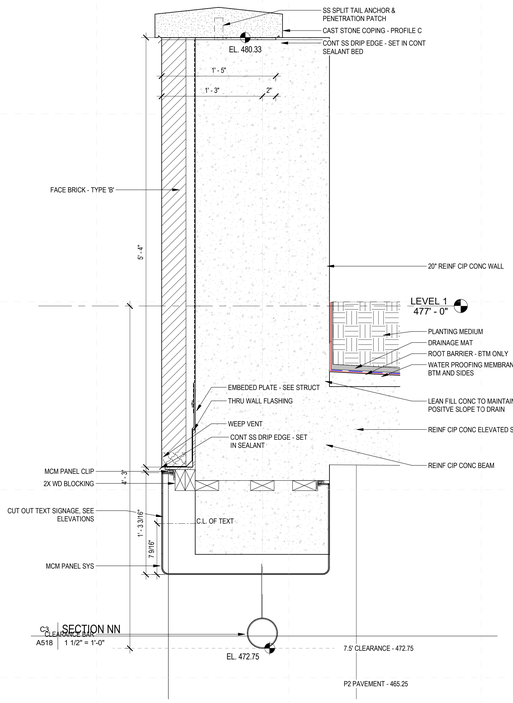
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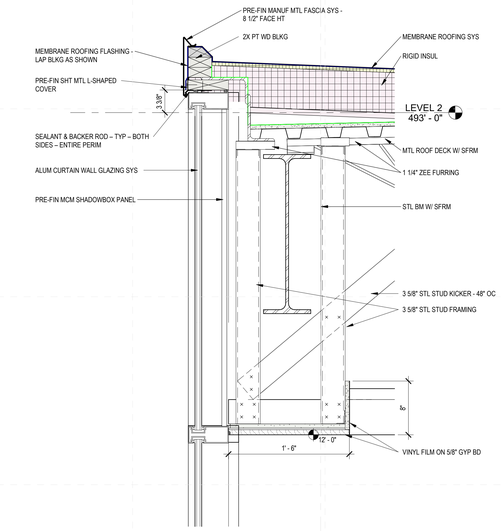
C1 | WALL SECTION FF
A518 | 1" = 1'-0"



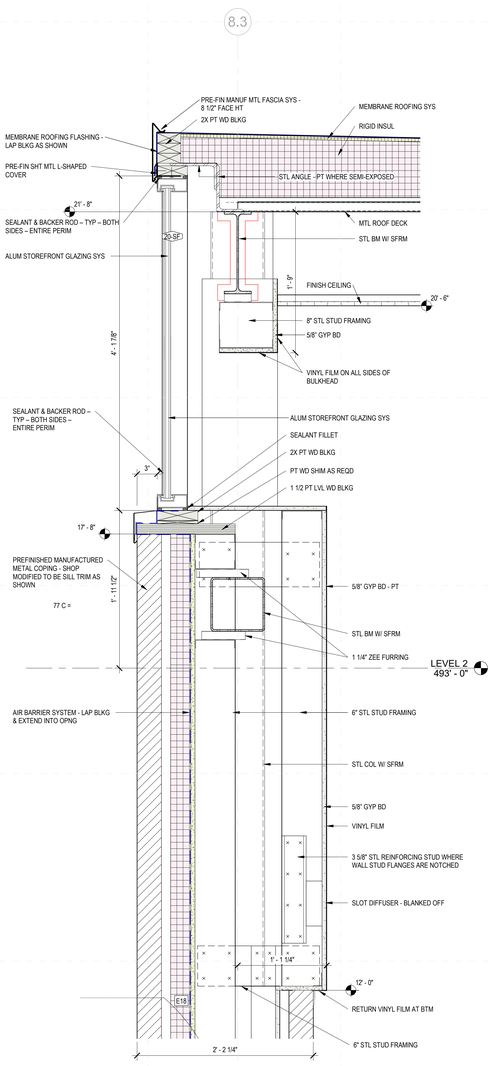
C2 | SECTION - COUNCIL CHAMBER CEILING HIGH
A518 | 1 1/2" = 1'-0"



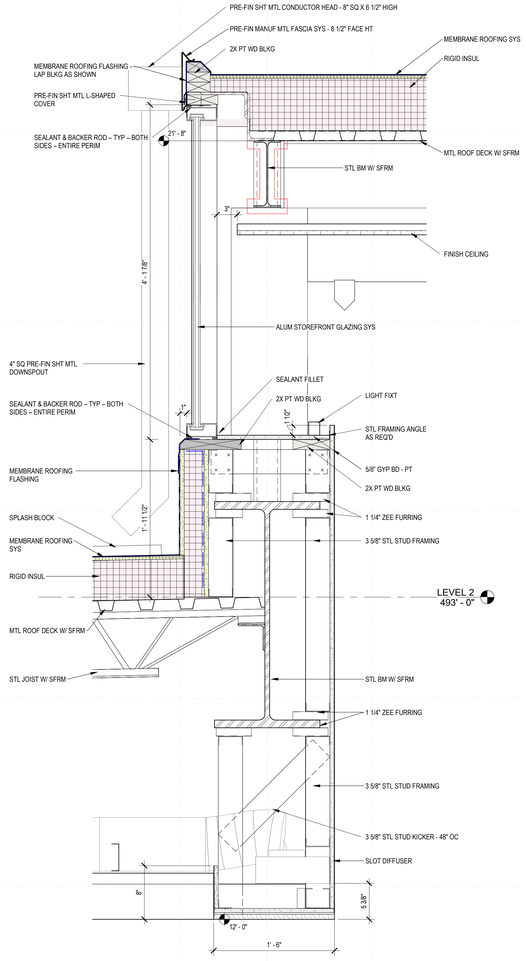
C3 | SECTION NN
A518 | 1 1/2" = 1'-0"



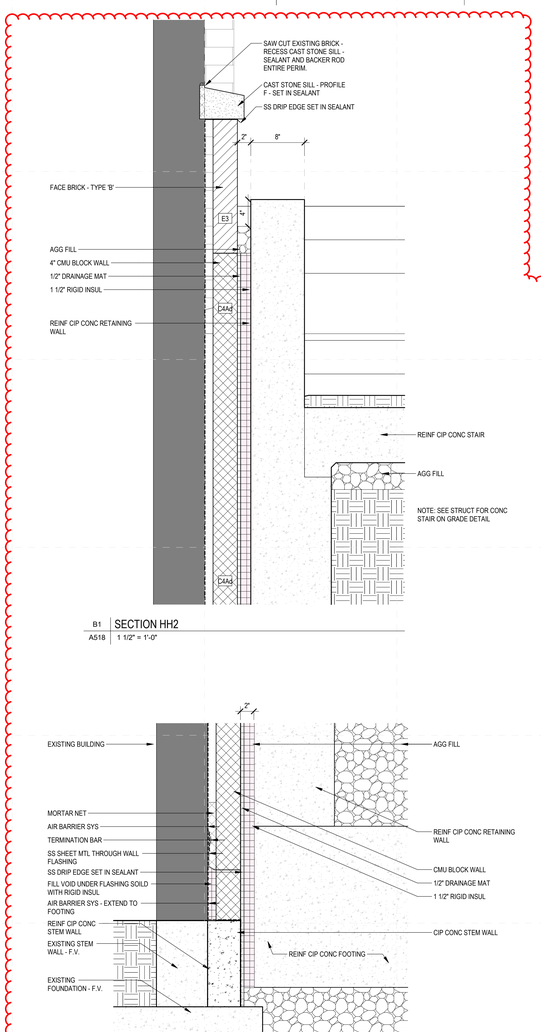
C4 | SECTION EE2
A518 | 1 1/2" = 1'-0"



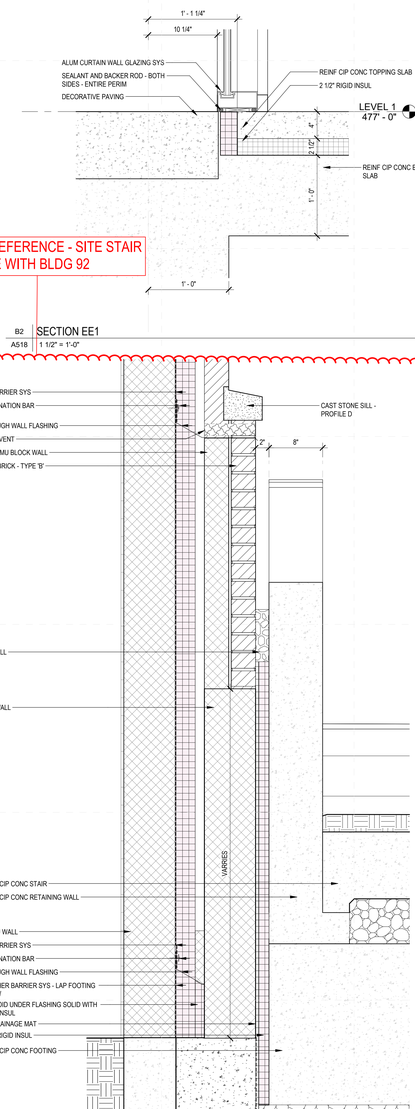
3 | SECTION DD2
A518 | 1 1/2" = 1'-0"



2 | SECTION EE
A518 | 1 1/2" = 1'-0"



B1 | SECTION HH2
A518 | 1 1/2" = 1'-0"



B | SECTION EE1
A518 | 1 1/2" = 1'-0"

AREA OF REFERENCE - SITE STAIR INTERFACE WITH BLDG 92

A3 | SECTION HH1
A518 | 1 1/2" = 1'-0"

A4 | SECTION JJ1
A518 | 1 1/2" = 1'-0"

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MO CERTIFICATE OF AUTHORITY A2014008380

CITY OF ST CHARLES CITY HALL
633 N. MAIN STREET

FOR CONSTRUCTION
10 JUNE 2025

REVISIONS

NO.	DATE	DESCRIPTION

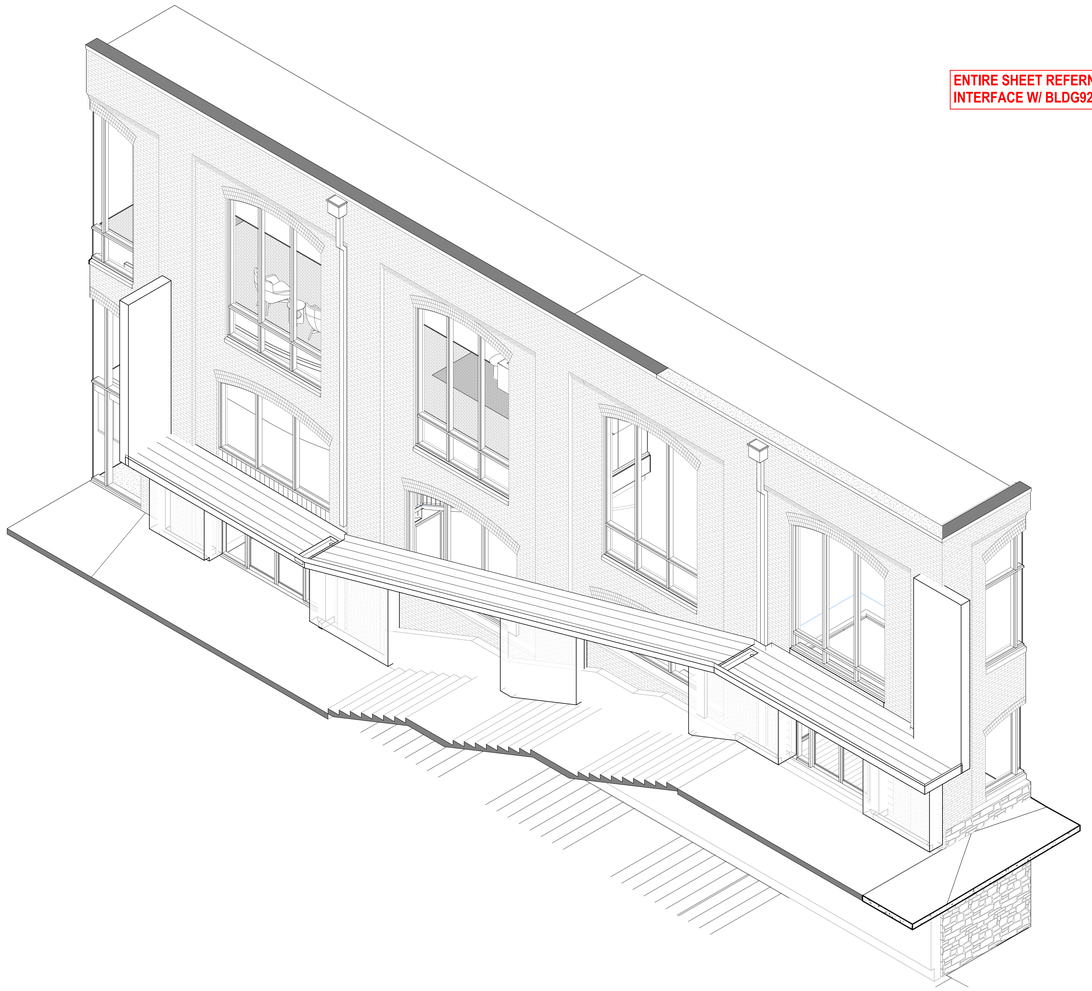
PLAN NORTH 90.00°
TRUE NORTH 45.00°

PROJECT NO. 1540.09
ISSUED BY: JEMA
ISSUED DATE: 6/10/2025 10:05:19 AM
SHEET TITLE: EXTERIOR SECTION DETAILS

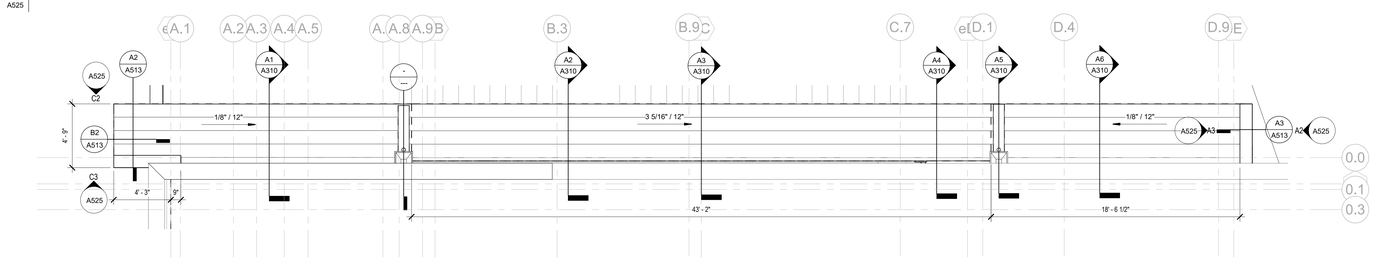
A518

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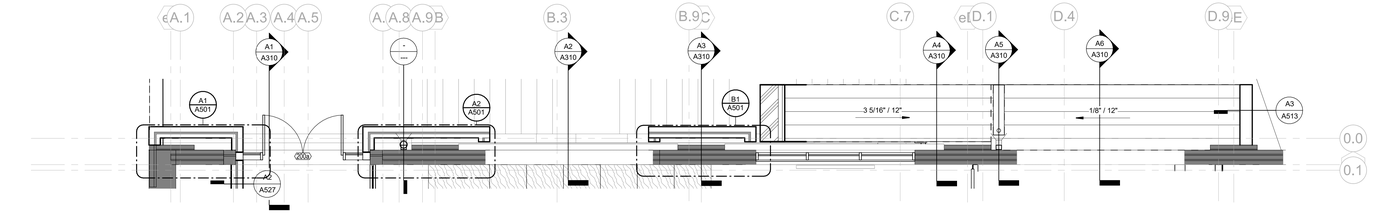
ENTIRE SHEET REFERNCING ENTRY CANOPY INTERFACE W/ BLDG92



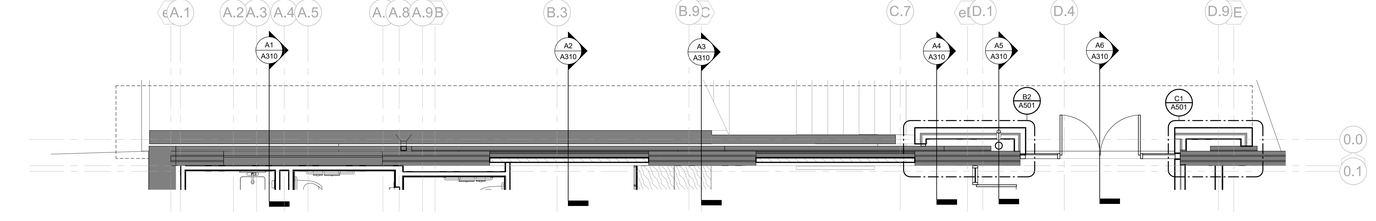
D1 | 3D - AXONOMETRIC - ENTRY CANOPY
A525



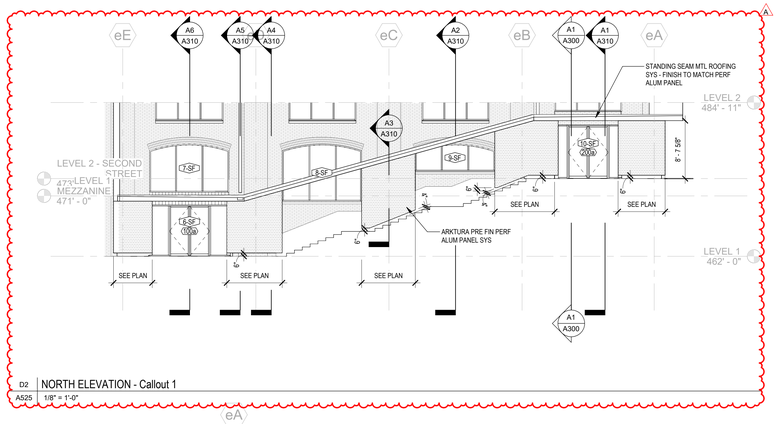
C1 | ENLARGED FLOOR PLAN - ROOF PLAN - ENTRY CANOPY
A525 | 1/4" = 1'-0"



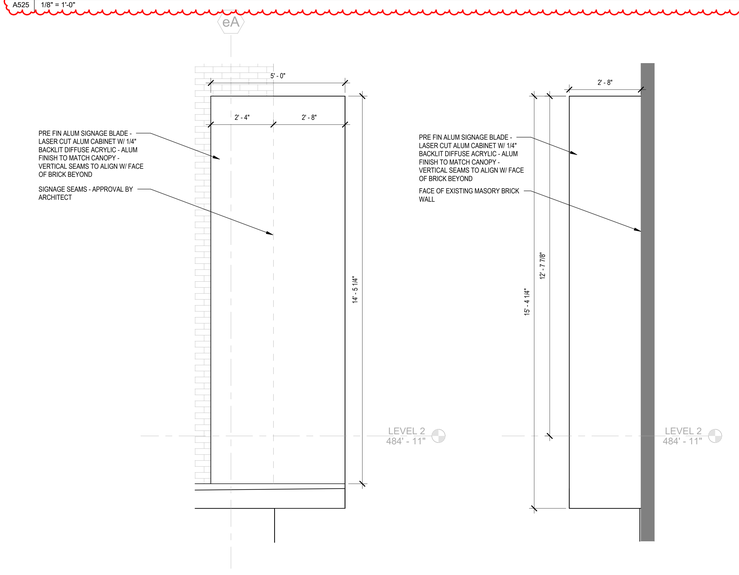
B1 | ENLARGED FLOOR PLAN - LEVEL 1 MEZZANINE - ENTRY CANOPY
A525 | 1/4" = 1'-0"



A1 | ENLARGED FLOOR PLAN - LEVEL 1 - ENTRY CANOPY
A525 | 1/4" = 1'-0"

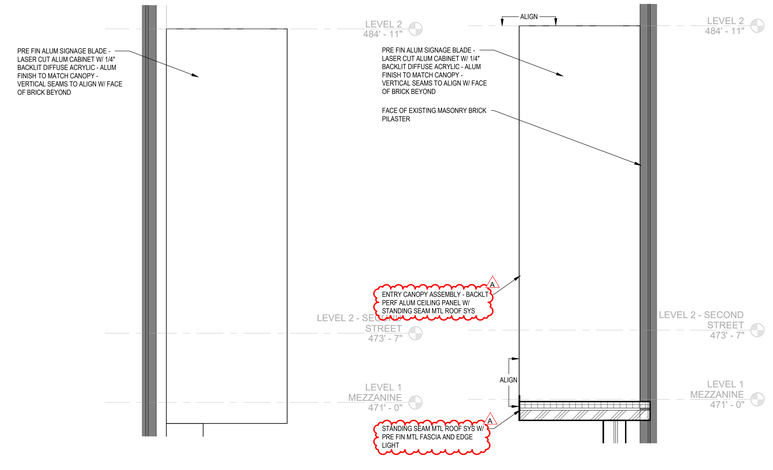


D2 | NORTH ELEVATION - Callout 1
A525 | 1/8" = 1'-0"



C2 | ENLARGED ELEVATION - SECOND ST SIGNAGE - NORTH
A525 | 1/2" = 1'-0"

C3 | ENLARGED ELEVATION - SECOND ST SIGNAGE - SOUTH
A525 | 1/2" = 1'-0"



A2 | ENLARGED ELEVATION - POCKET PARK SIGNAGE - EAST
A525 | 1/2" = 1'-0"

A3 | ENLARGED ELEVATION - POCKET PARK SIGNAGE - WEST
A525 | 1/2" = 1'-0"

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1/30/2026

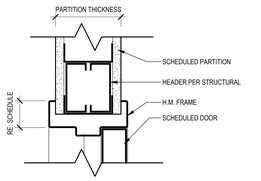
REVISIONS

NO.	DATE	DESCRIPTION
A	TBD	ADDENDUM A - DESIGN CHANGES POST BID SET

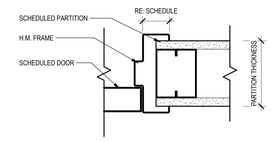
PROJECT NO. 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/12/2026 3:08:52 PM
SHEET TITLE: ENTRY CANOPY PLANS, ELEVATION & DETAILS

A525

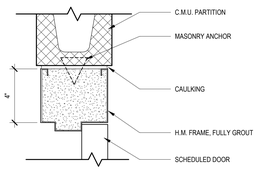
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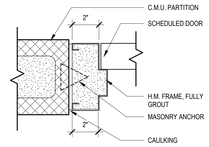
1 MTL STUD - HM DOOR HEAD
A605 | 3" = 1'-0"



2 MTL STUD - HM DOOR JAMB
A605 | 3" = 1'-0"

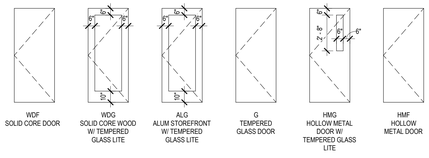


3 CMU - HM DOOR HEAD
A605 | 3" = 1'-0"



4 CMU - HM DOOR JAMB
A605 | 3" = 1'-0"

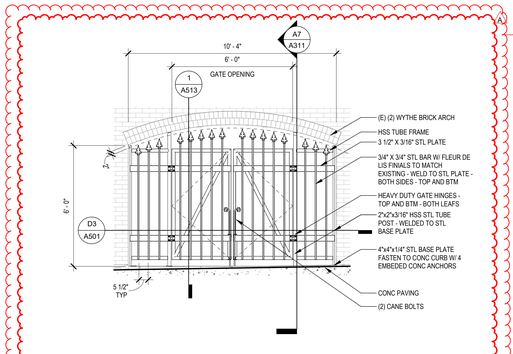
GENERAL NOTES:
1. SEE DOOR SCHEDULE FOR DOOR SIZES
2. ALL WOOD DOORS TO BE SOLID CORE, U.N.O.
3. ALL DOORS OVER 7'-0" IN HEIGHT OR 3'-0" IN WIDTH TO RECEIVE (2) SETS OF HEAVY DUTY HINGES, U.N.O.



DOOR TYPES
NOT TO SCALE



FRAME TYPES
NOT TO SCALE



A2 | ENLARGED ELEVATION - TRASH MEZZANINE GATE
A605 | 3/8" = 1'-0"

AREA OF REFERENCE - TRASH MEZZANINE GATE

DOOR SCHEDULE

MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	DOOR COUNT	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	COMMENTS
LEVEL 1												
100a	6' - 0"	7' - 6"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
100b	6' - 0"	7' - 6"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	FLM-1
104	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
105	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
106	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT		
107	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	SEE NOTES	45 MIN	
108A	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	STN	HM	PT	PT	-	
108B	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
110A	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT-5	HM	PT	PT		
110B	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	STN	HM	PT	PT	-	
111a	3' - 0"	7' - 0"	3/4"	G	1							DOOR BY IMPACT RESISTANT GLAZING SYS MANUFACTURER
111b	3' - 0"	7' - 0"	3/4"	G	1							DOOR BY IMPACT RESISTANT GLAZING SYS MANUFACTURER
111c	3' - 0"	7' - 0"	3/4"	G	1							DOOR BY IMPACT RESISTANT GLAZING SYS MANUFACTURER
112A	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT-5	HM	PT	PT		
112B	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
113a	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	SEE NOTES	HM	HM	SEE NOTES	-	(N) WRAP FACE OF DOOR TO MATCH WALL GRAPHIC, PAINT FRAME TO MATCH FIELD OF GRAPHIC / (S) PAINT PT-6
113b	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	SEE NOTES	HM	HM	SEE NOTES	-	(N) PAINT TO MATCH ADJ. WALL FINISH / (S) WRAP FACE OF DOOR TO MATCH WALL GRAPHIC, PAINT FRAME TO MATCH FIELD OF GRAPHIC
114	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
115	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
116	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-1
117	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
118	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
119	6' - 0"	7' - 6"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
120	3' - 0"	7' - 6"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-1
121	3' - 0"	7' - 6"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-1
121A	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
121B	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
121C	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
121D	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
122	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
123	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
124	3' - 0"	7' - 6"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-1
125	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
EL2	3' - 0"	7' - 0"	1 3/4"	HMF	1	HM	SEE NOTES	HM	HM	SEE NOTES	45 MIN	WRAP FACE OF DOOR TO MATCH WALL GRAPHIC, PAINT FRAME TO MATCH FIELD OF GRAPHIC
ST5.1	5' - 4"	6' - 8"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	NEW DOOR IN EXISTING OPENING, VERIFY DOOR DIMENSIONS IN FIELD
LEVEL 1 MEZZANINE												
127	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		PT-13
128	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		PT-13
LEVEL 2 - SECOND STREET												
200a	6' - 0"	7' - 10"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
200b	6' - 0"	7' - 10"	1 3/4"	ALG	2	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
201C	3' - 6"	7' - 0"	1 3/4"	HMG	1	HM	PT	HM	HM	PT		
201D	3' - 0"	6' - 8"	2"	ALG	1	AL	BLACK ANODIZED / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED	-	
201F	3' - 6"	7' - 0"	1 3/4"	HMG	1	HM	PT	HM	HM	PT		
LEVEL 2												
201b	6' - 0"	7' - 0"	1 3/4"	WDG	2	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
202b	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	FLM-3
203	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	STN	HM	PT	PT	-	
205	3' - 0"	6' - 9"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
206	3' - 0"	6' - 9"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
208	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	STN	HM	HM	PT	-	
209	4' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	FLM-3
210	3' - 0"	6' - 11"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
211	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	FLM-3
211A	9' - 11"	7' - 0"										COUNTER DOOR
211B	2' - 6"	6' - 0"										COUNTER DOOR
211C	3' - 6"	7' - 0"	1 3/4"	HMG	1	HM	PT	HM	HM	PT		
213a	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
213B	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
216a	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT	HM	PT	PT		PT-10
216b	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT	HM	PT	PT		PT-10
217a	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	PT	HM	PT	PT		(N) PT-10 / (S) STN
217b	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	PT-12
218	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(E) PT-10 / (W) STN
219	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(E) STN / (W) PT-10
220	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(E) PT-10 / (W) STN
221	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(E) STN / (W) PT-10
222	6' - 0"	7' - 0"	1 3/4"	WDF	2	WD	STN	HM	PT	PT	-	EXISTING DOOR. PAINT DOOR AND FRAME TO MATCH WALL
223	6' - 0"	7' - 10"	1 3/4"	WDG	2	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT		FLM-3
224a	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT		(N) STN / (S) PT-10
224b	3' - 0"	7' - 10"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
225	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
226	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
227	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
228	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
229	3' - 0"	7' - 0"	1 3/4"	WDF	1	WD	PT	HM	HM	PT	-	
230a	3' - 0"	7' - 10"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
230b	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	
230c	3' - 0"	7' - 10"	1 3/4"	WDF	1	WD	STN	HM	HM	PT		
231a	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
231b	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
232a	3' - 0"	7' - 10"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		
232a	3' - 0"	7' - 1"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	SEE ELEV	AL	BLACK ANODIZED		FLM-3
232b	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	
233a	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
233b	6' - 0"	7' - 10"	1 3/4"	WDF	2	WD	STN	HM	HM	PT		
235	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	
236	3' - 0"	7' - 0"	1 3/4"	WDG	1	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT	-	
237	6' - 0"	7' - 10"	1 3/4"	WDG	2	WD / GL	STN / CLEAR TEMPERED GLASS	HM	HM	PT		
ST5.2	6' - 0"	7' - 0"	1 3/4"	HMF	2	HM	PT	HM	HM	PT	45 MIN	NEW DOOR IN EXISTING OPENING, VERIFY DOOR DIMENSIONS IN FIELD. 1 HR DOOR

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CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION
A	TBD	ADDENDUM # A - DESIGN CHANGES POST BID SET

PLAN NORTH 90.00°
TRUE NORTH 110.00°

PROJECT NO. 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/12/2026 3:08:53 PM

SHEET TITLE:
DOOR SCHEDULE / DOOR, FRAME AND WINDOW TYPES

A605

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EAST FACADE



WEST FACADE



SOUTH FACADE - LOOKING WEST



SOUTH FACADE - LOOKING EAST



SOUTH FACADE



NORTH FACADE - LOOKING EAST



NORTH FACADE - CENTER



NORTH FACADE - LOOKING WEST

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CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION

PLAN NORTH 90.00°
TRUE NORTH 110.00°

PROJECT NO. 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/13/2026 4:00:50 PM

SHEET TITLE:
EXTERIOR EXISTING CONDITIONS

A700

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REC CENTER - POCKET PARK LOOKING WEST



REC CENTER - 2ND STREET APPROACH



REC CENTER - POCKET PARK LOOKING EAST



MASONRY BLEND TO MATCH EXISTING AND CITY HALL

CANOPY/ SIGN/ WALL PANEL PAINT - RAL Classic: RAL 1023 "TRAFFIC YELLOW"

CURTAINWALL AND STOREFRONT FRAME PAINT SAMPLE - LINESTEC "SMOKE GRAY"

FACADE MATERIALS

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CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION

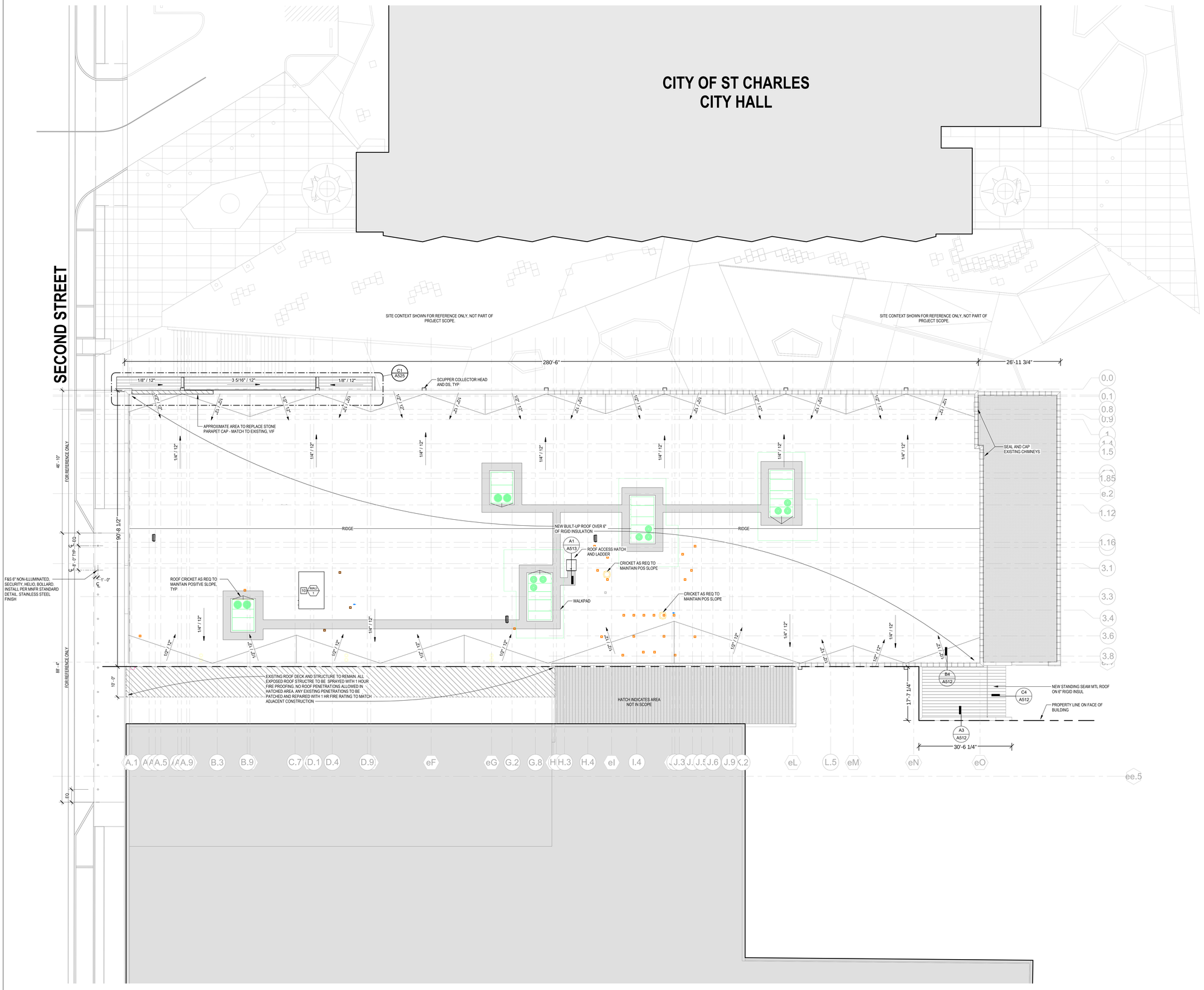
PLAN NORTH 90.00°
TRUE NORTH 110.00°

PROJECT NO. 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 2/13/2026 4:18:25 PM
SHEET TITLE: EXTERIOR RENDERINGS

A701

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PARKING SCHEDULE		
# of Spaces	Description	Comments



NOTE: DIMENSIONS TAGGED FOR REFERENCE ONLY
COORD WITH SECOND STREET IMPROVEMENTS PROJECT

A1 | SITE/ ROOF PLAN
A100 | 3/32" = 1'-0"

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ARCHITECT

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MO CERTIFICATE OF AUTHORITY A2014008380

CITY OF SAINT CHARLES
MISSOURI

CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION

PLAN NORTH 90.00°
TRUE NORTH 45.00°

PROJECT NO. 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 1/30/2026 3:46:10 PM
SHEET TITLE:
ARCHITECTURAL SITE / ROOF PLAN

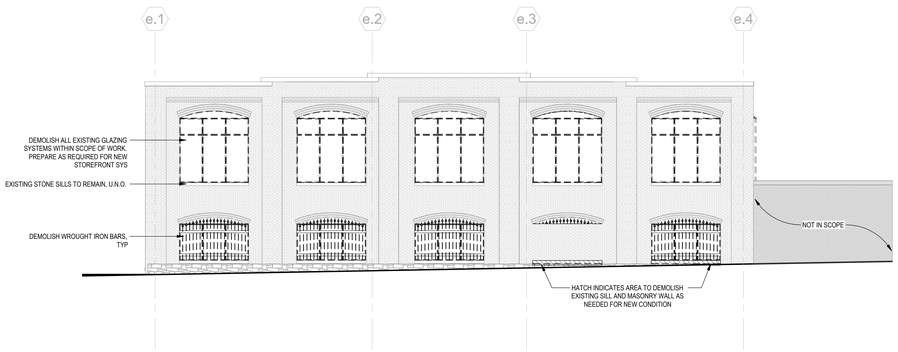
A100

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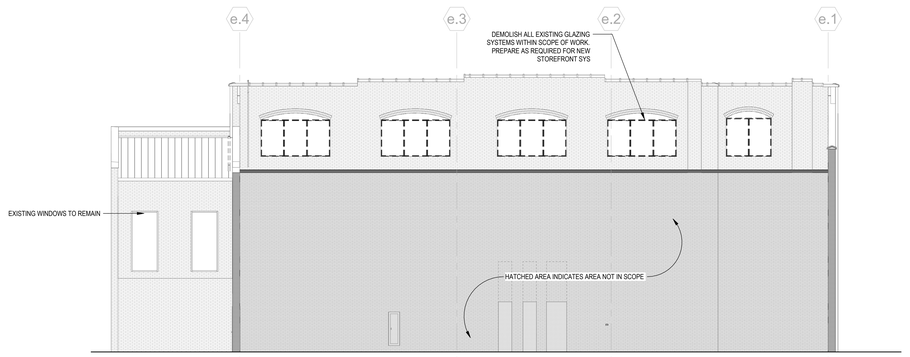
GENERAL NOTES: DEMOLITION

THESE GENERAL NOTES INDICATE THE GENERAL SCOPE OF WORK TO BE PERFORMED FOR THIS PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE ELSEWHERE IN THESE DOCUMENTS. WHERE CONFLICTS OCCUR, RESOLVE WITH ARCHITECT PRIOR TO TAKING ACTION.

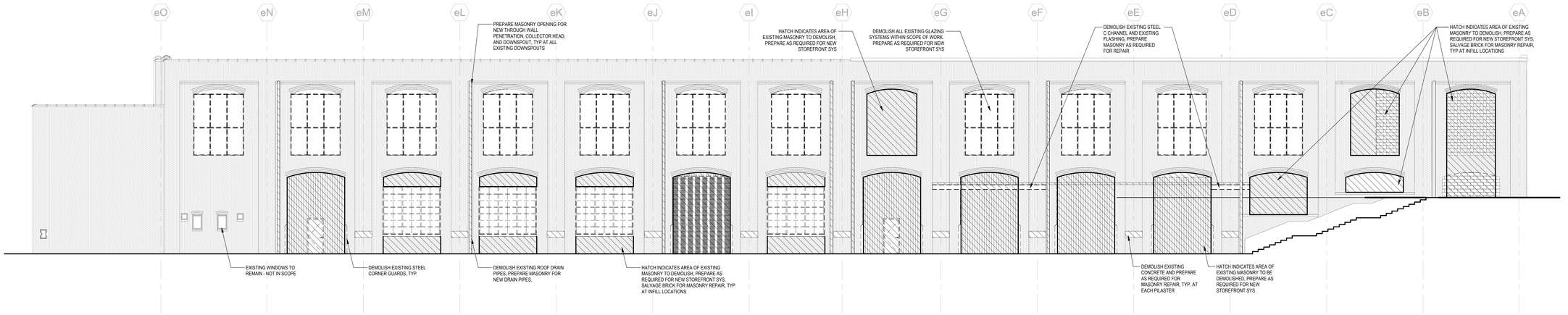
1. PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER.
2. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S AND CLIENT'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
3. ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND CLOSURES AS REQUIRED TO PREVENT SPREAD OF DUST OR FUMES TO OCCUPIED PORTIONS OF THE BUILDING. PROTECT MECHANICAL SYSTEM AS REQUIRED.
4. PROVIDE BYPASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICE TO OCCUPIED AREAS OF THE BUILDING.
5. REVIEW AND COORDINATE SCHEDULE OF WORK TO BE DEMOLISHED WITH BUILDING MANAGEMENT TO LIMIT INTERRUPTIONS OF OCCUPIED SPACES.
6. CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
7. MAINTAIN FIRE PROTECTION SERVICES DURING SELECTIVE DEMOLITION.
8. COVER AND PROTECT EQUIPMENT AND FIXTURES INDICATED "TO REMAIN" FROM SOILAGE OR DAMAGE. COVER AND PROTECT EXISTING FIRE SPRINKLERS, FIRE ALARMS, ETC. DURING CONSTRUCTION AS REQUIRED. COORDINATE WITH THE CITY.
9. LOCATE, IDENTIFY, STUB OFF, AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN. COORDINATE WITH THE CITY.
10. WHERE INDICATED ON DRAWINGS AS "SALVAGE AND STORE," CAREFULLY REMOVE INDICATED ITEMS, CLEAN, STORE, AND REUSE AS REQUIRED. DELIVER UNUSED ITEMS AT COMPLETION OF PROJECT TO CLIENT.
11. REMOVE ALL EXISTING FLOORING (CARPET TILE, BROADLOOM CARPET, RESILIENT FLOORING, VINYL COMPOSITION TILE, LUXURY VINYL TILE, CERAMIC TILE, STONE TILE, ETC.) AND ALL WALL BASE WITHIN SCOPE OF WORK AREA. CLEAN AND PREPARE EXISTING CONCRETE SLAB TO RECEIVE NEW FLOORING MATERIALS, INCLUDING REMOVAL OR SEALING OF ANY REMAINING EXISTING ADHESIVE AS REQUIRED. PATCHING CRACKS, AND LEVELING OF FLOOR TO MEET REQUIRED TOLERANCES FOR SCHEDULED FINISHES. PERFORM MOISTURE TESTING ON FLOOR TO DETERMINE IF EXTENSIVE FLOOR PREP IS REQUIRED.
12. WHERE EXISTING WALLS, BULKHEADS OR FINISHES ARE REMOVED OR PARTIALLY DEMOLISHED, EACH TRADE SHALL BE RESPONSIBLE FOR PATCHING OR REFINISHING OF EXISTING CONSTRUCTION REQUIRED BY THAT TRADE'S WORK ON THE PROJECT. THIS WORK MUST BE DONE IN A MANNER WHICH WILL ACCEPT NEW FINISHES.
13. REMOVE ALL EXISTING WALL COVERINGS FROM WALLS AND PARTITIONS INDICATED TO REMAIN WITHIN THE SCOPE OF WORK AREA. PREPARE SURFACES TO ACCEPT NEW FINISHES.
14. REMOVE ALL WALL-MOUNTED TACKBOARDS, WHITEBOARDS, FABRIC-WRAPPED PANELS, ETC. IN ALL ROOMS IN SCOPE OF WORK.
15. WHERE WALLS OR PARTITIONS ARE TO BE REMOVED, REMOVE OR RELOCATE ALL EXISTING ELECTRICAL WIRING, DATA CABLING, TELEPHONE LINES, CABLE LINES, SATELLITE LINES, CONDUIT, WIRE MOLD, RECEPTACLES AND SWITCH BOXES, ETC. LOCATED WITHIN DEMOLISHED PORTIONS. REMOVE ALL ABANDONED WIRING BACK TO JUNCTION BOX OR PANEL AS REQUIRED. UPDATE PANEL LABELING TO REFLECT ALL MODIFICATIONS.
16. REMOVE ALL EXISTING FLOOR OUTLETS AND ASSOCIATED WIRING, CABLING AND CONDUIT AND REPAIR FLOOR, MAINTAINING REQUIRED FLOOR ASSEMBLY RATING, TO BE FLUSH AND CONTINUOUS WITH ADJACENT FLOOR SURFACE, AS REQUIRED FOR NEW FINISH.
17. REMOVE ALL EXISTING INTERIOR BUILDING SIGNAGE IN SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO, ROOM SIGNAGE, DOOR SIGNAGE, ETC.
18. SAW CUT AND REMOVE EXISTING CONCRETE FLOOR SLAB AT COLUMN AND FOOTING LOCATIONS PER STRUCTURAL DRAWINGS.
19. ALL EXTERIOR MASONRY TO BE CLEANED AND TUCK POINTED
20. INFILL ALL MASONRY OPENINGS - PATCH MASONRY WITH SALVAGED BRICKS TO MATCH EXISTING
21. ALL EXISTING DOWNSPOUT ON WEST, SOUTH AND EAST FACADES TO BE REPLACED
22. ALL MASONRY WORK AT WINDOW HEAD OPENINGS TO MATCH EXISTING 3 ROW LOCK BRICK ARCHES
23. ALL PARAPET STONE AND TILE CAPS TO BE REMOVED AND STORED DURING INSTALLATION OF NEW ROOF AND FLASHING AND THEN PLACED BACK IN ORIGINAL LOCATION
24. ALL MASONRY ACCESSORIES, TIES, AND HARDWARE TO BE CLEANED AND REPAIRED
25. ALL ELECTRICAL FIXTURES AND EQUIPMENT TO BE REMOVED
26. REMOVE ALL EXISTING SIGNAGE AND PREPARE ALL SURFACES FOR REPAIR AS REQUIRED
27. REMOVE ALL EXISTING TIMBERS AND ASSOCIATED HARDWARE U.N.O
28. ALL IDENTIFIED INTERIOR MASONRY WALLS TO BE CLEANED VIA MEANS INCLUDING PAINT STRIPPER, WALNUT SHELL BLAST, AND OR DRY ICE BLASTED.
29. ALL HEAVY TIMBER COLUMNS AND TRUSSES TO BE CLEANED VIA MECHANICAL MEANS INCLUDING BUT NOT LIMITED TO CHEMICAL STRIPPING, WIRE BRUSHING, SANDING, AND HEAT SOURCE.
30. ALL STRUCTURAL STEEL, INCLUDING TRUSS CHORDS, TRUSS POSTS, AND COLUMN BASES TO BE CLEANED VIA MECHANICAL MEANS INCLUDING BUT NOT LIMITED TO CHEMICAL STRIPPING, WIRE BRUSHING, AND SANDING.



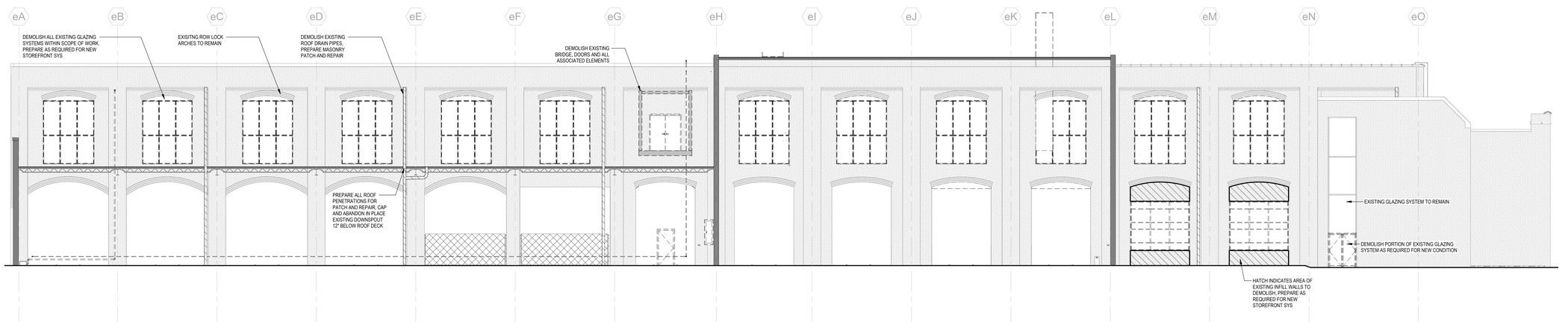
C1 | EXTERIOR DEMO ELEVATION - WEST
AD104 | 1/8" = 1'-0"



C2 | EXTERIOR DEMO ELEVATION - EAST
AD104 | 1/8" = 1'-0"



B1 | EXTERIOR DEMO ELEVATION - NORTH
AD104 | 1/8" = 1'-0"



A1 | EXTERIOR DEMO ELEVATION - SOUTH
AD104 | 1/8" = 1'-0"

JEMA
planning architecture interior design

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ARCHITECT OF RECORD:
STATE OF MISSOURI
JOHN EDWARD MUELLER
NUMBER A-2010039774
ARCHITECT
JOHN EDWARD MUELLER
MO ARCHITECTURAL LICENSE A2010039774
MO CERTIFICATE OF AUTHORITY A2014008380

CITY OF SAINT CHARLES EST 1809 MISSOURI

CITY OF ST CHARLES REC AND SENIOR CENTER

627-629 N. MAIN STREET
ST CHARLES, MO 63301

PERMIT SET
1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION

PLAN NORTH 90.00°
TRUE NORTH 45.00°

PROJECT NO: 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 1/30/2026 3:45:59 PM
SHEET TITLE:

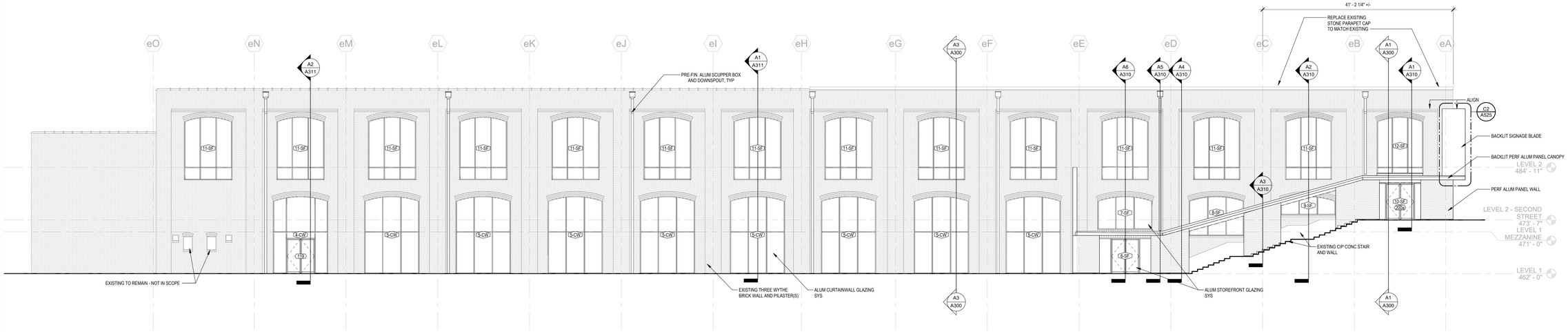
DEMOLITION EXTERIOR ELEVATIONS

AD104

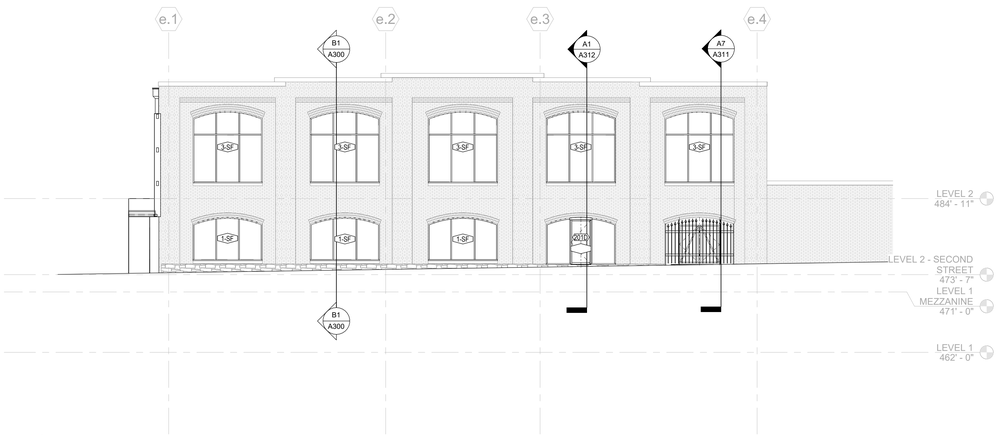
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GENERAL NOTES - EXTERIOR ELEVATIONS

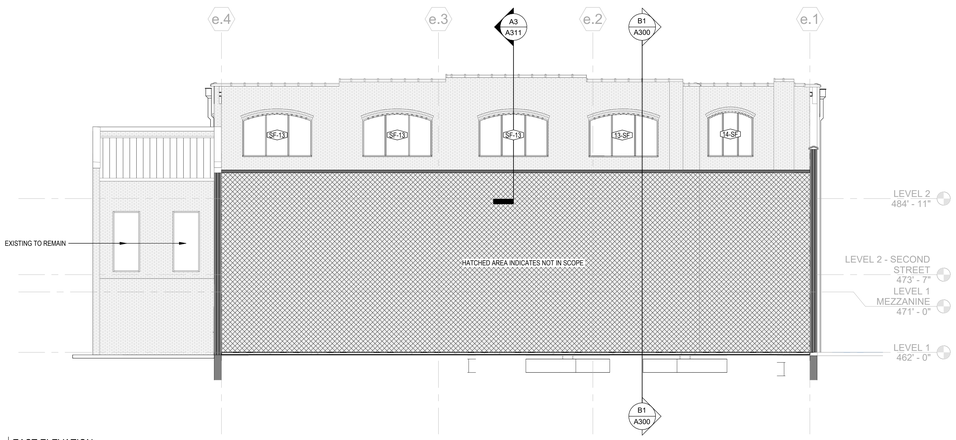
1. ALL MASONRY TO BE CLEANED AND TUCKPOINTED.
2. INFILL ALL MASONRY OPENINGS WITH SALVAGED BRICKS TO MATCH EXISTING, TOOTH NEW BRICK INTO EXISTING.
3. REPLACE ALL DAMAGED BRICK WITH SALVAGED BRICK TO MATCH EXISTING, TOOTH NEW BRICK INTO EXISTING
4. U.N.O., ALL EXISTING DOWNSPOUTS TO BE REPLACED WITH NEW
5. ALL MASONRY WORK AT WINDOW HEAD OPENINGS TO MATCH EXISTING 3 ROW LOCK BRICK ARCHES
6. ALL PARAPET STONE AND TILE CAPS TO BE REMOVED, CLEANED AND STORED DURING INSTALLATION OF NEW ROOF SYSTEM. PLACE BACK ORIGINAL LOCATION. REPLACE ALL DAMAGED OR BROKEN TILE CAPS WITH NEW TO MATCH EXISTING.



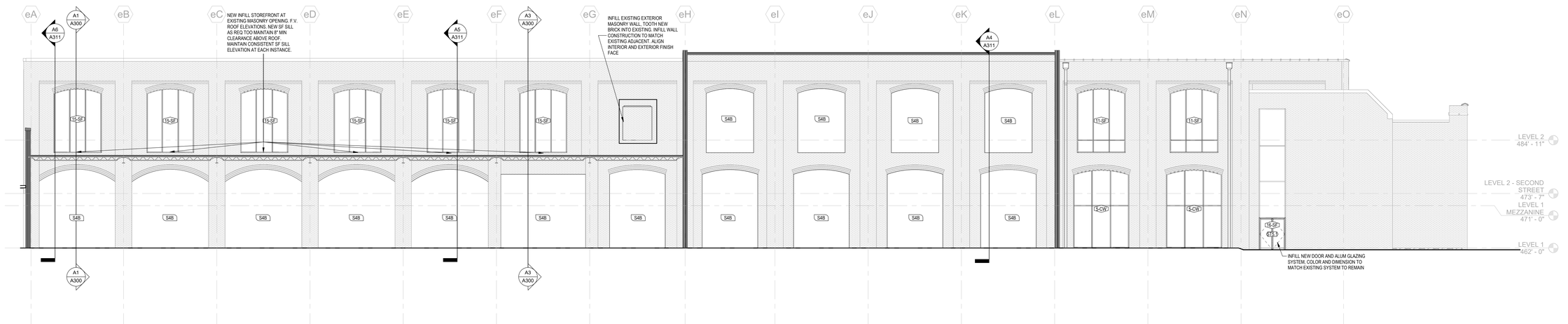
C1 | NORTH ELEVATION
A201 | 1/8" = 1'-0"



B1 | WEST ELEVATION
A201 | 1/8" = 1'-0"



B2 | EAST ELEVATION
A201 | 1/8" = 1'-0"



A1 | SOUTH ELEVATION
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PERMIT SET
1/30/2026

REVISIONS

NO.	DATE	DESCRIPTION

PLAN NORTH 90.00°
TRUE NORTH 45.00°

PROJECT NO: 21-1540.11
ISSUED BY: JEMA
ISSUED DATE: 1/30/2026 3:47:49 PM
SHEET TITLE: ELEVATIONS - EXTERIOR

A201

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LANDMARKS BOARD - MINUTES
January 26, 2026
City Council Chambers, Fourth Floor City Hall
200 North Second Street
St. Charles, MO 63301

MEMBERS PRESENT
Jill Ryan
Michelle Beucke
Dave Settle
John Donnelly
Christi Tennyson
Steve Hollander, Council Liaison

STAFF PRESENT
Taylor Moore, Preservation Planner
John Boyer, Asst. Director of CD
Zachary Tusinger, Director of CD
Dale Nicolas, Building Commissioner
Bryan Wise, Asst. City Attorney

Absent: Steve Martin, Tom Smith

On Monday, January 26, 2026, 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.**
   Vice Chair Jill Ryan called the meeting to order at 6:00 p.m. Secretary Christi Tennyson called the roll. Those in attendance are listed above.

2. **The 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].

   Steve Hollander made a motion to approve the consent agenda. Michelle Beucke seconded the motion. Six were in favor, none were opposed (6-0), the motion passed.

4. **Removed Consent Agenda 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]. ***No one was present to speak on this item. Michelle Beucke made a motion to approve the sign permit, subject to the condition the sign has a height clearance of eight feet. John Donnelly seconded the motion. Six were in favor, none were opposed (6-0), the motion passed.***

   (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]. ***Ron Webb, owner of the restaurant, was present to answer questions from the Board. Michelle Beucke made a motion to approve the sign as submitted. Dave Settle seconded the motion. Six were in favor, none were opposed (6-0). The motion passed.***

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]. ***Michelle Beucke was present to answer questions from the Board. Steve Hollander made a motion to approve the application subject to the conditions recommended by Staff. John Donnelly seconded the motion. Five were in favor, none were opposed, one abstained (5-0-1). The motion passed.***

(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]. ***Jess Ray was present to answer questions from the Board. Steve Hollander made a motion to approve the application subject to the conditions recommended by Staff. Dave Settle seconded the motion. Five were in favor, none were opposed, one abstained (5-0-1). The motion passed.***

(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]. ***Tina Meier was present to answer questions from the Board. Michelle Beucke made a motion to approve the application as submitted. Steve Hollander seconded the motion. Six were in favor, none were opposed (6-0). The motion passed.***

(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]. ***Michelle Beucke was present to answer questions from the Board. Steve Hollander made a motion to approve the application as submitted. John Donnelly seconded the motion. Five were in favor, none were opposed, one abstained (5-0-1). The motion passed.***

(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]. ***Developer Robert Mangelsdorf, Urban Planner Jassen Johnson, BAX Engineering Representative Jeff Simmons, Keith Kramer, Arturo Vidaurri, and Thomas Douglas were present to answer questions for the Board and to present.***

Michelle Beucke made a motion to find the subject structure to be historically significant, Steve Hollander seconded the motion. Four were in favor, two were opposed (4-2). The motion passed and the building was deemed historically significant.

Michelle Beucke made a motion to find the rehabilitation of the subject structure to be economically and technologically feasible. Christi Tennyson seconded the motion. One was in favor, five were opposed (1-5). The motion failed, and the structure was deemed neither economically nor technologically feasible for rehabilitation. Therefore, authoring approval for Building 90 to be removed.

(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]. ***Developer Robert Mangelsdorf, Urban Planner Jassen Johnson,***

BAX Engineering Representative Jeff Simmons, Keith Kramer, Arturo Vidaurri, and Thomas Douglas were present to answer questions for the Board and to present.

Michelle Beucke made a motion to find the subject structure to be historically significant. Christi Tennyson seconded the motion. Six were in favor, none were opposed (6-0). The motion passed and the building was deemed historically significant.

Steve Hollander made a motion to find the rehabilitation of the subject structure to be economically and technologically feasible. Michelle Beucke seconded the motion. One was in favor, five were opposed (1-5). The motion failed, and the structure was deemed neither economically nor technologically feasible for rehabilitation. Therefore, authoring approval for a portion of Building 91A to be removed.

7. **Announcements/Reports from Officers**
   No Reports.

8. **Staff Reports**
   No Reports.

9. **Approval of December 15, 2025 regular meeting minutes**

   Steve Hollander made a motion to approve the minutes, Dave Settle seconded the motion. Five were in favor, none were opposed, one abstained (5-0-1).

10. **Adjournment**

    Michelle Beucke made a motion to adjourn. Steve Hollander seconded the motion. All were in favor (6-0). The meeting adjourned at 7:42pm.

_____ _____

SECRETARY DATE