



Meeting Date: February 11, 2026
Meeting Time: 7:00 P.M.
Meeting Location: City Hall
118 Hillsboro Ave.
Edwardsville, IL 62025

HISTORIC PRESERVATION COMMISSION AGENDA

Commission Members

Barb Stamer, Chair	Suzanne Oberholtzer
Lisa Schroeder, Vice Chair	Kent Weber
Mary Westerhold, Secretary	Christy Jennings
Joe Hutton	Kathryn Biarkis, Associate

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. January 14, 2026
4. Citizens Wishing to Address the Commission
5. Certificates of Appropriateness
 - a. 246 North Main Street – Storefront Replacement
 - b. 410 North Main Street – Sign – Salt and Smoke
 - c. 600 Troy Road – Windows Replacement
 - d. 122 North Main Street – Signs – Lashly & Baer
 - e. 1025 Saint Louis Street- Window Replacement and Siding
6. Old Business
 - a. Grandview Subdivision
 - b. Grant project/Goshen Commons
 - c. HPC Guidelines
 - d. Project updates
 - e. Membership
 - f. Route 66 Festival
 - g. Landmark Application- Miriam McKinnie murals
 - h. ArchiRoom

If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

7. New Business
 - a. FY2026-2027 Budget
 - b. AT&T Booster Station National Register Recommendation
8. Staff Approved COA Report
9. Financial Report
10. Correspondence
11. Committee Reports
12. Staff Updates Historic District and Landmark
 - i. Stephenson House
 - ii. Brick Streets
 - iii. Downtown
 - iv. Leclaire
 - v. St. Louis Street
13. Adjournment
 - a. Next meeting: **Wednesday, March 11, 2026**

If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

HISTORIC PRESERVATION COMMISSION

January 14, 2026

7:00 PM

MINUTES

Approved: _____

Date: _____

The regularly scheduled meeting of the Historic Preservation Commission was held at 7:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

1. Call to Order

The meeting was called to order by Chair Barb Stamer at 7:05 PM

2. Roll Call

Members Present: Barb Stamer, Chair, Lisa Schroeder, Vice Chair, Mary Westerhold, Secretary, Joe Hutton, Suzanne Oberholtzer, Kent Weber, Christy Jennings, Kathryn Biarkis, Associate, and Breana Buncher, City Planner

3. Approval of minutes

Kent Weber motioned to approve the minutes of the December 10, 2025 meeting as presented. Joe Hutton seconded. Minutes approved.

4. Citizens Wishing to Address the Commission

Karen Brostron from the firm Lashly and Baer inquired about placing the name of the firm on the awning of the 122 N. Main which the firm will be occupying. The previous business had their name on the awning. However, this is no longer permitted and discussion followed to clarify the options.

Chad Morris inquired about window replacements on the Nelson Campus. Discussion followed to clarify the options.

5. Certificates of Appropriateness

a. 1239 Lindenwood Avenue - Addition – Richard Fore, owner– Joe Hutton motioned to open for discussion and Lisa Schroeder seconded. After discussion, Joe Hutton motioned to approve as described with the notation that the roof line extends the current roof plane. Lisa Schroeder seconded. Motion approved.

b. 331 North Buchanan Street – Chimney removal, fascia, trim, soffit, gutters. and downspouts – Patrick and Suzanne Cavreaux, owners -- Lisa Schroeder motioned to open for discussion and Kent Weber seconded. After discussion, Kent Weber motioned to deny the removal of the chimney and approve the remainder as described. Joe Hutton seconded. Motion approved.

c. 750 Hale Avenue – Siding – Quinten Thornton, Cardinal Catastrophe Services, Inc. - Joe Hutton motioned to open for discussion and Lisa Schroeder seconded. This COA was originally presented at the June 11, 2025 meeting. After discussion, Joe Hutton motioned to concur with the previous decision of painting of the original wood siding and repair as needed. Suzanne Oberholtzer seconded. Motion approved.

6. Old Business

a. Grandview Subdivision

b. Grant/Goshen Commons

- c. **HPC Guidelines** – Discussion on Solar Panel guidelines that were reviewed at the December 2025 meeting.
 - d. **Project updates**
 - e. **Membership**
 - f. **Route 66 Festival** - Great Rivers & Routes will pay for up to 250 brochures
 - g. **Landmark application- Miriam McKinnie murals**
 - h. **ArchiRoom**
- 7. **New Business**
 - 8. **Staff Approved COA Report** – None
 - 9. **Financial Report**
 - 10. **Correspondence** - None
 - 11. **Committee Reports**
 - 12. **Historic District and Landmark Updates**
 - i. **Stephenson House**
 - ii. **Brick Streets**
 - iii. **Downtown**
 - iv. **Leclair**
 - v. **St. Louis Street**

Adjournment – Meeting adjourned at 9:26 PM.

Next meeting: **Wednesday, February 11, 2026**



Historic Preservation Commission Certificate of Appropriateness (COA) Approval Form

All work on properties designated as historic landmarks or that are located within a Historic District requires an approved Certificate of Appropriateness (COA). All COAs require review and approval by the Historic Preservation Commission (HPC). More information on the approval process, meeting dates, submittal deadlines, and the Design Guidelines may be found at: www.cityofedwardsville.com/HPC.

Applications may be submitted electronically (send to: hpc@cityofedwardsville.com) or in-person at the Department of Public Works, 200 E. Park Street, Edwardsville IL, during hours of operation.

The Historic Preservation Commission meets the second Wednesday of each month at 7:00 p.m. in City Hall (118 Hillsboro Ave). ALL APPLICANTS AND/OR CONTRACTORS **MUST** attend the Historic Preservation Meeting and present their project. Be prepared to describe the full project scope in detail.

For all projects, complete the information below. Supplemental information described below is required to be submitted with your application. If your project involves windows, doors, or siding, use the appropriate worksheet to provide additional details. Incomplete applications and lack of attendance at the meeting may result in your application being denied or held until the required information is provided.

- Site Plan** – required for additions, new construction, fences, patios, accessory structures, decks, retaining walls, porches, freestanding signs, etc.
- Detailed Drawing (including measurements and dimensions)** - required for signs, decks, porches (e.g. stairs, railings), and retaining walls. Drawings will be required to show both architectural elevations, as well as site design or layout. Photos of comparable projects are welcome, but are not a substitute for drawings.
- Elevation Drawings** – required for room additions, new construction (primary and accessory structure), chimneys, decks, stairs, porches, downspouts, retaining wall, signs
- Manufacturer Specifications/Cut Sheets** – required for windows, doors, screen/storm windows, screen/storm doors, solar panels, siding or other exterior finishes, exterior, garage doors, trim. Specifications must include details of materials, dimensions, and other physical properties. A price quote is not a substitution for specifications.
- Clear Photographs of the building and/or site** – required for all projects

Authorization Signature:

Approved **Denied** **Date:**

1. Property Information

Address of property: 246 North Main Street Date of Application: 2/2/2026

Is the property an Edwardsville Local Historic Landmark? Yes _____ No X

Is the property located within a Historic District? Yes X No _____

If Yes, Leclaire _____ St. Louis Street _____ Downtown X

2. Ownership Information

Owner's Name: City of Edwardsville Owner's Phone: 618-692-7500

Owner's Address: 118 Hillsboro Avenue City: Edwardsville State: IL Zip: 62025

Owner's Email Address: publicworks@cityofedwardsville.com

3. Applicant Information (if different from Owner)

Applicant's Name: _____ Applicant's Phone _____

Applicant's Address: _____ City: _____ State: _____ Zip: _____

Applicant's Email Address: _____

4. Architect's Name (if applicable)

Architect's Name: _____ Architect's Phone _____

Architect's Address: _____ City: _____ State: _____ Zip: _____

Architect's Email Address: _____

5. Contractor's Name

Contractor's Name: Various (TBD) Contractor's Phone _____

Contractor's Address: _____ City: _____ State: _____ Zip: _____

Contractor's Email Address: _____

6. Project Information

Provide a detailed written description of your project. (attach additional sheets and supplemental information as needed) _____

Proposed improvement includes removal of the existing doorway, transom, and door frame. Removal of the existing bricked-in storefront is also included.

The proposed improvement consists of a new glass storefront with a recessed, ADA compliant entry door, configured to compliment the existing historic and previously remodeled storefronts in the district and surrounding area.

The existing building was originally constructed with a glass storefront, but these windows were removed in the mid-70's and has been bricked up since. The proposed work will install a new storefront within the original opening, but the entry area recess will need to be modified to meet existing Building Code and Accessibility requirements.

Standards of Review (Sec. 54-5). In considering your application, the Commission shall consider the following general standards, in addition to specific Design Guidelines.

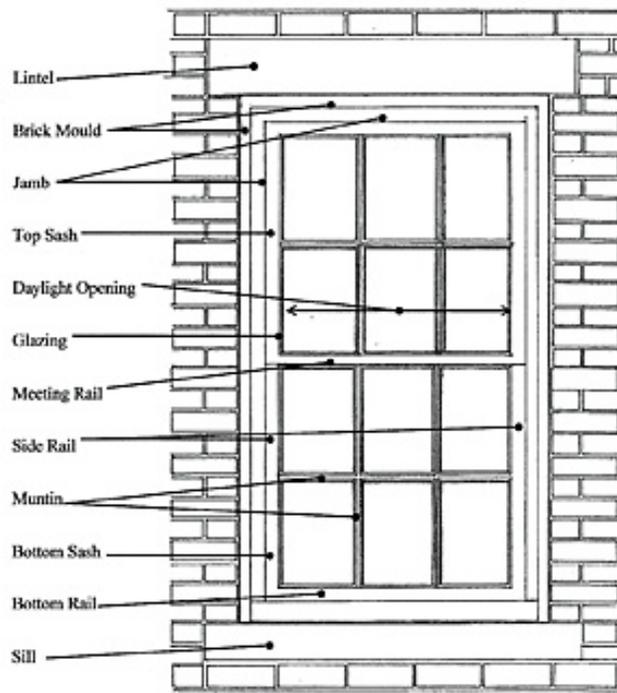
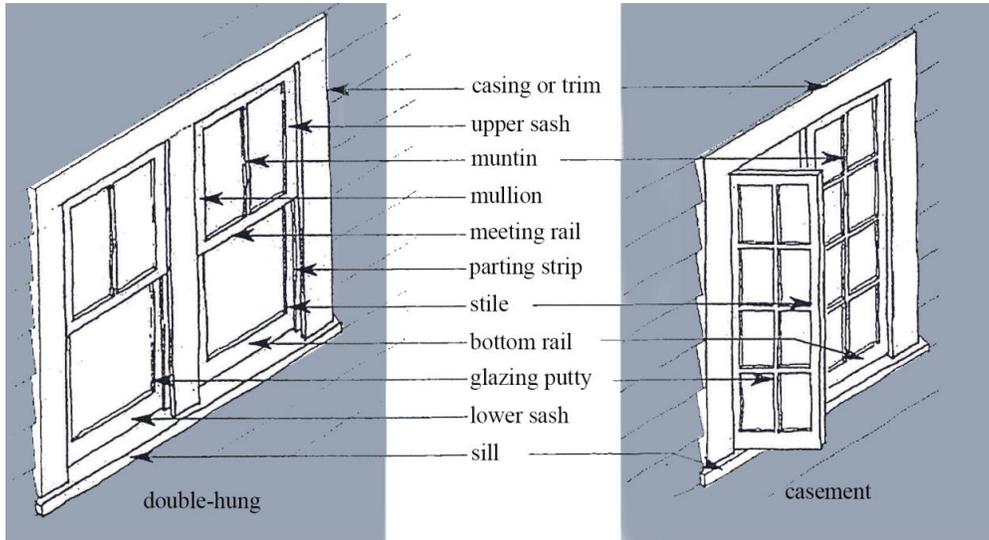
1. Height – Height shall be visually compatible with properties, structure, sites, public ways, objects, and places to which it is visibly related.
2. Proportion to front façade – The relationship of the width to height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
3. Proportion of openings – The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
4. Rhythm of solids to voids in front facades – The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
5. Rhythm of spacing and structures on streets – The relationship of a structure or objects to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
6. Rhythm of entrance porches, storefront recesses and other projections – The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
7. Relationship of materials and texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.
8. Roof Shapes – The roof shape of a structure shall be visually compatible with the structures to which it is visually related.
9. Walls of Continuity – Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
10. Scale of a Structure – The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies, shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
11. Directional expression of a front elevation – A structure shall be visibly compatible with the properties, structures, site, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
12. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.
13. Preservation of natural resources – Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.
14. Compatibility – In considering new construction, the commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

Window and Door Worksheet



Did you know: Windows are responsible for only minor energy loss. Only 10-12% of the total air infiltration is through windows the cold air is actually transferred through the roof, walls, and the sill. Instead of replacing historic windows, properly repaired windows can be just as energy efficient, while saving money and preserving historic detail.

Use the diagrams below to aid in your description of your existing and proposed windows. Provide as many details as possible.



WINDOW EXTERIOR

Complete the following table describing EXISTING WINDOWS and/or DOORS. Please refer to diagram on pages 2 and 3.

Window I.D.*	Window Type (check more than one if appropriate)	Window Material (sash, sill, jamb, etc.)	Exterior Window Sill Depth	Number of panes (divided lights)	Divided Light Grid Description	Window Location	Glass color and/or coating	Exterior frame and dimension
EXAMPLE A.	<input type="checkbox"/> Casement <input checked="" type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	wood	4"	9 over 1	Top window divided in thirds	All windows on first floor	Clear	4" wide frame on all sides of window
A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	BRICK	None	0	0	Storefront	NONE	NONE
B.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
C.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							

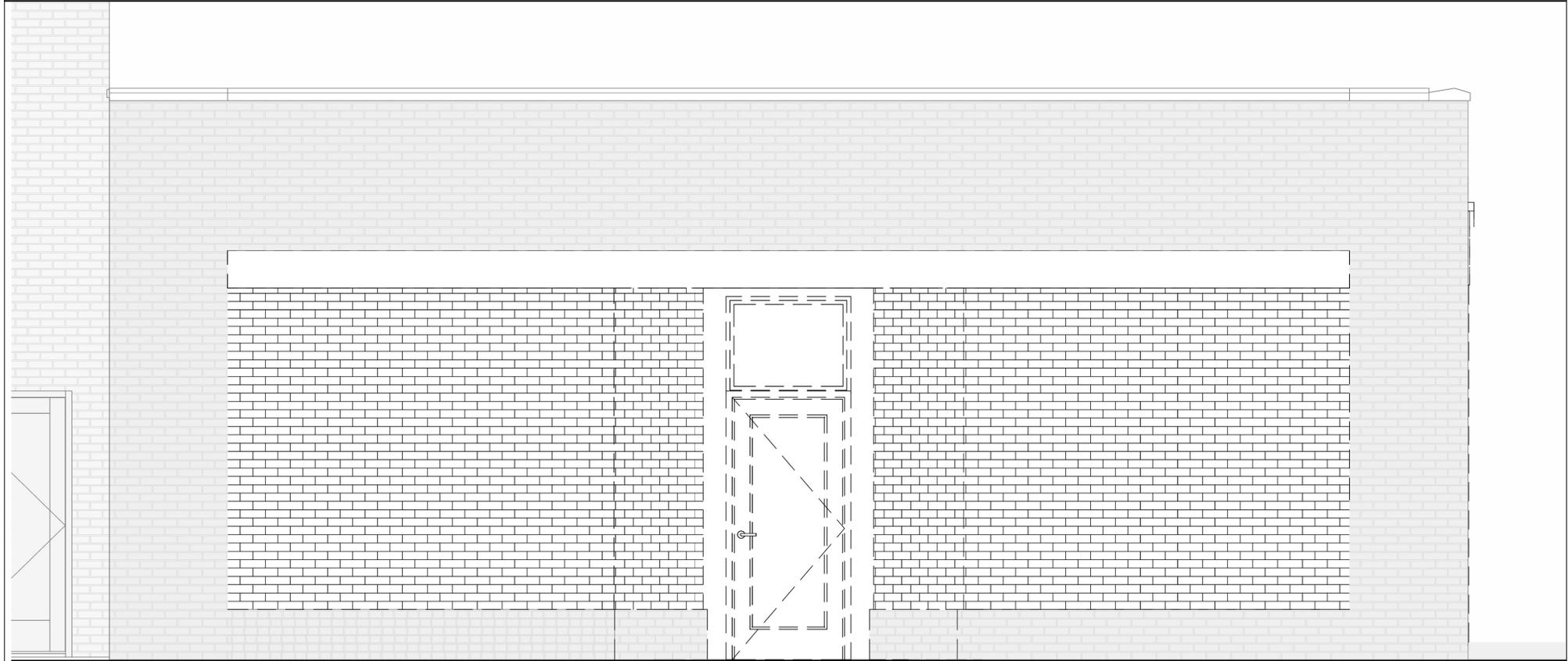
*Provide photos of windows with associated I.D.

Do any of your windows or doors have storm windows or storm doors? If so, please describe: No

Complete the following table describing **PROPOSED WINDOWS and/or DOORS**.

Window I.D.**	Window Type (check more than one if appropriate)	Window Material	Exterior Window Sill Depth	Number of Divided Lights	Divided Light Grid Description	Window Location	Glass color and/or coating	Exterior trim and dimension
EXAMPLE A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	Andersen Fibrex (white)	4"	9 over 1	Top window divided in thirds, grids on exterior of window	All windows on first floor	Low-e	4" trim on all sides
A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	Aluminum Storefront	-----	-----	-----See Drawings-----	-----	-----	-----
B.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
C.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							

** Provide technical specifications for all proposed windows (a sales brochure or price quote will not suffice)



14
A4.01

WEST ELEVATION - EXIST. / DEMO

1/4" = 1'-0"

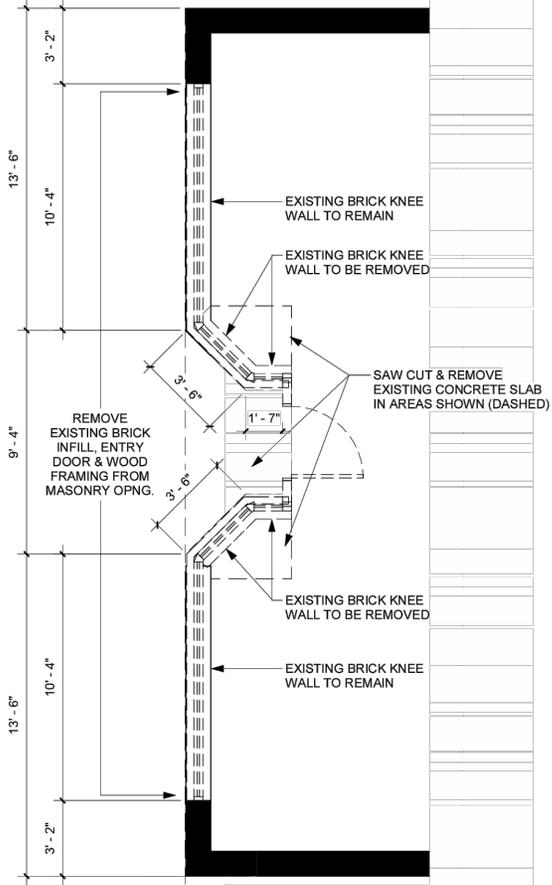


19
A4.01

WEST ELEVATION - PROPOSED

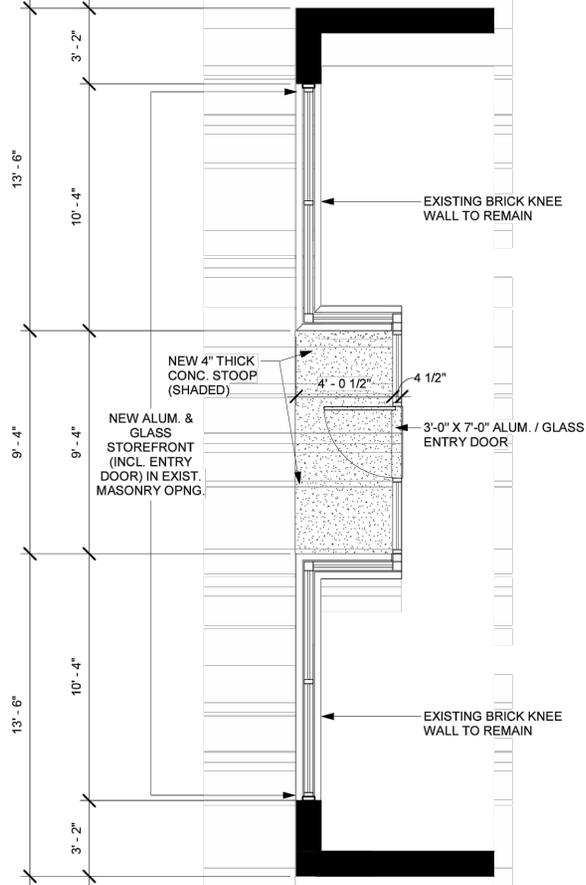
1/4" = 1'-0"

C

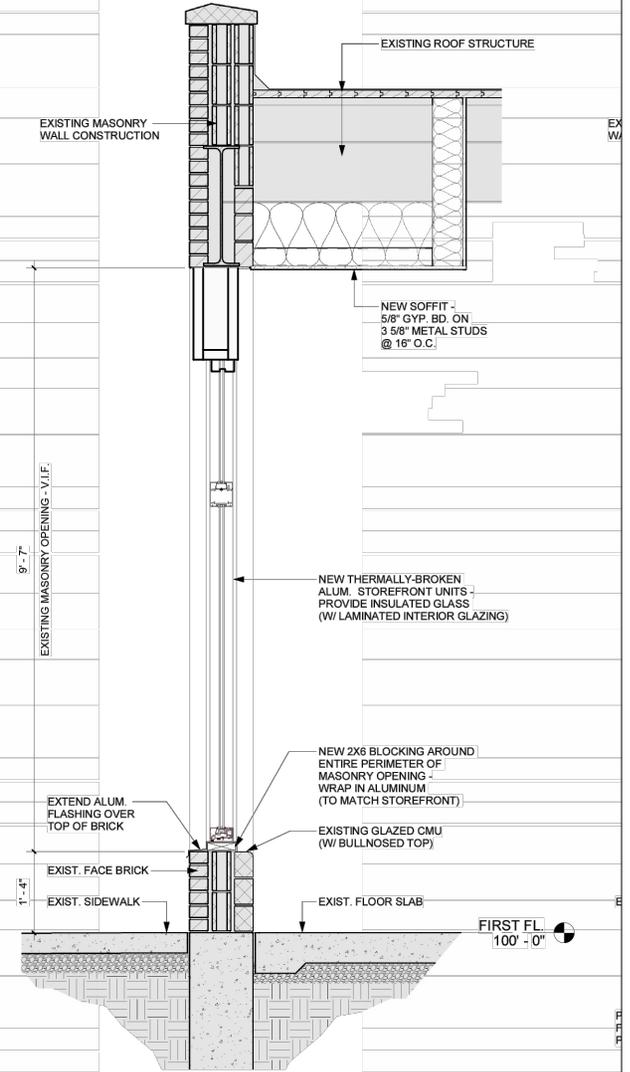


SALVAGE BRICK AND GLAZED CMU FROM KNEE WALLS TO BE REMOVED - FOR USE IN CONSTRUCTION OF NEW KNEE WALLS.

7 STOREFRONT - EXIST. / DEMO.
A4.01 1/4" = 1'-0"



8 STOREFRONT - PROPOSED
A4.01 1/4" = 1'-0"



16 SECTION
A4.01 3/4" = 1'-0"

EXISTING CONSTRUCTION TO REMAIN



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For all projects, complete the information below. Supplemental information described below is required to be submitted with your application. If your project involves windows, doors, or siding, use the appropriate worksheet to provide additional details. Incomplete applications and lack of attendance at the meeting may result in your application being denied or held until the required information is provided.

- Site Plan** – required for additions, new construction, fences, patios, accessory structures, decks, retaining walls, porches, freestanding signs, etc.
- Detailed Drawing (including measurements and dimensions)** - required for signs, decks, porches (e.g. stairs, railings), and retaining walls. Drawings will be required to show both architectural elevations, as well as site design or layout. Photos of comparable projects are welcome, but are not a substitute for drawings.
- Elevation Drawings** – required for room additions, new construction (primary and accessory structure), chimneys, decks, stairs, porches, downspouts, retaining wall, signs
- Manufacturer Specifications/Cut Sheets** – required for windows, doors, screen/storm windows, screen/storm doors, solar panels, siding or other exterior finishes, exterior, garage doors, trim. Specifications must include details of materials, dimensions, and other physical properties. A price quote is not a substitution for specifications.
- Clear Photographs of the building and/or site** – required for all projects

Authorization Signature: _____ **Approved** **Denied** **Date:** _____

1. Property Information

Address of property: 410 N Main Street Date of Application: 01/05/2026

Is the property an Edwardsville Local Historic Landmark? Yes _____ No X

Is the property located within a Historic District? Yes X No _____

If Yes, Leclaire _____ St. Louis Street _____ Downtown X

2. Ownership Information

Owner's Name: 400 N Main LLC Owner's Phone _____

Owner's Address: 90 Edwardsville Prof Park City: Edwardsville State: IL Zip: 62025

Owner's Email Address: _____



**SOUTH ELEVATION
APPLICATION FOR
SIGN INSTALLATION PERMIT**

<input type="checkbox"/> Permit Issued	Sign Application No. <u>32060</u>
<input type="checkbox"/> Permit Denied	Date Submitted: <u>1-26-2026</u>
Reason: _____	Date Approved: _____
_____	_____
FEE: \$10.00 (per Sign)	FEE: \$20.00 (per Electrical Permit, if Applicable)
Fee Paid: _____	Electrical Permit Required: _____
Date: _____	Electrical Permit Number: _____

Please provide a rendering of the proposed sign showing dimensions and area.

- 1) Location of Property:
Address: 410 N Main St
Parcel I.D. Number: 14-2-15-11-06-105-029 Zoning: _____
- 2) Applicant's Name: Eberhart Sign & Lighting Phone: 618-656-7256
Email Address: kasey@eberhartsigns.net
Address: 3925 Blackburn Rd
City: Edwardsville State: IL Zip Code: 62025
- 3) Name of Property Owner(s) if other than Applicant:
Email Address: _____
Name: 400 N Main LLC Phone: _____
Address: 90 Edwardsville Prof Park
City: Edwardsville State: IL Zip Code: 62025
- 4) Sign Installer:
Name: Same as Application Phone: _____
Email Address: _____
Address: _____
City: _____ State: _____ Zip Code: _____
- 5) Cost of sign: \$9,000.00
- 6) Road Frontage:
Width of building front tenant space (when applicable): _____ Ft. (Required)

Application Continues on Next Page

7) Proposed sign is: New Sign Addition to Existing Signage Replacement of Existing Sign

8) Expected Date of Installation: March 1, 2026 +/-

9) Proposed Type of New Sign (Check One):
 Freestanding Flush-Mounted (height of placement _____)
 Projecting Dynamic Display
 Window Other _____

10) Size of Proposed New Sign
Sign Height: 26" Sign Width: 270" Base Height (if applicable): _____
Total Sign Area: 48.75"

11) Size of Existing Signage
A. Total Existing Signage (Square Feet): _____
Does existing signage contain a freestanding sign? Yes* No
**If you marked yes, please answer question B.*
B. Size of Existing Freestanding Signage (If Applicable)
Sign Height: _____ Sign Width: _____ Base Height: _____
Total Height (Sign Height + Base Height): _____
Total Sign Area: _____

12) Illumination of Sign: Non-Illuminated Flood Lights
 Back-Lighted Neon (Variance Required)

13) Hours of illumination: From Dusk (a.m./p.m.) to Dawn (a.m./p.m.)

14) Does sign include changeable copy? Yes No

15) Will any of the lighting on the sign be moving or blinking? Yes No

16) Will sign contain animated or dynamic display? Yes No
Applicable area of animation or dynamic display _____ ft. x _____ ft.
Include specifications of display with application.

SITE PLAN AND RENDERING

A site plan and rendering must be attached below at a scale large enough for clarity showing the following information:

Location and dimensions of:

- Lot (indicate if corner lot)
- All Buildings
- Driveways and Off-Street Parking Spaces
- Easements
- Underground & Overhead Utilities
- Location of Proposed Wall Sign – If applicable
- Location of Proposed Freestanding Sign – If applicable (indicate distance to all property lines)

Note: The Zoning Administrator may require additional information as necessary for permit approval.

Application Continues on Next Page

I certify that all of the above statements and those contained in any papers or plans submitted herewith are true and accurate. I also understand that changes in plans or specifications shall not be made without written approval of this office. Failure to comply with these regulations shall constitute a violation of the sign regulations. Signs erected without a permit are illegal and will be prosecuted.

All signatures are required for the permit to be processed.

Applicant:

Signature: Kasey Nichols Date 01/05/2026
Printed Name Kasey Nichols

Business Owner:

Signature: [Redacted] Date 1/21/2026
Printed Name Haley Riley

Property Owner:

Signature: Kristie Bailey Date 1-26-26
Printed Name Kristie Bailey

For Office Use Only

Zoning Administrator _____ Approval Disapproval Date: _____

Comments: Call (618)-692-7535 to request an inspection when the sign installation is complete.

Electrical Inspector (If applicable) _____ Approval Disapproval Date: _____

Comments:

Final Inspection Complete Date: _____



APPLICATION FOR SIGN INSTALLATION PERMIT

<input type="checkbox"/> Permit Issued	Sign Application No. <u>32060</u>
<input type="checkbox"/> Permit Denied	Date Submitted: <u>1-26-2026</u>
Reason: _____	Date Approved: _____
FEE: \$10.00 (per Sign)	FEE: \$20.00 (per Electrical Permit, if Applicable)
Fee Paid: _____	Electrical Permit Required: _____
Date: _____	Electrical Permit Number: _____

Please provide a rendering of the proposed sign showing dimensions and area.

- 1) Location of Property:
Address: 410 N Main St
Parcel I.D. Number: 14-2-15-11-06-105-029 Zoning: _____
- 2) Applicant's Name: Eberhart Sign & Lighting Phone: 618-656-7256
Email Address: kasey@eberhartsigns.net
Address: 3925 Blackburn Rd
City: Edwardsville State: IL Zip Code: 62025
- 3) Name of Property Owner(s) if other than Applicant:
Email Address: _____
Name: 400 N Main LLC Phone: _____
Address: 90 Edwardsville Prof Park
City: Edwardsville State: IL Zip Code: 62025
- 4) Sign Installer:
Name: Same as Application Phone: _____
Email Address: _____
Address: _____
City: _____ State: _____ Zip Code: _____
- 5) Cost of sign: \$9,000.00
- 6) Road Frontage:
Width of building front tenant space (when applicable): _____ Ft. (Required)

Application Continues on Next Page

7) Proposed sign is: New Sign Addition to Existing Signage Replacement of Existing Sign

8) Expected Date of Installation: March 1, 2026 +/-

9) Proposed Type of New Sign (Check One): Freestanding Flush-Mounted (height of placement _____) Projecting Dynamic Display Window Other _____

10) Size of Proposed New Sign
Sign Height: 26" Sign Width: 270" Base Height (if applicable): _____
Total Sign Area: 48.75"

11) Size of Existing Signage
A. Total Existing Signage (Square Feet): _____
Does existing signage contain a freestanding sign? Yes* No
**If you marked yes, please answer question B.*
B. Size of Existing Freestanding Signage (If Applicable)
Sign Height: _____ Sign Width: _____ Base Height: _____
Total Height (Sign Height + Base Height): _____
Total Sign Area: _____

12) Illumination of Sign: Non-Illuminated Back-Lighted Flood Lights Neon (Variance Required)

13) Hours of illumination: From Dusk (a.m./p.m.) to Dawn (a.m./p.m.)

14) Does sign include changeable copy? Yes No

15) Will any of the lighting on the sign be moving or blinking? Yes No

16) Will sign contain animated or dynamic display? Yes No
Applicable area of animation or dynamic display _____ ft. x _____ ft.
Include specifications of display with application.

SITE PLAN AND RENDERING

A site plan and rendering must be attached below at a scale large enough for clarity showing the following information:

Location and dimensions of:

- Lot (indicate if corner lot)
- All Buildings
- Driveways and Off-Street Parking Spaces
- Easements
- Underground & Overhead Utilities
- Location of Proposed Wall Sign – If applicable
- Location of Proposed Freestanding Sign – If applicable (indicate distance to all property lines)

Note: The Zoning Administrator may require additional information as necessary for permit approval.

Application Continues on Next Page

I certify that all of the above statements and those contained in any papers or plans submitted herewith are true and accurate. I also understand that changes in plans or specifications shall not be made without written approval of this office. Failure to comply with these regulations shall constitute a violation of the sign regulations. Signs erected without a permit are illegal and will be prosecuted.

All signatures are required for the permit to be processed.

Applicant:

Signature: Kasey Nichols Date 01/05/2026
Printed Name Kasey Nichols

Business Owner:

Signature: [Redacted] Date 1/21/2026
Printed Name Haley Riley

Property Owner:

Signature: Kristie Bailey Date 1/26/26
Printed Name Kristie Bailey

For Office Use Only

Zoning Administrator _____ Approval Disapproval Date: _____

Comments: Call (618)-692-7535 to request an inspection when the sign installation is complete.

Electrical Inspector (If applicable) _____ Approval Disapproval Date: _____

Comments:

Final Inspection Complete Date: _____

RECEIVED
BY: [Signature]

SALT + SMOKE

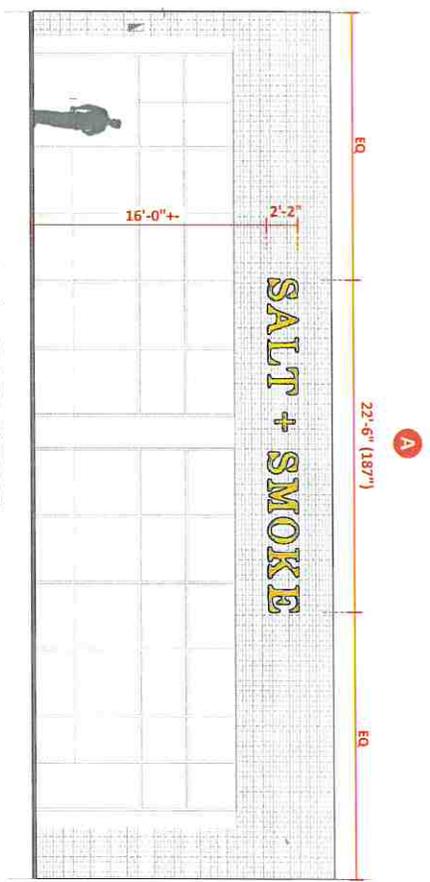
Design Proposal

PROJECT ID:	0431614M1
CLIENT:	SALT AND SMOKE - EDWARDSVILLE
ADDRESS:	410 N MAIN ST EDWARDSVILLE, IL 62025-0000
DATE:	10.06.25
CONTACT:	D GRUNN
DESIGNER:	RF

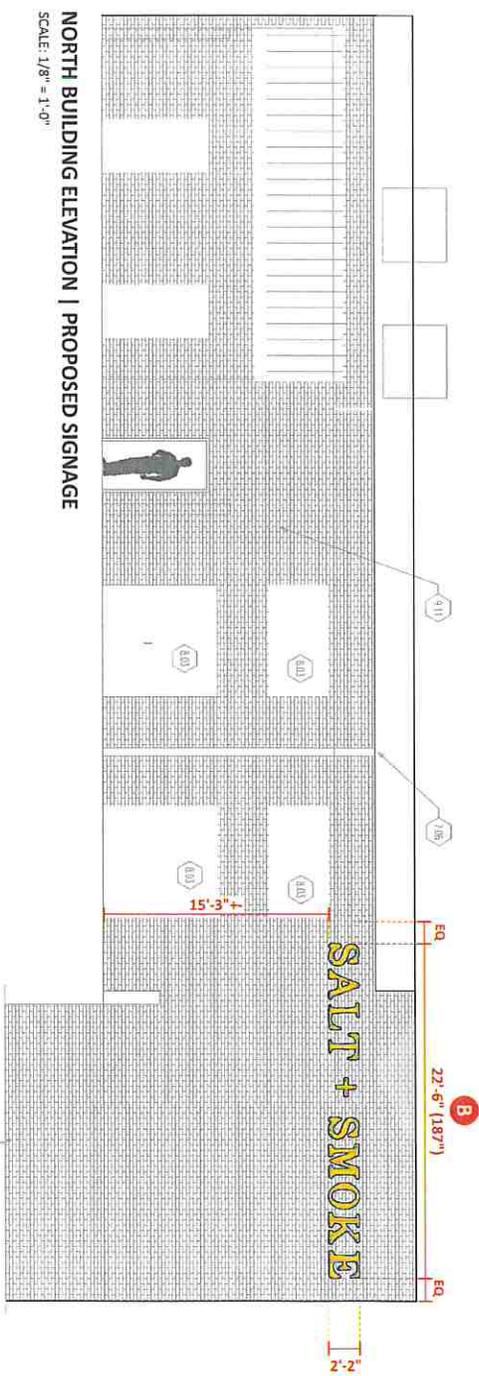
Pattison

1.866.635.1110
pattisonid.com

BY: [Signature]



SOUTH BUILDING ELEVATION | PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"



NORTH BUILDING ELEVATION | PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"

Project ID
0431614A1

SALT AND SMOKE
410 N MAIN ST
EDWARDSVILLE, IL 62025-0000

Date: 10.06.25
Contact: D GRUNN
Designer: RFF

Sign Item
SIGNS A - B

Scale: _____
Revision Note
R1 10/14/25: A, B, Revise
Scale to Max 5'-50 sq ft

Information Required for Production

Customer Approval

Signature _____
MM/DD/YYYY

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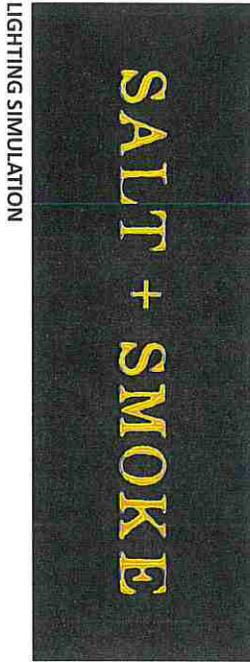
2'-2" (26") OAH

SALT + SMOKE

22'-6" (187")

A B OPEN FACE CHANNEL LETTERS
TWO (2) SETS REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"
48.8 Sq. Ft. Each



LIGHTING SIMULATION

ALUMINUM FAB. OPEN CHANNEL LETTERS - OUTSIDE RETURNS PAINTED BLACK

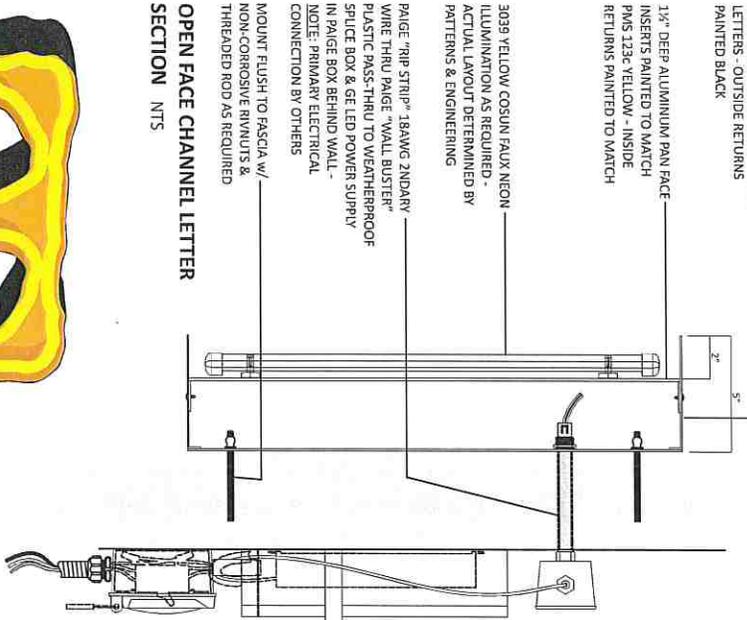
1 1/2" DEEP ALUMINUM PAN FACE INSERTS PAINTED TO MATCH PMS 123C-YELLOW - INSIDE RETURNS PAINTED TO MATCH

3039 YELLOW COSUN FAUX NEON ILLUMINATION AS REQUIRED - ACTUAL LAYOUT DETERMINED BY PATTERNS & ENGINEERING

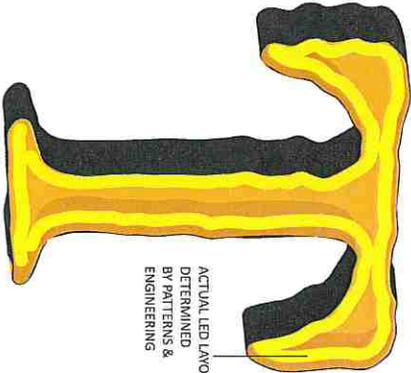
PAGE "RIP STRIP" 18AWG 2NDARY WIRE THRU PAGE "WALL BUSTER" PLASTIC PASS-THRU TO WEATHERPROOF SPLICE BOX & GE LED POWER SUPPLY IN PAGE BOX BEHIND WALL - NOTE: PRIMARY ELECTRICAL CONNECTION BY OTHERS

MOUNT FLUSH TO FASCIA w/ NON-CORROSIVE RIVNUTS & THREADED ROD AS REQUIRED

OPEN FACE CHANNEL LETTER SECTION NTS



ACTUAL LED LAYOUT DETERMINED BY PATTERNS & ENGINEERING



Project ID
0431614A1

SALT AND SMOKE

310 N MAIN ST
EDWARDSVILLE, IL 62025-0000

Date: 10.06.25

Contact: D GRUNN

Designer: RFF

Sign Item

SIGNS A, B

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

Revision Note

RT 15-10/24/25: A, B Revs: Scale to Min 5'-F - 50 sq ft

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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SALT + SMOKE

Design Proposal

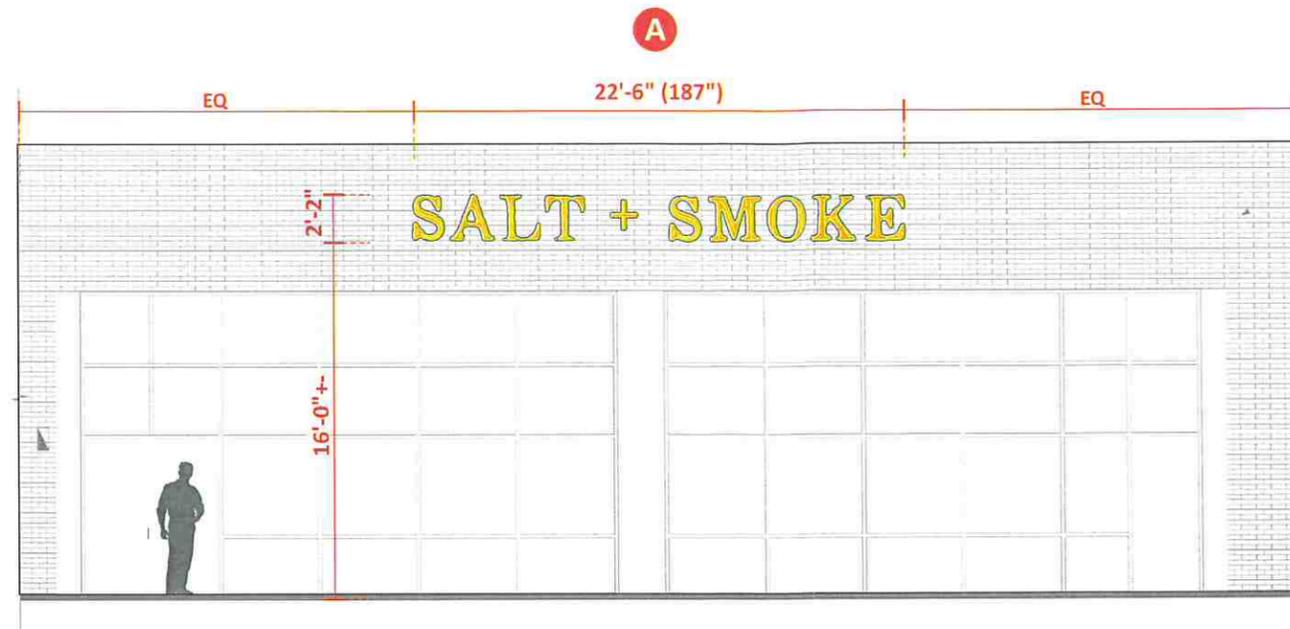
PROJECT ID:	0431614Ar1
CLIENT:	SALT AND SMOKE - EDWARDSVILLE
ADDRESS:	410 N MAIN ST EDWARDSVILLE, IL. 62025-0000
DATE:	10.06.25
CONTACT:	D GRUNN
DESIGNER:	RFF

Pattison

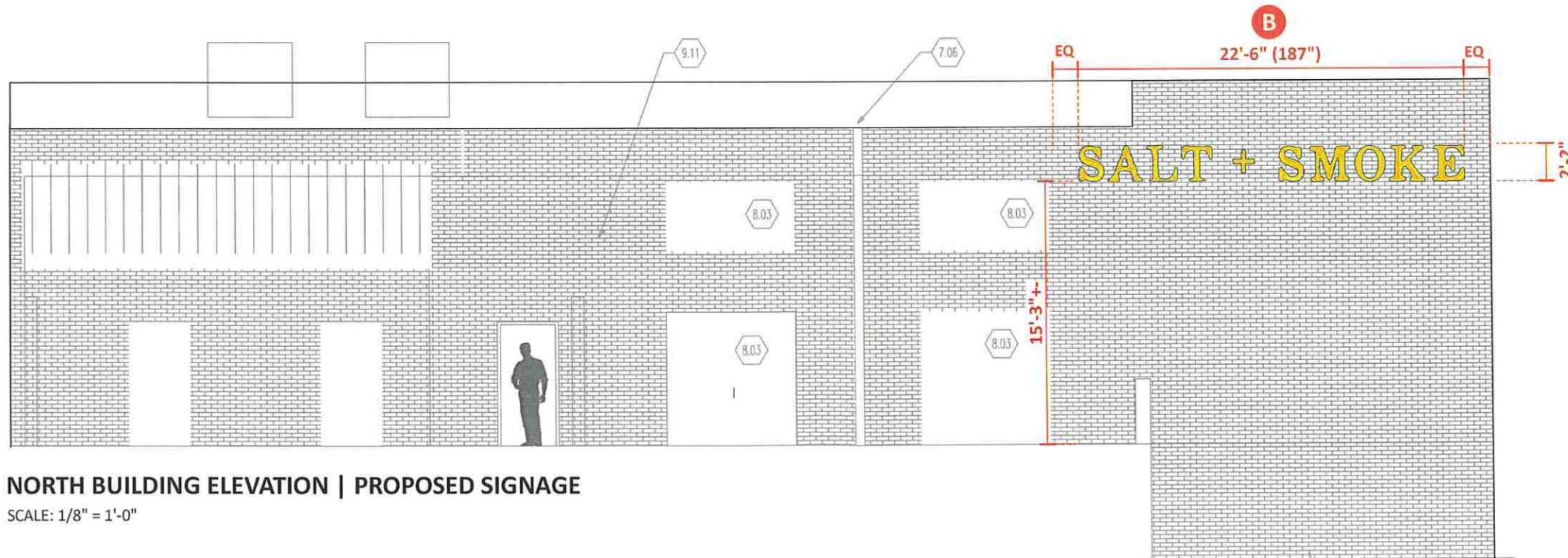


1.866.635.1110
pattisonid.com

PROJ: 0431614Ar1
DATE: 10.06.25
RFF



SOUTH BUILDING ELEVATION | PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"



NORTH BUILDING ELEVATION | PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"

Project ID
0431614Ar1

SALT AND SMOKE
410 N MAIN ST
EDWARDSVILLE, IL 62025-0000

Date: 10.06.25
Contact: D GRUNN
Designer: RFF

Sign Item

SIGNS A - B

Scale: -----

Revision Note

R1 TS-10/14/25: A, B, Revs.
scale to Max S.F.- 50 sq.ft

**Information Required
for Production**

Customer Approval

Signature _____

MM/DD/YYYY _____

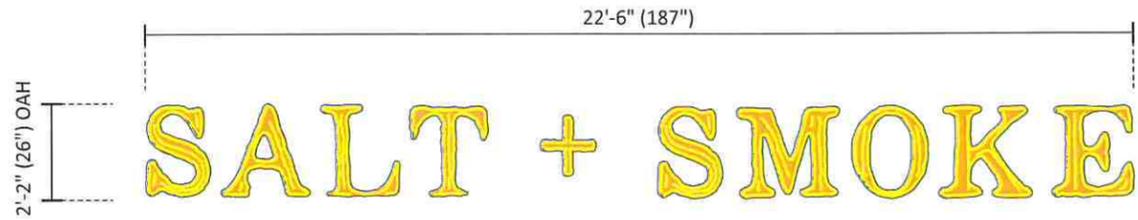
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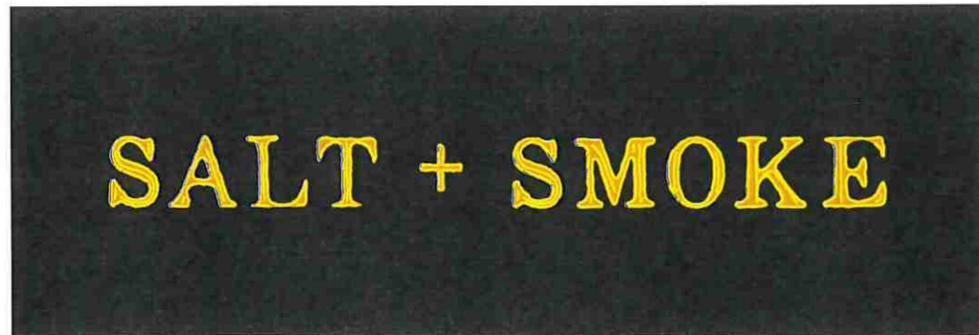


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A B OPEN FACE CHANNEL LETTERS
TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"
48.8 Sq. Ft. Each



LIGHTING SIMULATION

ALUMINUM FAB. OPEN CHANNEL
LETTERS - OUTSIDE RETURNS
PAINTED BLACK

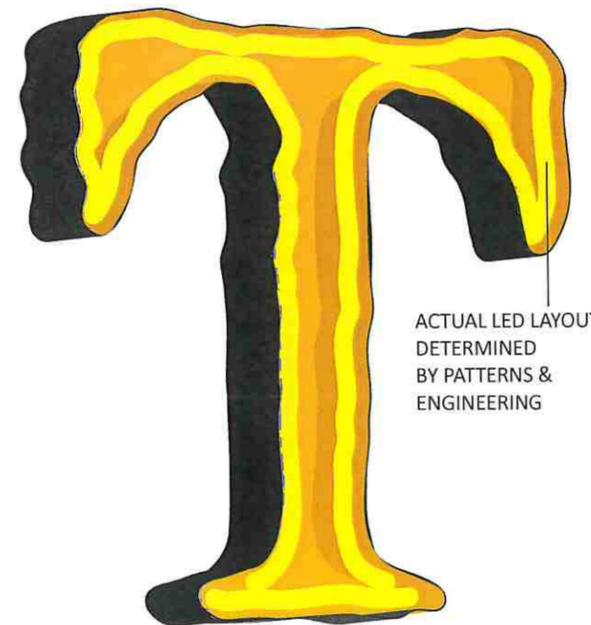
1½" DEEP ALUMINUM PAN FACE
INSERTS PAINTED TO MATCH
PMS 123c YELLOW - INSIDE
RETURNS PAINTED TO MATCH

3039 YELLOW COSUN FAUX NEON
ILLUMINATION AS REQUIRED -
ACTUAL LAYOUT DETERMINED BY
PATTERNS & ENGINEERING

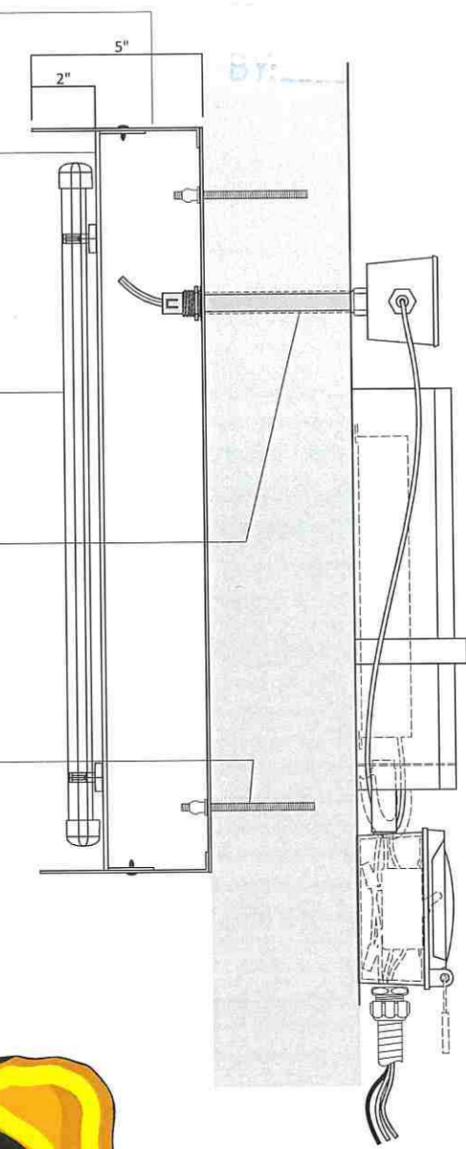
PAIGE "RIP STRIP" 18AWG 2NDARY
WIRE THRU PAIGE "WALL BUSTER"
PLASTIC PASS-THRU TO WEATHERPROOF
SPLICE BOX & GE LED POWER SUPPLY
IN PAIGE BOX BEHIND WALL -
NOTE: PRIMARY ELECTRICAL
CONNECTION BY OTHERS

MOUNT FLUSH TO FASCIA w/
NON-CORROSIVE RIVNUTS &
THREADED ROD AS REQUIRED

**OPEN FACE CHANNEL LETTER
SECTION NTS**



ACTUAL LED LAYOUT
DETERMINED
BY PATTERNS &
ENGINEERING



Project ID
0431614Ar1

SALT AND SMOKE
410 N MAIN ST
EDWARDSVILLE, IL 62025-0000

Date: 10.06.25
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SIGNS A, B

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

Revision Note
R1 TS-10/14/25: A, B, Revs.
scale to Max S.F.- 50 sq.ft

**Information Required
for Production**

Customer Approval

Signature

MM/DD/YYYY

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Historic Preservation Commission Certificate of Appropriateness (COA) Approval Form

All work on properties designated as historic landmarks or that are located within a Historic District requires an approved Certificate of Appropriateness (COA). All COAs require review and approval by the Historic Preservation Commission (HPC). More information on the approval process, meeting dates, submittal deadlines, and the Design Guidelines may be found at: www.cityofedwardsville.com/HPC.

Applications may be submitted electronically (send to: hpc@cityofedwardsville.com) or in-person at the Department of Public Works, 200 E. Park Street, Edwardsville IL, during hours of operation.

The Historic Preservation Commission meets the second Wednesday of each month at 7:00 p.m. in City Hall (118 Hillsboro Ave). ALL APPLICANTS AND/OR CONTRACTORS **MUST** attend the Historic Preservation Meeting and present their project. Be prepared to describe the full project scope in detail.

For all projects, complete the information below. Supplemental information described below is required to be submitted with your application. If your project involves windows, doors, or siding, use the appropriate worksheet to provide additional details. Incomplete applications and lack of attendance at the meeting may result in your application being denied or held until the required information is provided.

- Site Plan** – required for additions, new construction, fences, patios, accessory structures, decks, retaining walls, porches, freestanding signs, etc.
- Detailed Drawing (including measurements and dimensions)** - required for signs, decks, porches (e.g. stairs, railings), and retaining walls. Drawings will be required to show both architectural elevations, as well as site design or layout. Photos of comparable projects are welcome, but are not a substitute for drawings.
- Elevation Drawings** – required for room additions, new construction (primary and accessory structure), chimneys, decks, stairs, porches, downspouts, retaining wall, signs
- Manufacturer Specifications/Cut Sheets** – required for windows, doors, screen/storm windows, screen/storm doors, solar panels, siding or other exterior finishes, exterior, garage doors, trim. Specifications must include details of materials, dimensions, and other physical properties. A price quote is not a substitution for specifications.
- Clear Photographs of the building and/or site** – required for all projects

Authorization Signature:

Approved Denied Date:

1. Property Information

Address of property: 600 Troy Rd., Edwardsville, IL 62025 Date of Application: January 27, 2026

Is the property an Edwardsville Local Historic Landmark? Yes X No _____

Is the property located within a Historic District? Yes X No _____

If Yes, Leclaire X St. Louis Street _____ Downtown _____

2. Ownership Information

Owner's Name: Lewis & Clark Community College Owner's Phone (618) 468-7000

Owner's Address: 5800 Godfrey Road City: Godfrey State: IL Zip: 62035

Owner's Email Address: braish@lc.edu - Brad Raisch, Director of Campus Operations

Standards of Review (Sec. 54-5). In considering your application, the Commission shall consider the following general standards, in addition to specific Design Guidelines.

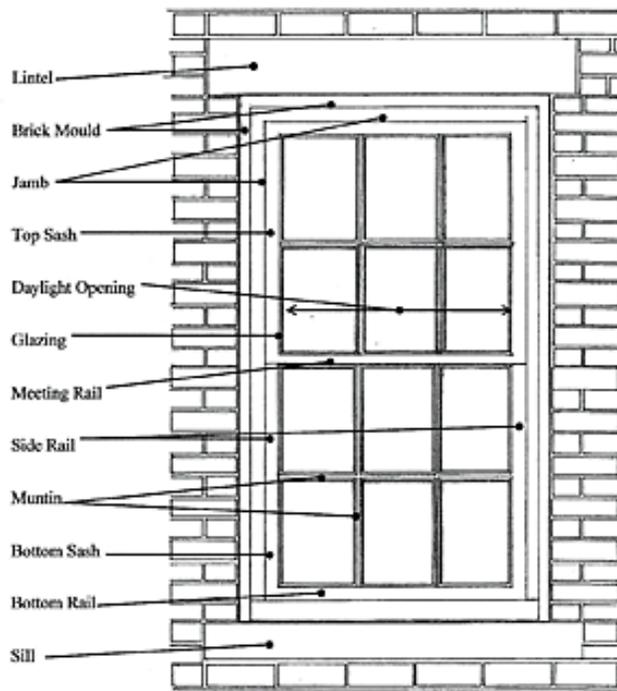
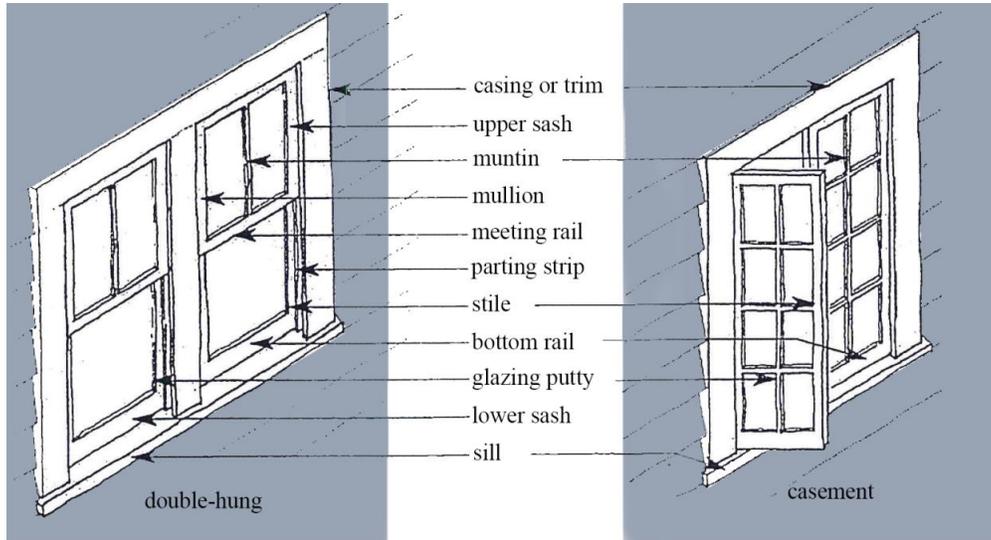
1. Height – Height shall be visually compatible with properties, structure, sites, public ways, objects, and places to which it is visibly related.
2. Proportion to front façade – The relationship of the width to height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
3. Proportion of openings – The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
4. Rhythm of solids to voids in front facades – The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
5. Rhythm of spacing and structures on streets – The relationship of a structure or objects to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
6. Rhythm of entrance porches, storefront recesses and other projections – The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
7. Relationship of materials and texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.
8. Roof Shapes – The roof shape of a structure shall be visually compatible with the structures to which it is visually related.
9. Walls of Continuity – Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
10. Scale of a Structure – The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies, shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
11. Directional expression of a front elevation – A structure shall be visibly compatible with the properties, structures, site, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
12. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.
13. Preservation of natural resources – Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.
14. Compatibility – In considering new construction, the commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

Window and Door Worksheet



Did you know: Windows are responsible for only minor energy loss. Only 10-12% of the total air infiltration is through windows the cold air is actually transferred through the roof, walls, and the sill. Instead of replacing historic windows, properly repaired windows can be just as energy efficient, while saving money and preserving historic detail.

Use the diagrams below to aid in your description of your existing and proposed windows. Provide as many details as possible.



WINDOW EXTERIOR

Complete the following table describing **EXISTING WINDOWS and/or DOORS**. Please refer to diagram on pages 2 and 3.

Window I.D.*	Window Type (check more than one if appropriate)	Window Material (sash, sill, jamb, etc.)	Exterior Window Sill Depth	Number of panes (divided lights)	Divided Light Grid Description	Window Location	Glass color and/or coating	Exterior frame and dimension
EXAMPLE A.	<input type="checkbox"/> Casement <input checked="" type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	wood	4"	9 over 1	Top window divided in thirds	All windows on first floor	Clear	4" wide frame on all sides of window
A.	<input checked="" type="checkbox"/> Casement <input checked="" type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	WOOD	1-1/2"	12	12 DIVIDED LITES BY APPLIED MUTTONS AND BARS	CLEARSTORY/ ROOF LEVEL	CLEAR	TRIM WIDTH VARIES
B.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
C.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							

*Provide photos of windows with associated I.D.

Do any of your windows or doors have storm windows or storm doors? If so, please describe: _____

Complete the following table describing **PROPOSED WINDOWS and/or DOORS**.

Window I.D.**	Window Type (check more than one if appropriate)	Window Material	Exterior Window Sill Depth	Number of Divided Lights	Divided Light Grid Description	Window Location	Glass color and/or coating	Exterior trim and dimension
EXAMPLE A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	Andersen Fiberx (white)	4"	9 over 1	Top window divided in thirds, grids on exterior of window	All windows on first floor	Low-e	4" trim on all sides
A.	<input checked="" type="checkbox"/> Casement <input checked="" type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	ALUMINUM CLAD WOOD, BASIS-OF-DESIGN MANUFACTURER: MARVIN CLAD ULTIMATE	1-1/2"	12	12 DIVIDED LITES BY APPLIED MUTTONS AND BARS	CLERESTORY/ ROOF LEVEL	CLEAR INSULATED, LOW-E, WITH ARGON	TRIM WIDTH VARIES, WITH NEW TO MATCH EXISTING
B.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
C.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							

** Provide technical specifications for all proposed windows (a sales brochure or price quote will not suffice)

(This content does not apply to the proposed scope of window replacement work.)

Siding Worksheet

Complete the following table describing EXISTING and PROPOSED SIDING.

1. What material is your current siding made of? _____

2. Is this the original siding materials? Yes No Unsure

If no, describe the original siding material and remove a small section to uncover the condition of the original siding material. Photos of the original siding materials must be provided.

3. If your siding is wood, do you intend to scrape and re-paint? Yes No N/A

4. What material will your new siding be made of? _____

a. If you intend to install vinyl siding, please list thickness: _____

b. What type of lap will your new siding have? _____

5. What is the exposure* of the existing siding? _____

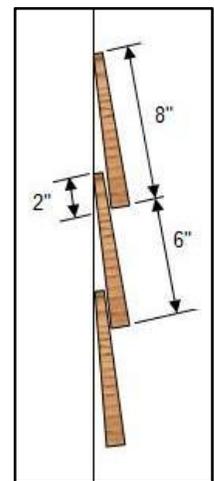
*The exposure of the siding shown in the image is 6".

6. What is the exposure of the proposed siding? _____

7. Will the proposed siding have any texture?)? Yes No

If yes, please describe (e.g. wood grain texture).

8. Describe existing trim used around windows, doors, and corners (include material and dimensions).



9. Describe proposed trim to be used around windows, doors, and corners (include material and dimensions).

10. Are there any portions of the house that have an accent siding material (e.g. fish scales on an eave on the front of the house)? Yes No

If yes, please describe and provide photos.

Siding and Exterior Features Policy
(p. 10 Residential Design Guidelines)

1. Whenever possible, reserve all significant historic architectural features of the exterior including siding, bays, balustrades, cornices, etc. Preserve all trim features, such as, friezes brackets, railings, surrounds, drip caps, etc.
2. Do not sandblast siding, trim, soffits and soft brick.
3. Do not high-pressure water blast siding, trim, soffits, and soft brick.
4. Where synthetic siding, trim, and/or soffits exist, it is recommended to remove it and repair the original historic siding under it, unless it is technical infeasible to do so.
5. Deteriorated siding materials original to the dwelling should be repaired or replaced with materials similar to those used in the original construction.
6. Substitute materials should be used only in instances where the original materials are not technically feasible.
7. No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building.
8. HPC does NOT ALLOW the following types of non-traditional siding materials:
 - a. Artificial stone
 - b. Artificial brick veneer
 - c. Asbestos or asphalt shingles
 - d. Aluminum
 - e. Vinyl – Dutch lap style
9. HPC DOES ALLOW cement fiberboard and vinyl siding, however, HPC recommends the use of cement fiberboard rather than vinyl siding whenever possible. Minimum vinyl thickness is 0.044”.



ATTACHMENT #1

**Madison County
Edwardsville
Window Replacement
600 Troy Rd.; LeClaire Historic District**

SHPO Log #009042425

May 30, 2025

**Chad Morris
AAIC, Incorporated
15 E. Washington
Belleville, IL 62220**

Thank you for your submission proposing to replace the existing clearstory window assemblies in 3 N.O. Nelson buildings on the Lewis and Clark Community College Campus in Edwardsville, which we received on 4/24/25 (SHPO Log# 009042425). Because this property is owned by the State of Illinois, our comments are required by the [Illinois State Agency Historic Resources Preservation Act](#) (20 ILCS 3420) and [its implementing rules](#) (17 IAC 4180) (Act).

The N.O. Nelson buildings are contributing structures to the LeClaire Historic District, which was listed on the National Register of Historic Places on August 8, 1979. Additionally, our staff have determined that the Lewis and Clark Community Collage Campus is individually eligible for NRHP listing under Criterion C, Architecture, at the local level of significance.

The existing clearstory windows on the 3 buildings are of wood construction with a painted exterior finish and date to the late 1990s/early 2000s rehab project. This office will approve replacing the existing clearstory windows with aluminum windows provided the new windows match the historic dimensions as close as possible. Vinyl windows remain problematic and will not be approved as meeting the Secretary of the Interiors Standards (avoiding an adverse effect).

If the project's scope of work changes from that which has been submitted to and approved by this office, you must email those changes to AnnaMargaret.Barris@Illinois.gov for review and comment. Failure to submit project changes for review and comment may result in an adverse effect determination pursuant to the Act. If the project's conditionally approved scope of work remains the same, no further consultation is required under the Act for this undertaking.

Sincerely,

**Carey L. Mayer, AIA
Deputy State Historic Preservation Officer**



April 24, 2025

Mr. Steve Dasovich, Cultural Resource Manager
Illinois State Historic Preservation Office
Illinois State Agency Historic Resources Preservation Act Project Reviews
One Natural Resources Way
Springfield, Illinois 62702

Subject: Lewis & Clark Community College N. O. Nelson Campus Clerestory Window Replacement

Dear Mr. Dasovich,



We are writing today on behalf of our Client, Lewis & Clark Community College, regarding their intent to replace the windows in the existing clerestory assemblies at their N. O. Nelson Campus located at 600 Troy Road, Edwardsville, Madison County, IL 62025. A succession of three maps including a regional, city, and area focus have been attached to this Cover Letter for location context. See attached Figures. A, B, and C.

www.aaicinc.com

There will be no ground disturbing activities carried out as part of this project.

contact@aaicinc.com

The Project will be funded by the College from their maintenance fund. The local Authority Having Jurisdiction providing building permits will be the City of Edwardsville, IL. The N. O. Nelson Campus and surrounding LeClaire neighborhood are on the National Register of Historic Places.

618-345-1270
314-588-1333

The entire N. O. Nelson Campus includes approximately 8 total acres and is comprised of five individual buildings. The Campus occupies part of the larger 150-acre LeClaire Historic District that includes single family residents, a public park, and children's museum.

Main Office:

There are three individual building clerestories that will be affected by this Scope of Work as summarized in the attached Fig. D documentation.

15 E. Washington
Belleville, Illinois
62220

Locations:

The construction of the original Nelson Manufacturing Complex commenced in 1890 and with the final building completed in 1895. The complex has had multiple uses over the years but was renovated to its current condition as an education facility in a phased process beginning in 1999 and with work completed in 2007.

600 Troy Rd.
Edwardsville, IL
62025

We would like to convey that the window replacement is not desirable to be carried out with in kind wood-clad windows. The existing windows have been in poor condition for a long period of time due to the complication and expense of maintaining the painted wood finish on the exterior surface of the windows and the expense of replacement.

707 N. Second St.
Suite 415
St. Louis, MO
63102

ATTACHMENT #2

Wood clad windows are a long-term maintenance issue that will continue to be a detriment to the health and safety of the building occupants and maintenance staff and have caused detrimental indoor environment conditions in the existing facility.

When the campus buildings were originally renovated, we believe it was improperly determined that the existing in-situ wood windows and doors that were in poor condition were original to the facility. As a result, it was determined that all windows and doors for the facility be replaced with all wood windows and doors to match what was represented in the existing construction.

The attached Figure E photo of the facility in its original factory usage era shows operable awning type, metal framed windows. We believe that the wood windows observed in place when the project was initially renovated to its present condition, were likely added to the buildings much later in the lifespan of the facility and have no true historic relevance.

This facility was a manufacturing complex where plumbing fixtures were manufactured in mass. A significant amount of air would have been required to be circulated through the spaces using natural ventilation via stack effect from the lower windows through the clearstories above. Wood windows would not have been used in this type of assembly, and with what we understand from the included photo (Fig. E) the full sashes of the windows opened as an outward awning operation. It is not technically feasible for a wood window to have been operated in this manner.

Wood-clad exteriors for the windows do not contribute to the historic authenticity of the buildings and are not beneficial to the facility. The present exterior window finish look can be maintained by using longer lasting materials that will be carefully specified to match the current in place windows exactly if that solution is considered acceptable.

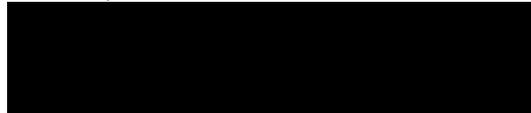
Additional attachments for consideration:

Fig. F – HARGIS Map Print

Fig. G – Modern LC Nelson Campus Map

Fig. H – LC Nelson Campus Existing Condition Photos

Sincerely,



Chad Morris, AIA, NCARB, LEED Green Associate

Director of Architecture

15 E. Washington

Belleville, IL 62220

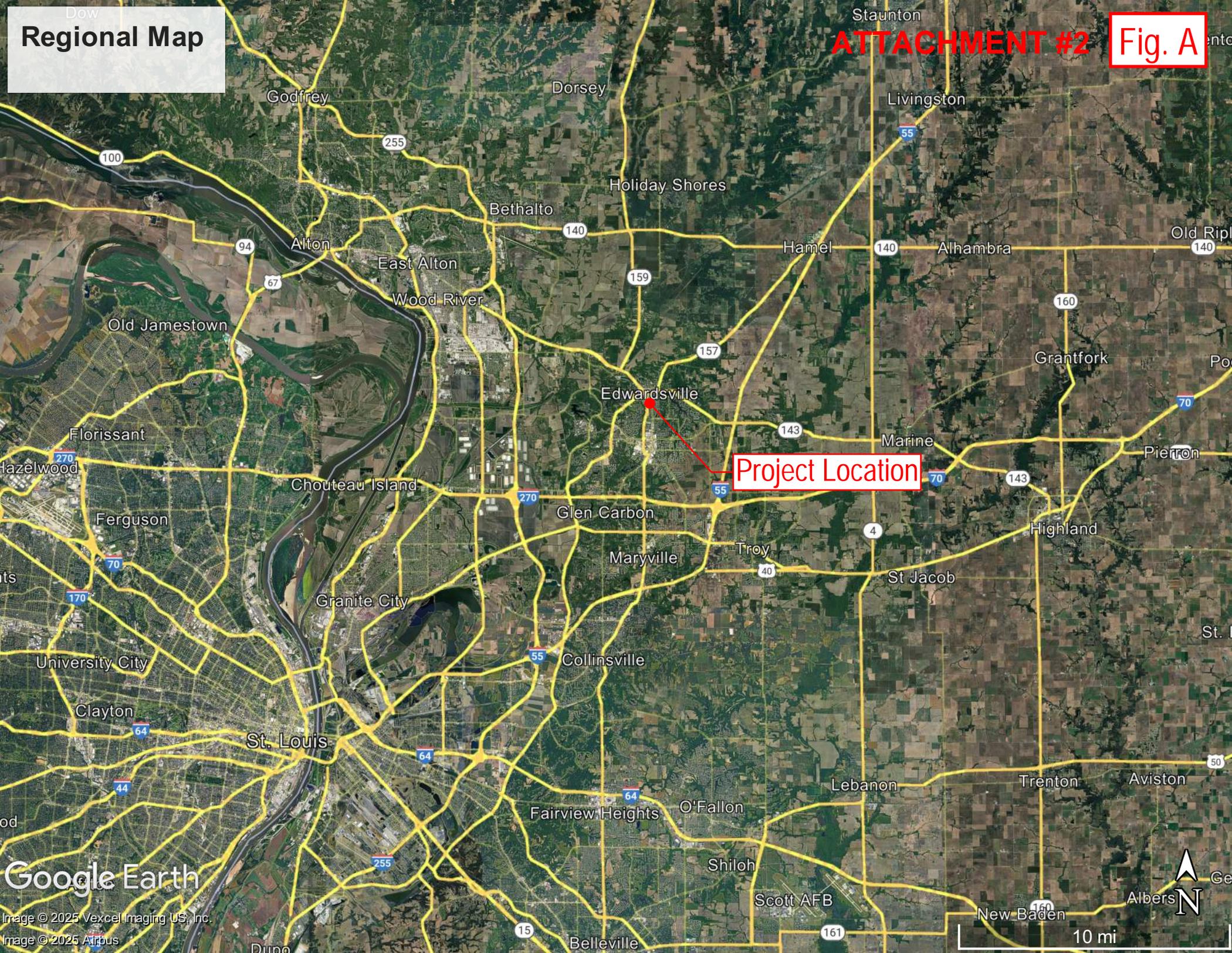
618.345.1270

chadmorris@aaicinc.com

CC: File

Regional Map

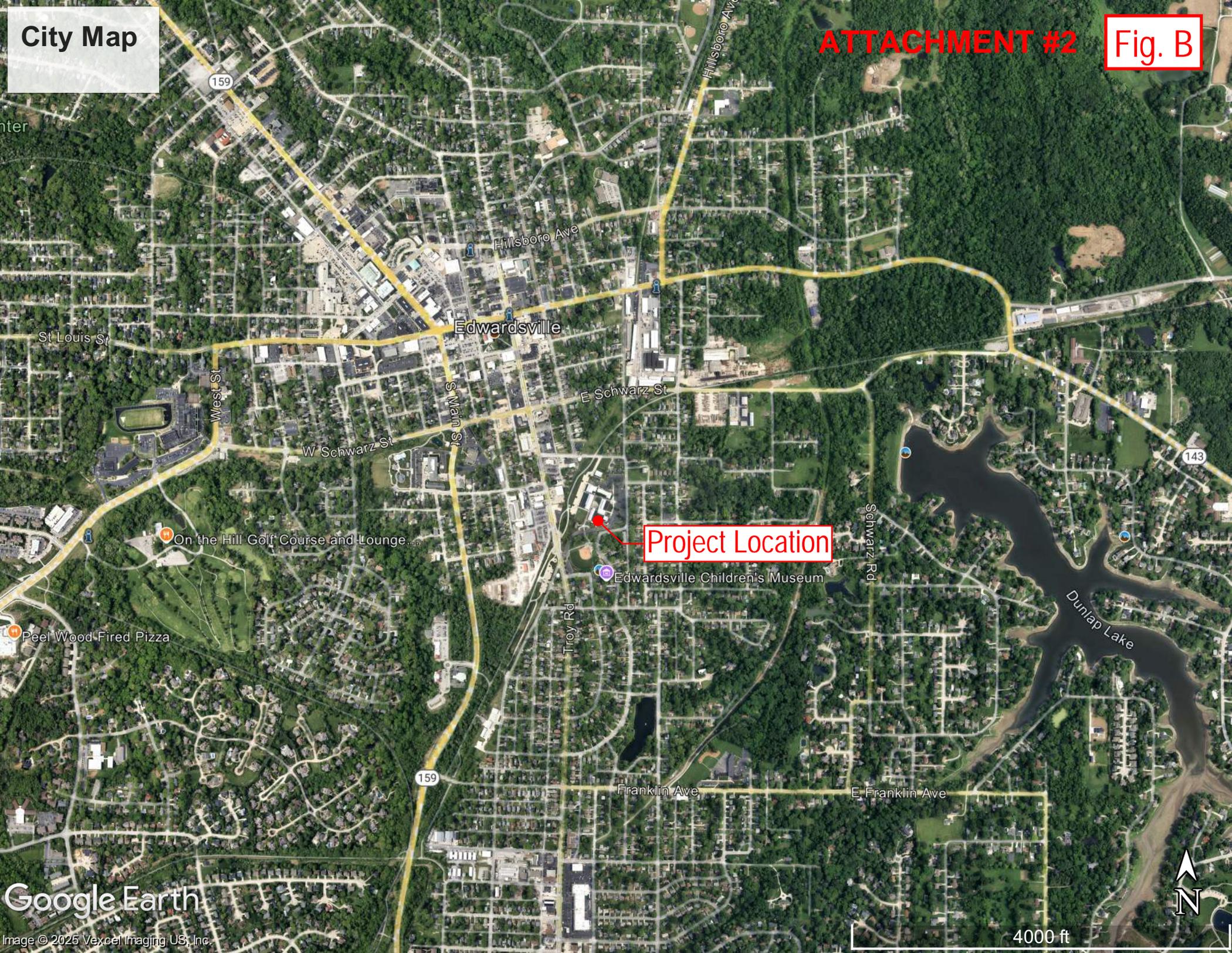
ATTACHMENT #2 **Fig. A**



Project Location

Google Earth

Image © 2025 Vexcel Imaging US, Inc.
Image © 2025 Airbus

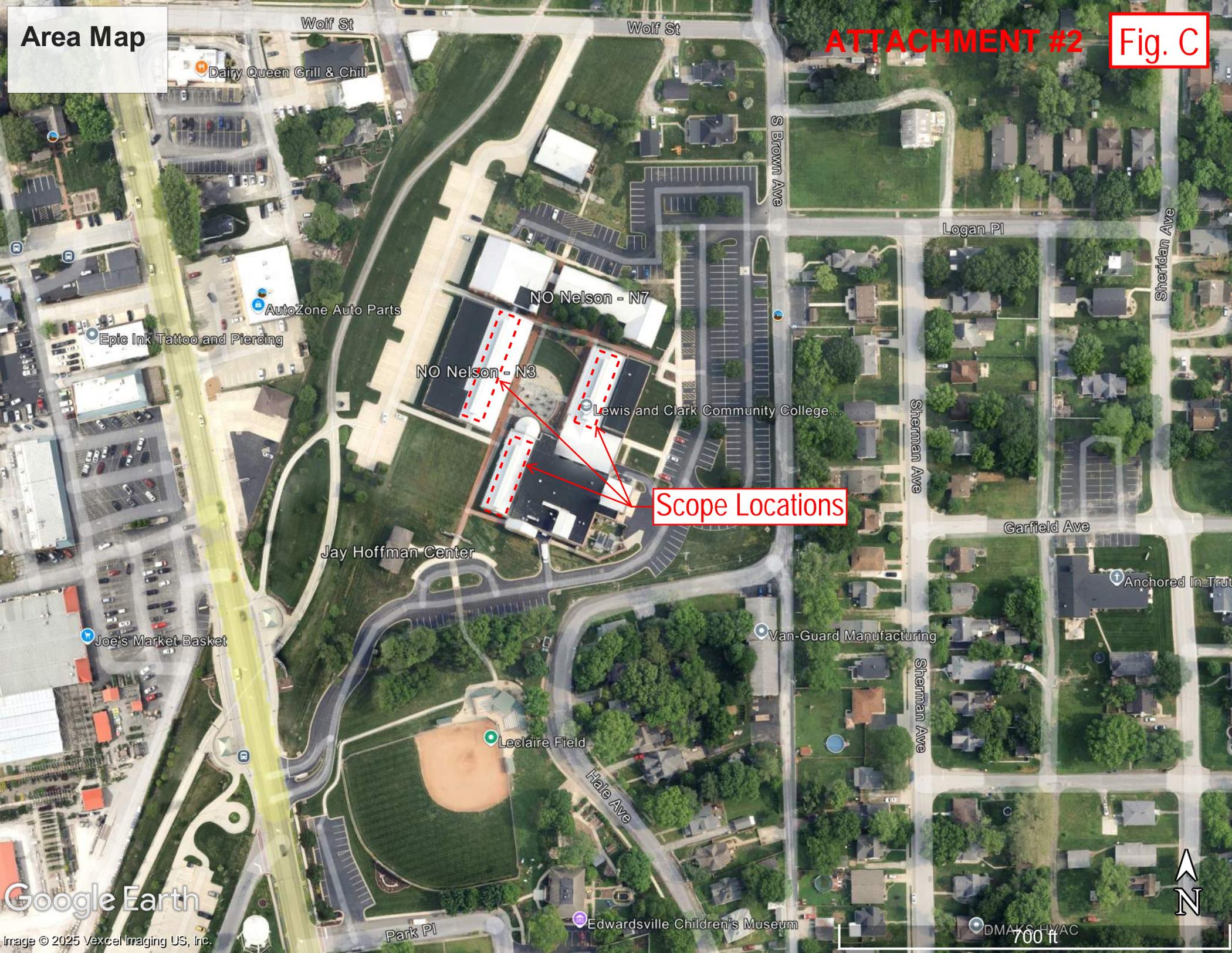


Project Location

Area Map

ATTACHMENT #2

Fig. C



Dairy Queen Grill & Chill

Wolf St

Wolf St

S Brown Ave

Logan Pl

Sheridan Ave

AutoZone Auto Parts

NO Nelson - N7

Epic Ink Tattoo and Piercing

NO Nelson - N3

Lewis and Clark Community College...

Scope Locations

Sherman Ave

Garfield Ave

Anchored In Tru...

Jay Hoffman Center

Joe's Market Basket

Van-Guard Manufacturing

Leclaire Field

Sherman Ave

Hale Ave

Google Earth

Edwardsville Children's Museum

DMAR'S HVAC

Image © 2025 Vexcel Imaging US, Inc.

Park Pl

700 ft



PLAN LEGEND

- 1 BUILDING 193
33 WINDOWS EACH SIDE OF CLERSTORY
66 TOTAL WINDOWS
(W3: 47" w X 73" h)
- 2 BUILDING 194
23 WINDOWS EACH SIDE OF CLERSTORY
46 TOTAL WINDOWS
(W8: 37" w X 60" h)
- 3 BUILDING 195
23 WINDOWS EACH SIDE OF CLERSTORY
46 TOTAL WINDOWS
(W8: 37" w X 60" h)

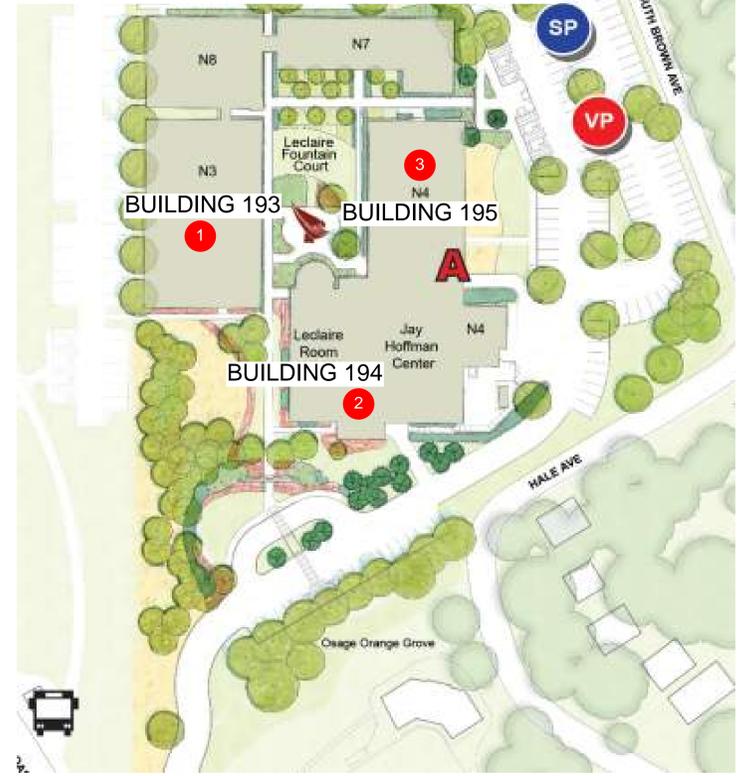


ZONING INFORMATION

ADDRESS:
600 Troy Road,
Edwardsville, IL 62025
Parcel ID: 14-2-15-11-20-401-027

ZONING DISTRICT:
Neighborhood Residential District (I-55 Corridor)

HISTORICAL REGISTRAR:
Edwardsville HPC Residential Design Guidelines - 2016
LeClaire Historic District
Edwardsville Commercial Design Guidelines Downtown Historic District
- Replacement for like windows (size, quantity, color, details, operations)



MARVIN WINDOWS: BUILDING 193

Line #	Mark Unit	Net Price	Ext. Net Price	USD
W3	Qty: 1			2,262.66
				2,262.66

MARVIN
 Clad Color Clad Exterior
 A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
 Primed Pine Interior
 Ultimate Casement Picture
 Rough Opening 47" x 73 1/4"
 Frame Size 46" x 72 3/4"
 Clad Color Clad Sash Exterior
 A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
 Primed Pine Sash Interior
 W: 3/4"
 Line 12 Alignment
 Black Perimeter and Spacer Bar
 7/8" x 5/8" with Spacer Bar - Black
 Rectangular - Special Cut #W31
 Clad Color Clad Ext. - Primed Pine Int.
 Open Interior Sizing Profile
 Standard Bottom Rail
 Black Weather Strip
 W: 3/4"
 Line 12 Alignment
 Black Perimeter and Spacer Bar
 7/8" x 5/8" with Spacer Bar - Black
 Rectangular - Special Cut #W31
 Clad Color Clad Ext. - Primed Pine Int.
 Open Interior Sizing Profile
 Standard Bottom Rail
 Black Weather Strip
 W: 3/4"
 Line 12 Alignment
 Solid Wood Covers
 4 5/8" Jamb
 No Installation Method
 **Note: Unit Availability and Price is Subject to Change

As Viewed From The Exterior
 Entered As: RD
 MD 37" x 73 1/4"
 PS 36" x 72 3/4"
 RD 37" x 73 1/4"
 No Egress Information available.
 Performance Grade
 U-Factor: 0.31
 SHGC: 0.29
 ENERGY STAR
 Line Item #1010
 AAMA/WDMA/CSA/101/S.2/AM40-11
 CW-P300 (30x202.5) Rev (02/09) HJ
 CW-P300 DP -450/50
 FLS135
 Point Specification
 Clad Exterior Color: AAMA 2605

ANDERSEN WINDOWS: BUILDING 193

Item	Qty	Operation	Location	Unit Price	Ext. Price
W3	100	Fixed	W1 CLERESTORY BLDG 193/193	\$1,781.51	\$1,781.51

ORDER NOTES:
 RO Size = 47" x 72 3/4" Unit Size = 47" x 72 1/4"
 SCA 3" 1 1/2" x 1 1/4" Unit, E-Series Picture Window, 2 7/8" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, Direct Set (1 Piece), White 2604 Exterior Frame, Vertical Grain Douglas Fir w/Unfinished Interior Frame, Fixed, Direct Set (1 Piece), Align w/Stationary Stops, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, 2604, Vertical Grain Douglas Fir w/Unfinished, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 7/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer
 Wrapping: Interior Drywall Return Bead Vertical Grain Douglas Fir / Unfinished 1 1/16" X 1 5/16" Complete Unit Extension Jamb, Factory Applied
 12IN. INSTALL STRAP KIT WITH SCREWS QTY 16 PN-9198582

DELIVERY NOTES:
 Unit # U-Factor SHGC ENERGY STAR
 A1 0.31 0.29 NO

RANGE OF MAGNITUDE

OPTION 1 (ANDERSEN - E-SERIES)
 REPLACE ALL CLERESTORY WINDOWS
 1 BUILDING 193: 66 WINDOWS @ \$1,800.00/WINDOW = \$118,800.00
 620' OF TRIM BOARD & FLASHING = \$ 12,000.00
 2 BUILDING 194: 46 WINDOWS @ \$1,500.00/WINDOW = \$ 69,000.00
 500' OF TRIM BOARD & FLASHING = \$ 10,000.00
 3 BUILDING 195: 46 WINDOWS @ \$1,500.00/WINDOW = \$ 69,000.00
 500' OF TRIM BOARD & FLASHING = \$ 10,000.00
 SUB-TOTAL: \$288,800.00
 LABOR: 18 WEEKS WINDOW REPLACEMENT: \$144,000.00
 TOTAL: \$432,800.00

OPTION 2 (MARVIN - ULTIMATE)
 REPLACE ALL CLERESTORY WINDOWS
 BUILDING 193: 66 WINDOWS @ \$2,300.00/WINDOW = \$151,800.00
 620' OF TRIM BOARD & FLASHING = \$ 12,000.00
 BUILDING 194: 46 WINDOWS @ \$1,500.00/WINDOW = \$ 69,000.00
 500' OF TRIM BOARD & FLASHING = \$ 10,000.00
 BUILDING 195: 46 WINDOWS @ \$1,500.00/WINDOW = \$ 69,000.00
 500' OF TRIM BOARD & FLASHING = \$ 10,000.00
 SUB-TOTAL: \$321,800.00
 LABOR: 18 WEEKS WINDOW REPLACEMENT: \$144,000.00
 TOTAL: \$465,800.00

MARVIN WINDOWS: BUILDINGS 194 / 195

Line #	Mark Unit	Net Price	Ext. Net Price	USD
W8	Qty: 1			1,499.84
				1,499.84

MARVIN
 Clad Color Clad Exterior
 A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
 Primed Pine Interior
 Ultimate Casement Picture
 Rough Opening 37" x 60"
 Frame Size 36" x 59 1/2"
 Clad Color Clad Sash Exterior
 A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
 Primed Pine Sash Interior
 W: 3/4"
 Line 12 Alignment
 Black Perimeter and Spacer Bar
 7/8" x 5/8" with Spacer Bar - Black
 Rectangular - Special Cut #W31
 Clad Color Clad Ext. - Primed Pine Int.
 Open Interior Sizing Profile
 Standard Bottom Rail
 Black Weather Strip
 W: 3/4"
 Line 12 Alignment
 Solid Wood Covers
 4 5/8" Jamb
 No Installation Method
 **Note: Unit Availability and Price is Subject to Change

As Viewed From The Exterior
 Entered As: RD
 MD 37" x 60"
 PS 36" x 59 1/2"
 RD 37" x 60"
 No Egress Information available.
 Performance Grade
 U-Factor: 0.31
 SHGC: 0.3
 ENERGY STAR
 Line Item #1010
 AAMA/WDMA/CSA/101/S.2/AM40-11
 CW-P300 (30x202.5) Rev (02/09) HJ
 CW-P300 DP -450/50
 FLS135
 Point Specification
 Clad Exterior Color: AAMA 2605

ANDERSEN WINDOWS: BUILDINGS 194 / 195

Item	Qty	Operation	Location	Unit Price	Ext. Price
W8	200	Fixed	W1 CLERESTORY BLDG 194/195	\$1,554.64	\$1,554.64

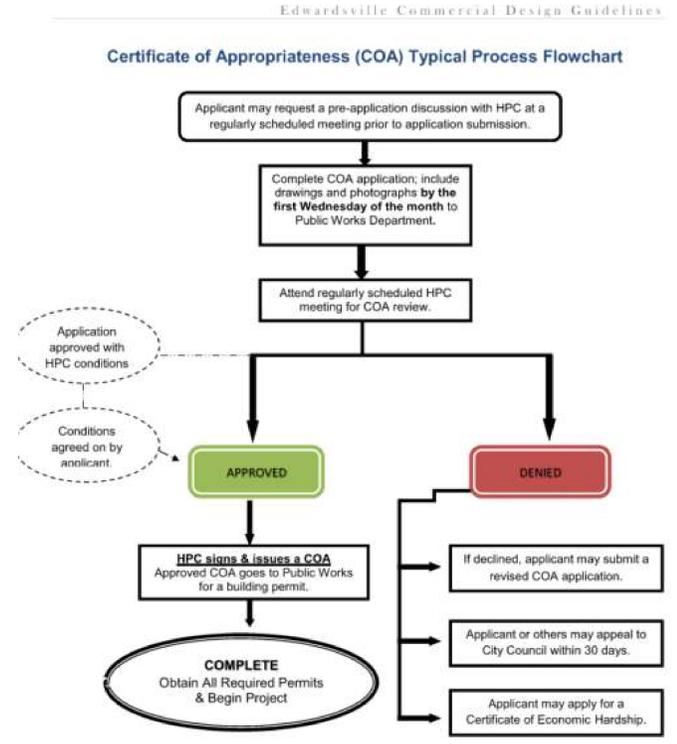
ORDER NOTES:
 RO Size = 38" x 60 1/2" Unit Size = 37 1/2" x 60"
 SCA 3" 1 1/2" x 1 1/4" Unit, E-Series Picture Window, 2 7/8" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, Direct Set (1 Piece), White 2604 Exterior Frame, Vertical Grain Douglas Fir w/Unfinished Interior Frame, Fixed, Direct Set (1 Piece), Align w/Stationary Stops, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 4 Wide, 3 High, Specified Equal Light Pattern, White, 2604, Vertical Grain Douglas Fir w/Unfinished, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 7/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer
 Wrapping: Interior Drywall Return Bead Vertical Grain Douglas Fir / Unfinished 1 1/16" X 1 5/16" Complete Unit Extension Jamb, Factory Applied
 12IN. INSTALL STRAP KIT WITH SCREWS QTY 16 PN-9198582

DELIVERY NOTES:
 Unit # U-Factor SHGC ENERGY STAR
 A1 0.31 0.3 NO

PHASED FUNDING CONSTRUCTION OPTIONS

Option	Description	Sub-Total	Labor	Total
1	OPTION 3 (ANDERSEN - E-SERIES) REPLACE CLERESTORY WINDOWS IN BUILDING 193 66 WINDOWS @ \$1,800.00/WINDOW = \$118,800.00 620' OF TRIM BOARD & FLASHING = \$ 12,000.00	\$130,800.00	\$ 50,000.00	\$180,800.00*
1	OPTION 3 (MARVIN - ULTIMATE) REPLACE CLERESTORY WINDOWS IN BUILDING 193 66 WINDOWS @ \$2,300.00/WINDOW = \$151,800.00 620' OF TRIM BOARD & FLASHING = \$ 12,000.00	\$163,800.00	\$ 50,000.00	\$213,800.00*
2, 3	OPTION 4 (ANDERSEN - E-SERIES) REPLACE CLERESTORY WINDOWS BUILDING 194 OR 195 46 WINDOWS @ \$1,500.00/WINDOW = \$ 69,000.00 500' OF TRIM BOARD & FLASHING = \$ 10,000.00	\$79,000.00	\$ 50,000.00	\$129,000.00*
2, 3	OPTION 4 (MARVIN - ULTIMATE) REPLACE CLERESTORY WINDOWS IN BUILDING 194 OR 195 46 WINDOWS @ \$1,500.00/WINDOW = \$ 69,000.00 500' OF TRIM BOARD & FLASHING = \$ 10,000.00	\$79,000.00	\$ 50,000.00	\$129,000.00*

(INCLUDE 5% INFLATION/YEAR IF PHASED CONSTRUCTION)

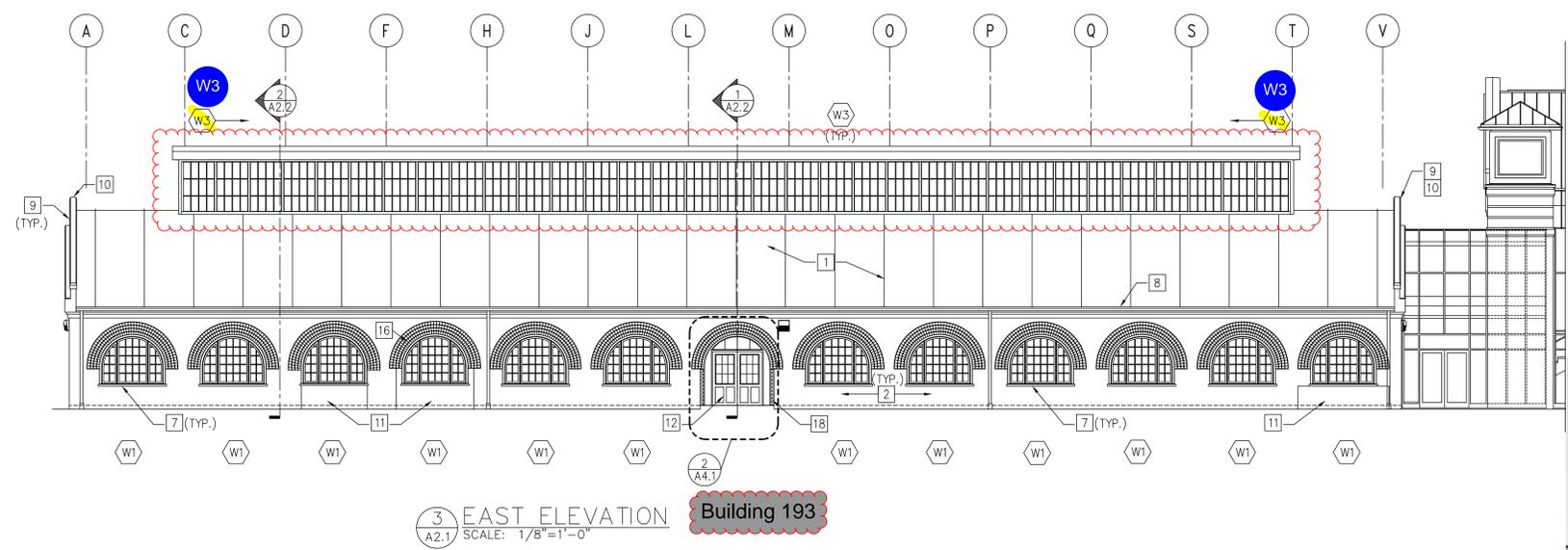
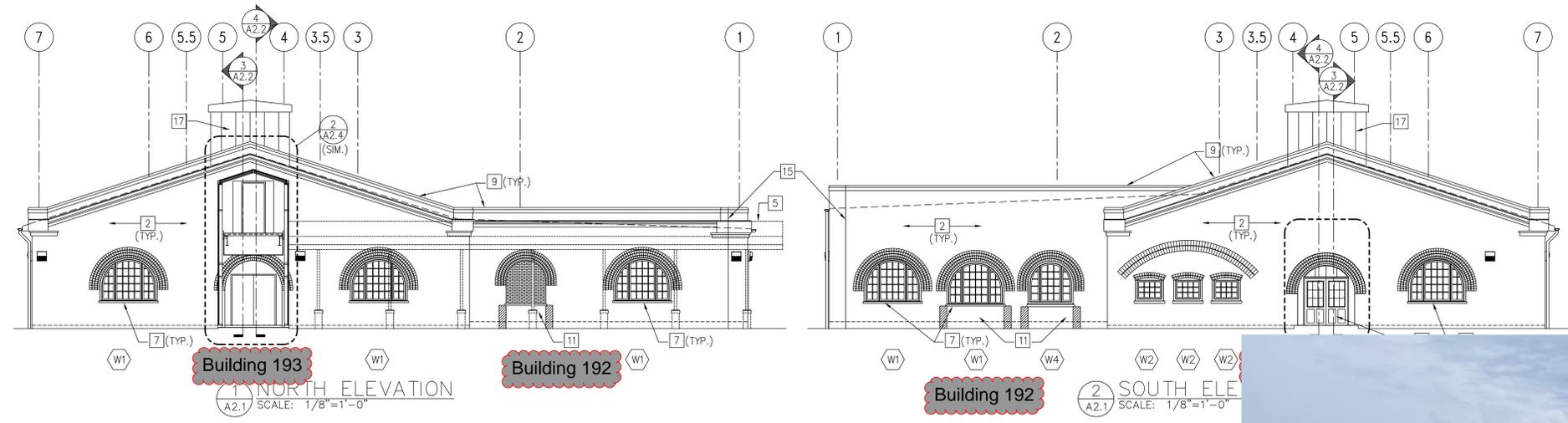


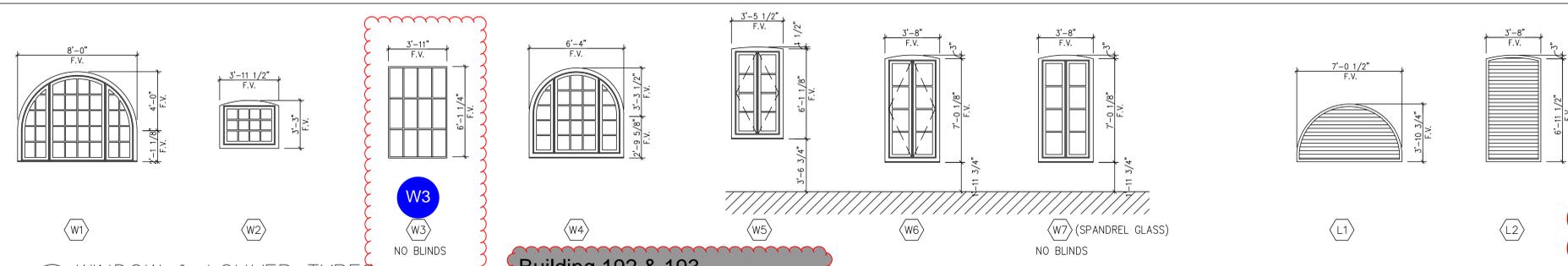
LEWIS AND CLARK - N.O. NELSON CAMPUS
 600 TROY ROAD, EDWARDSVILLE, IL 62025

PRELIMINARY CONCEPTUAL OPTION COST ANALYSIS THIS INFORMATION IS NOT FINAL.

- 1 NEW STANDING SEAM METAL ROOF W/ 4:12 SLOPE (F.V.), UNLESS NOTED OTHERWISE. SHIM AS REQUIRED.
- 2 CLEAN EXISTING EXTERIOR AND INTERIOR BRICK WALLS. REPOINT INTERIOR AND EXTERIOR SURFACES. REBUILD AREAS AS NOTED ON D2.1 AND D2.2. WATERPROOF EXTERIOR SURFACE.
- 3 FULLY ADHERED EPDM ROOF OVER 1/2" RECOVERY BOARD.
- 4 NEW WINDOW, FRAME AND GLAZING TO MATCH ADJOINING WINDOWS.
- 5 ALTERNATE G-1 - GLASS CANOPY SEE A2.4.
- 6 NOT USED.
- 7 NEW CUT LIMESTONE SILL, SEE DETAIL 2&3/A4.2.
- 8 NEW PREFIN. METAL GUTTERS AND DOWNSPOUTS TO MATCH EXISTING BUILDING 197. COORD. WITH CIVIL AND PLUMB. FOR DOWNSPOUT

CONSULTANT



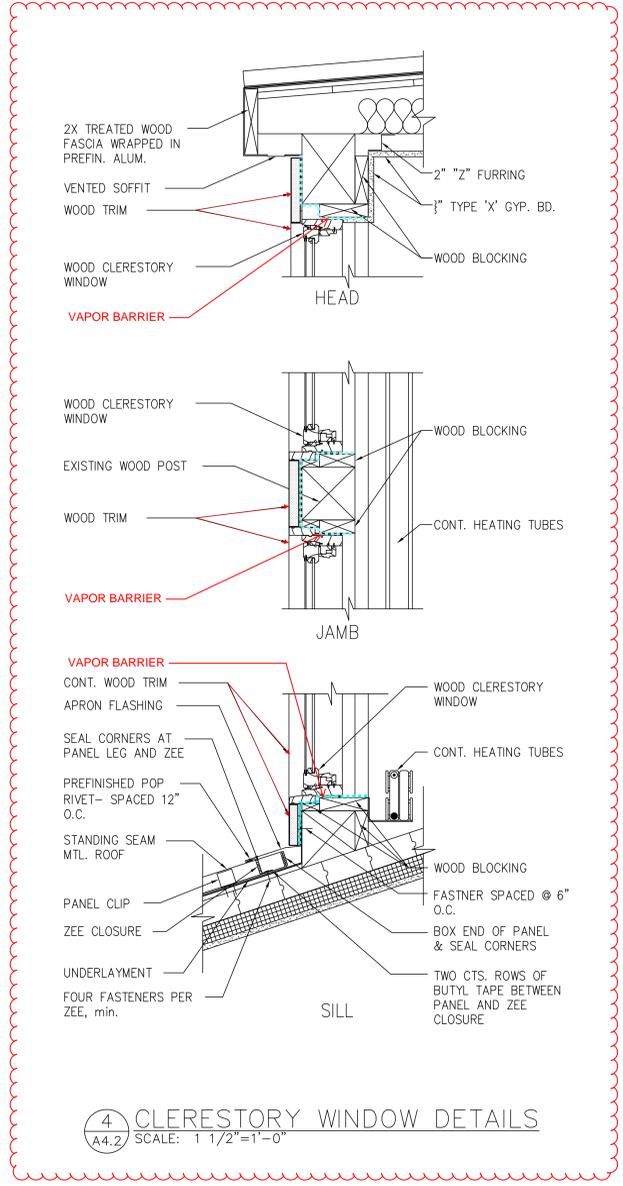


GENERAL NOTES:
 1. ALL WINDOWS TO RECEIVE BLINDS UNLESS NOTED OTHERWISE.
 2. FIELD VERIFY (F.V.) ALL WINDOW OPENINGS.

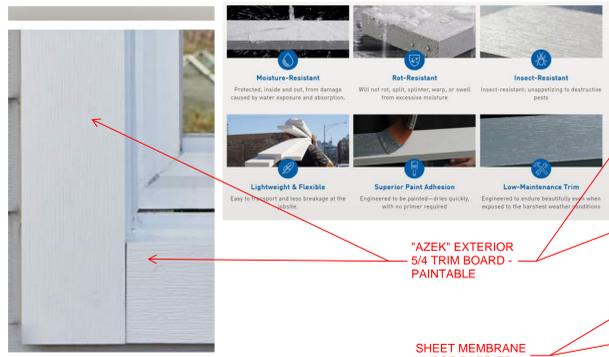
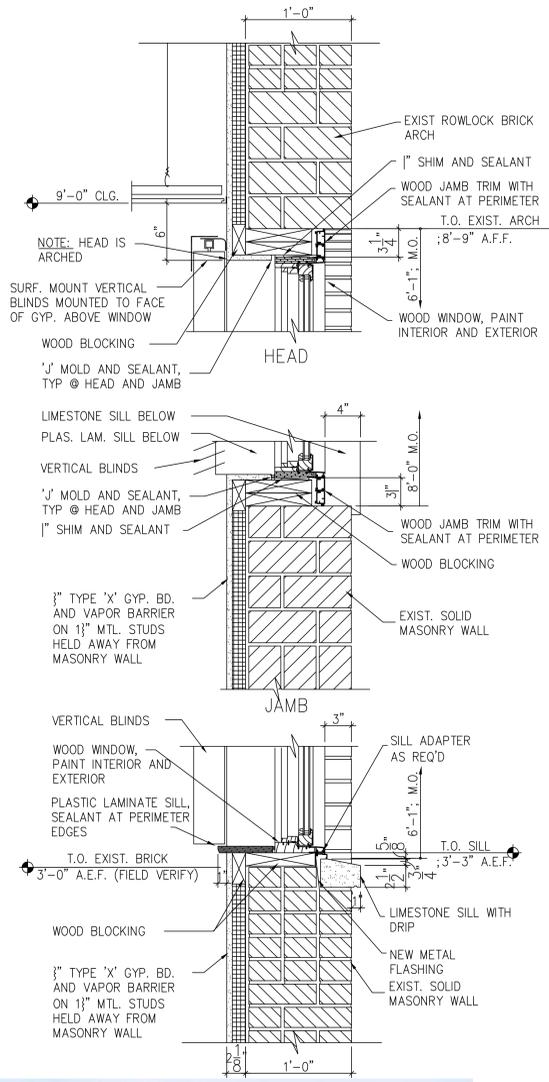
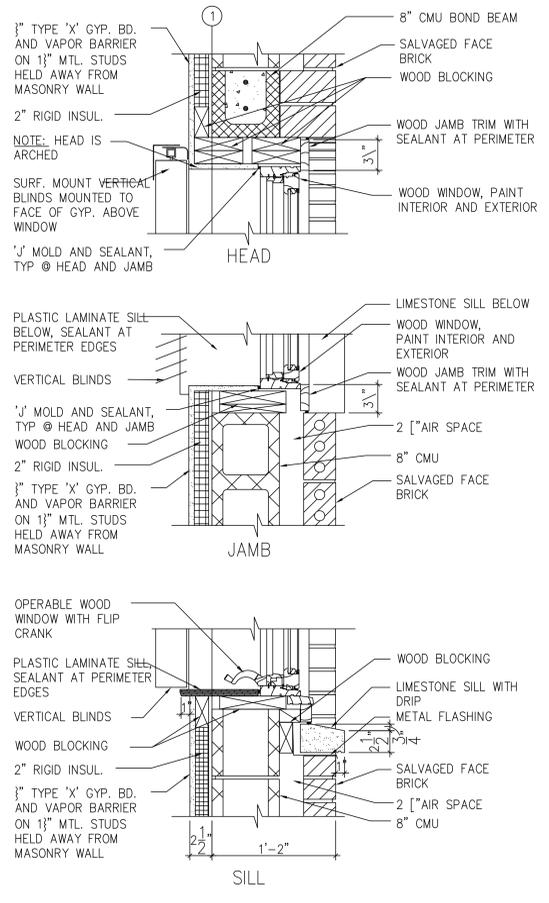
ORIGINAL RENOVATION DOCUMENT PROVIDED FOR REFERENCE.

1 WINDOW & LOUVER TYPES
 A4.2 SCALE: 1/4"=1'-0"

Building 192 & 193,
 66 windows total (33 each side)



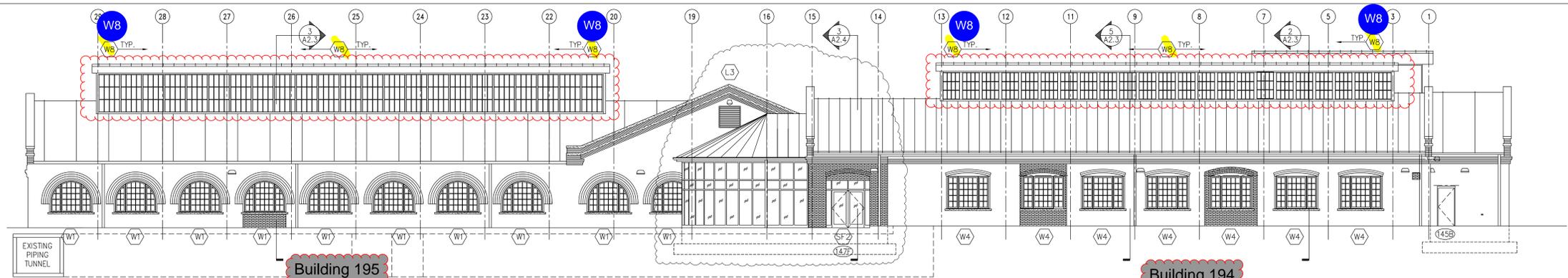
4 CLERESTORY WINDOW DETAILS
 A4.2 SCALE: 1 1/2"=1'-0"



GRAPHIC SCALES:

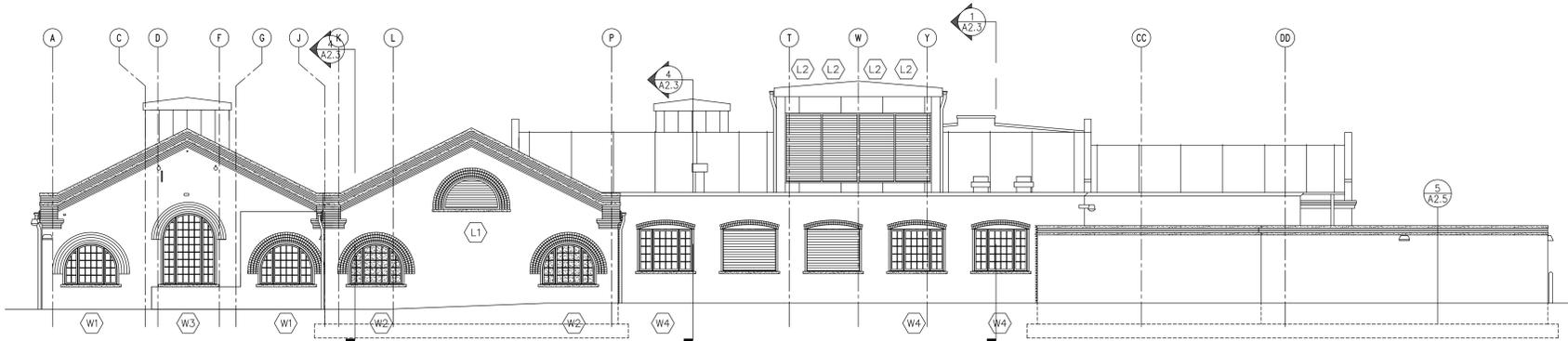
50'	25	50	75	100	125	150
100'	100	200	300			
30'	15	30	45	60	75	90
60'	60	120	180			
20'	10	20	30	40	50	60
40'	20	40	60	80	100	120
HALF	1	2	3	4	5	6
3"	3	6	9	12		
1 1/2"	3	6	9	12	24	
3/4"	12	24	36	48		
1/2"	1	2	3	4	5	
1/4"	5	10	15	20		
1/8"	10	20	30	40		
1/16"						

DATE	7-28-04	REVISIONS	
DRAWN	APP	NO.	DATE
TRACED	APP	REMARKS	
CHECK	APP		
N/A			

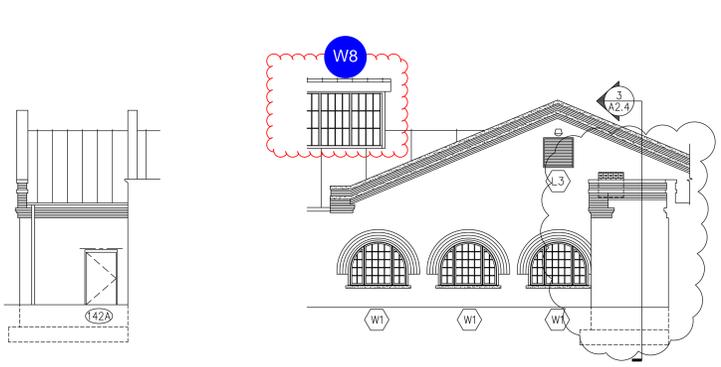


1 WEST ELEVATION
A2.2 SCALE: 1/8"=1'-0"

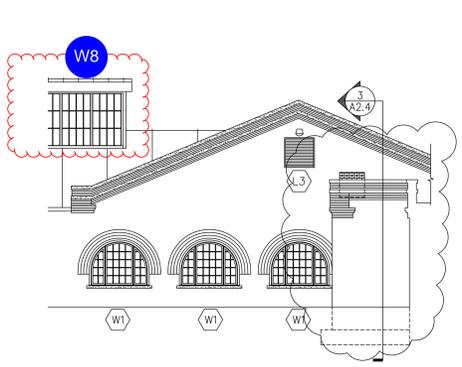
Building 194 & 195,
46 windows total (23 each side) / building = 92 Total



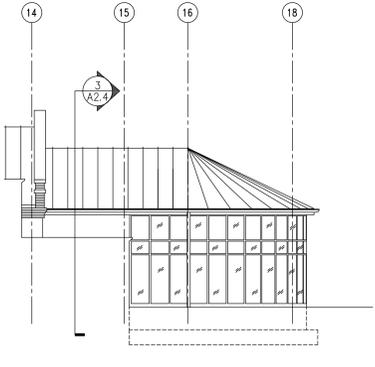
2 SOUTH ELEVATION
A2.2 SCALE: 1/8"=1'-0"



3 EXTERIOR ELEVATION
A2.2 SCALE: 1/8"=1'-0"

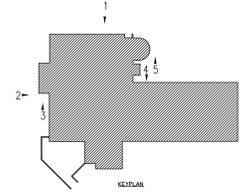


4 EXTERIOR ELEVATION
A2.2 SCALE: 1/8"=1'-0"

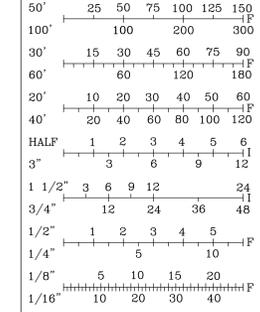


5 EXTERIOR ELEVATION
A2.2 SCALE: 1/8"=1'-0"

- GENERAL NOTES:
- 1 AREAS OF WALLS SHOWING A BRICK HATCH PATTERN ARE NEW WALLS OR AREAS OF EXIST'G MASONRY WALLS TO BE INFILLED W/MASONRY.
 - 2 AREAS OF WALLS WITH NO HATCH PATTERN ARE EXIST'G MASONRY WALLS TO REMAIN. CLEAN & REPOINT ALL EXIST'G INTERIOR AND EXTERIOR SURFACES. WATERPROOF EXTERIOR SURFACE.
 - 3 NEW STANDING SEAM MTL. ROOF TO MATCH EXIST'G STYLE & COLOR OF ROOF ON BLDG. 192/193.
 - 4 NEW PRE-FINISHED MTL. GUTTERS & DOWN SPOUTS TO MATCH EXIST'G STYLE & COLOR OF GUTTERS & DOWN SPOUTS ON BLDG. 197.
 - 5 ALL CLERESTORY WINDOWS ARE SIMULATED DIVIDED LIGHTS, ALL OTHER WINDOWS TO BE PROVIDED ARE A TRUE DIVIDED LIGHT.



GRAPHIC SCALES:



**ORIGINAL RENOVATION DOCUMENT
PROVIDED FOR REFERENCE.**

CONSULTANT

50% SUBMITTAL

ARCHITECT/ENGINEER

Number One Design, Mesa
Collinsville, Illinois 62234
Phone: 618-345-1582
Fax: 618-345-1582

AAIC
AAIC Incorporated
Architects / Engineers

State of Illinois Rod R. Blagojevich, Governor

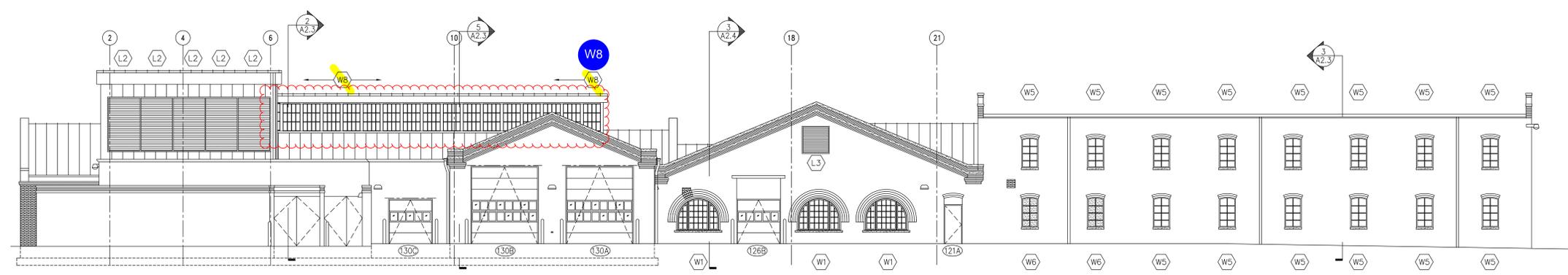
CAPITAL DEVELOPMENT BOARD

DRAWING: RENOVATION OF BUILDING 194/195/196 & SITEWORK THE HISTORIC N.O. NELSON CAMPUS EDWARDSVILLE, ILLINOIS

CDB PROJECT NO. 810-061-003
AAIC PROJECT NO. 24032
SHEET NUMBER :

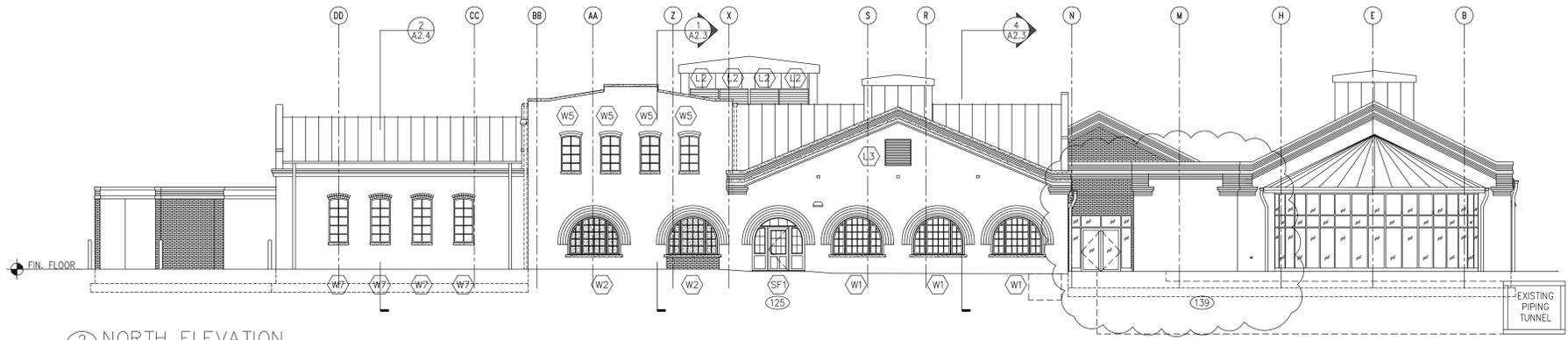
DATE	NO.	REVISIONS	REMARKS
09-16-05			

DATE APP
DRAWN APP
TRACE APP
CHECK APP

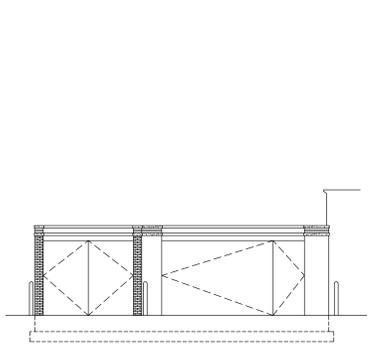


1 EAST ELEVATION
SCALE: 1/8"=1'-0"

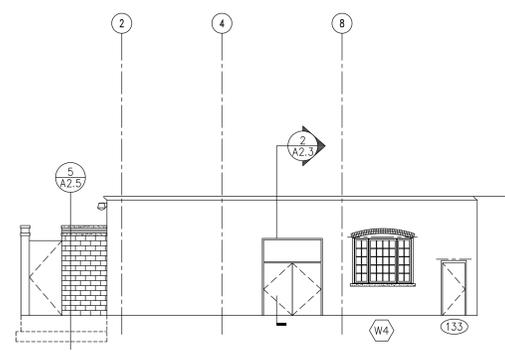
Building 194



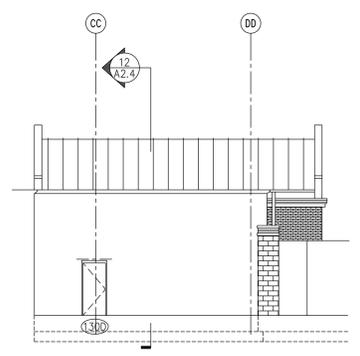
2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



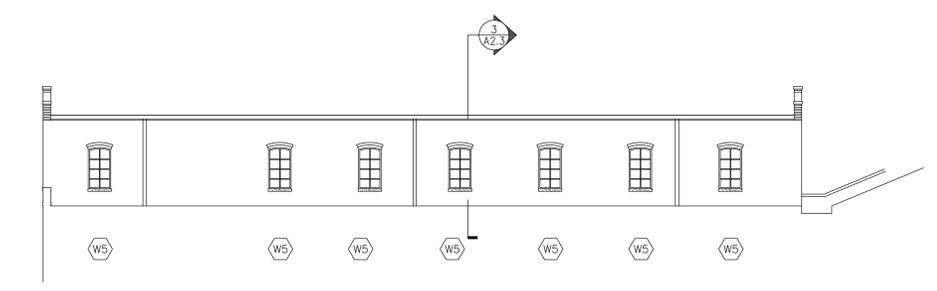
3 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



5 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



6 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

ORIGINAL RENOVATION DOCUMENT PROVIDED FOR REFERENCE.

Building 194 & 195,
46 windows total (23 each side) / building

GRAPHIC SCALES:

50'	25	50	75	100	125	150
100'	100	200	300			
30'	15	30	45	60	75	90
60'	60	120	180			
20'	10	20	30	40	50	60
40'	20	40	60	80	100	120
HALF"	1	2	3	4	5	6
3"	3	6	9	12		
1 1/2"	3	6	9	12	24	
3/4"	12	24	36	48		
1/2"	1	2	3	4	5	6
1/4"	5	10	15	20		
1/8"	5	10	15	20		
1/16"	10	20	30	40		

DATE	REVISIONS		
	NO.	DATE	REMARKS
09-16-05			
DRAWN APP			
TRACE APP			
CHECK APP			

CONSULTANT

50% SUBMITTAL

ARCHITECT/ENGINEER

Number One Design, Mesa
Collinsville, Illinois 62234
Collinsville, Illinois 62234
Phone: 618-345-1582
Fax: 618-345-1582

AAIC
AAIC Incorporated
Architects / Engineers

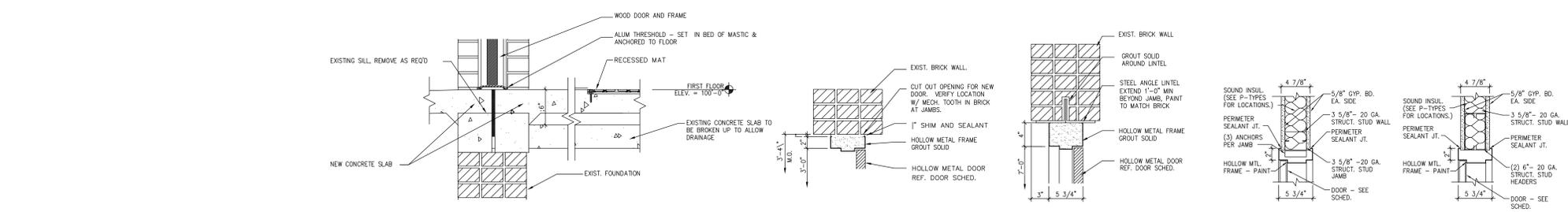
State of Illinois Rod R. Blagojevich, Governor

CAPITAL DEVELOPMENT BOARD

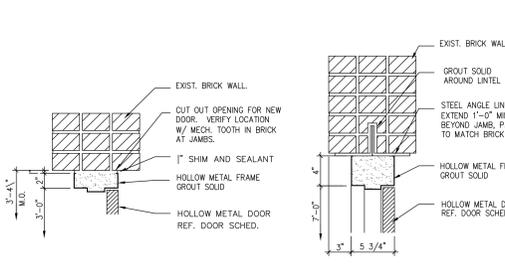
DRAWING: BUILDING 194/195/196
NEW EXTERIOR ELEVATIONS
RENOVATION OF BUILDING 194/195/196 & SITEWORK
THE HISTORIC N.O. NELSON CAMPUS
EDWARDSVILLE, ILLINOIS

CDB PROJECT NO. 810-061-003
AAIC PROJECT NO. 24032
SHEET NUMBER: A2.1

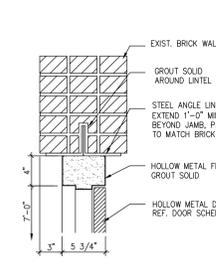
ORIGINAL RENOVATION DOCUMENT PROVIDED FOR REFERENCE.



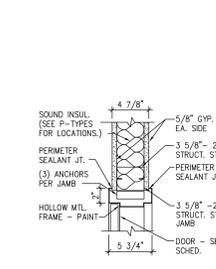
10 SILL DTL. SCALE: 1 1/2"=1'-0"



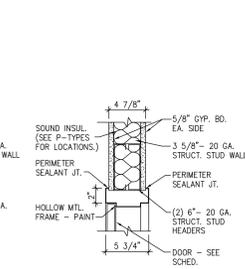
9 JAMB DTL. SCALE: 1 1/2"=1'-0"



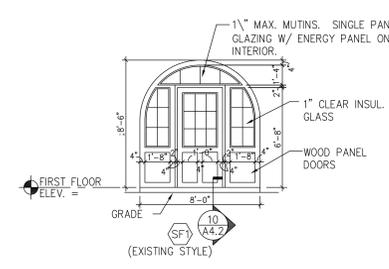
8 HEAD DTL. SCALE: 1 1/2"=1'-0"



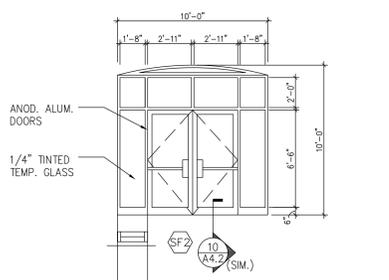
7 JAMB DTL. SCALE: 1 1/2"=1'-0"



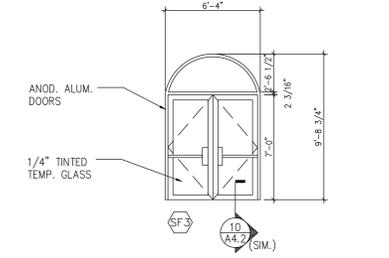
6 HEAD DTL. SCALE: 1 1/2"=1'-0"



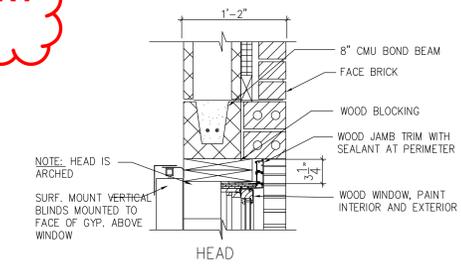
10 (SF) (EXISTING STYLE)



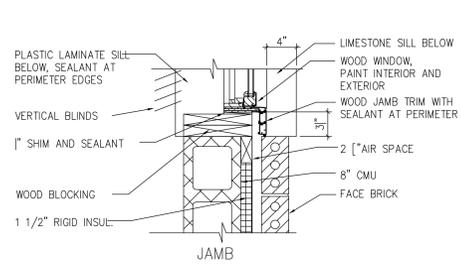
10 (SF2) (SIM.)



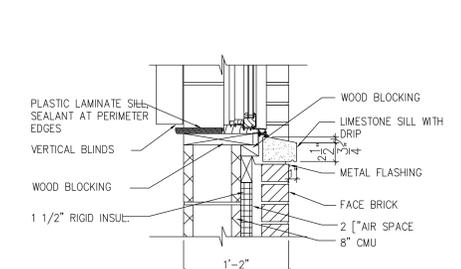
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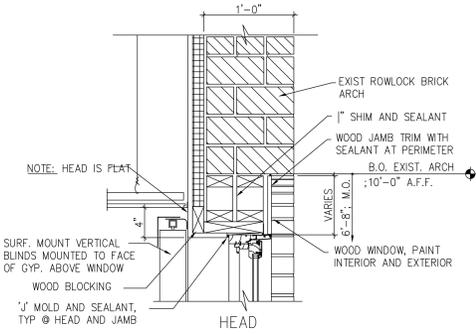
10 (HEAD)



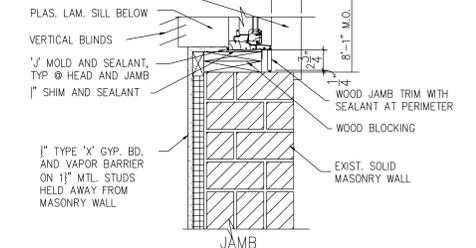
10 (JAMB)



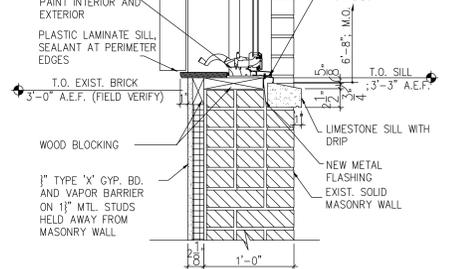
10 (SILL)



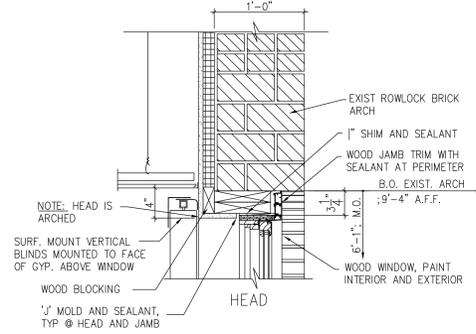
9 (HEAD)



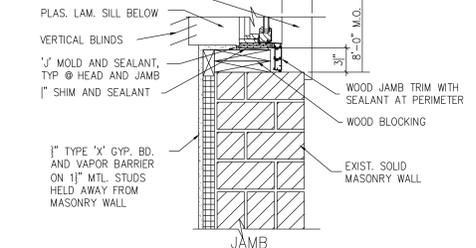
9 (JAMB)



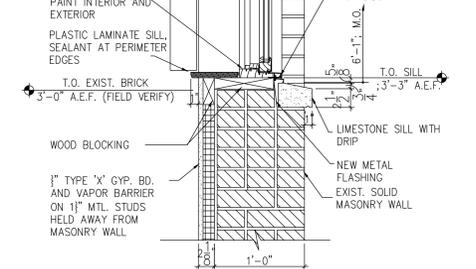
9 (SILL)



7 (HEAD)

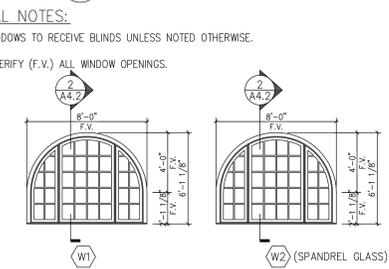


7 (JAMB)



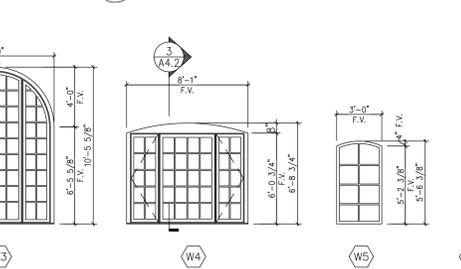
7 (SILL)

5 STOREFRONT TYPES SCALE: 1/4"=1'-0"



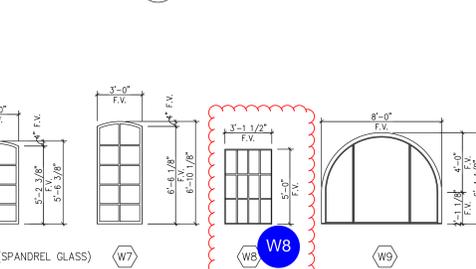
5 (W1-W5)

4 WINDOW DETAILS SCALE: 1 1/2"=1'-0"



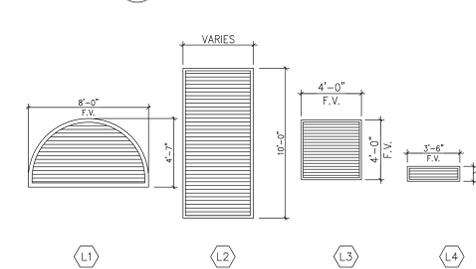
4 (W4-W7)

3 WINDOW DETAILS SCALE: 1 1/2"=1'-0"



3 (W8-W9)

2 WINDOW DETAILS SCALE: 1 1/2"=1'-0"



2 (L1-L2)

1 WINDOW & LOUVER TYPES SCALE: 1/4"=1'-0"



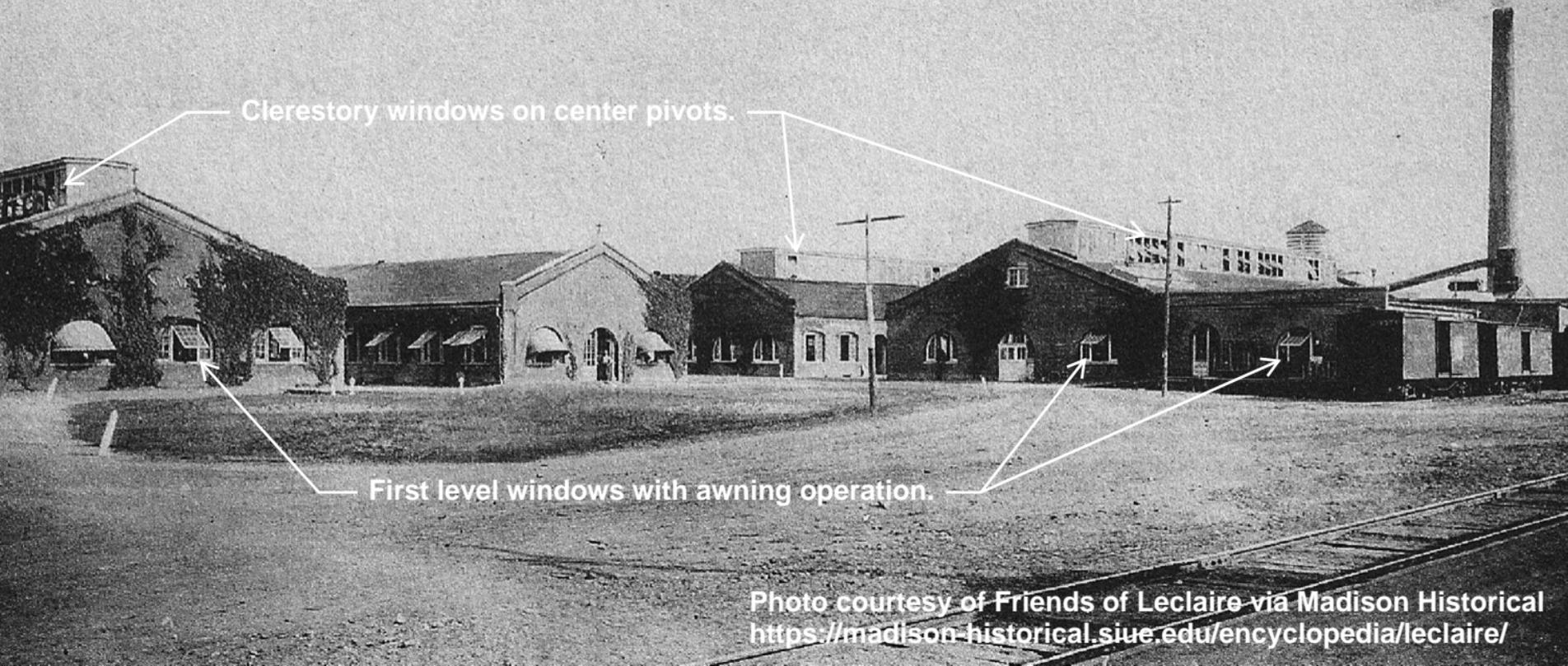
1 (W1-W9, L1-L4)

GRAPHIC SCALES:

50'	25	50	75	100	125	150
100'	100	200	300			
30'	15	30	45	60	75	90
60'	60	120	180			
20'	10	20	30	40	50	60
40'	20	40	60	80	100	120
HALF"	1	2	3	4	5	6
3"	3	6	9	12		
1 1/2"	3	6	9	12	24	
3/4"	12	24	36	48		
1/2"	1	2	3	4	5	10
1/4"	5	10	15	20		
1/8"	5	10	15	20		
1/16"	10	20	30	40		

DATE	REVISIONS		
	NO.	DATE	REMARKS
09-16-05			
DRAWN APP			
TRACE APP			
CHECK APP			

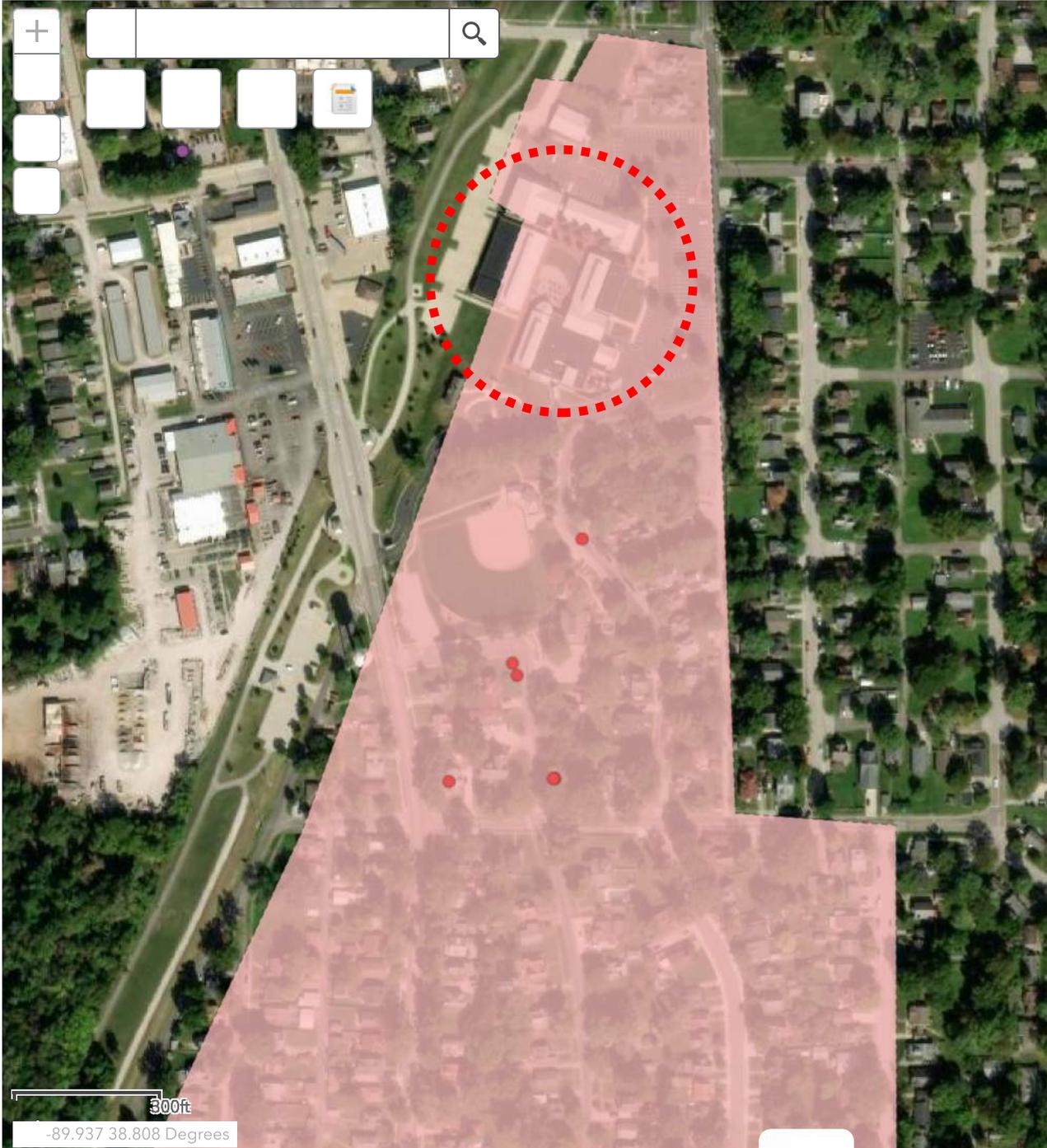
CONSULTANT
50% SUBMITTAL
ARCHITECT/ENGINEER
Number One Design, Inc.
Collinsville, Illinois 62234
Phone: 618-345-1282
Fax: 618-345-1282
Governor
Rod R. Blagojevich
State of Illinois
CAPITAL DEVELOPMENT BOARD
ILLINOIS
DRAWING: 194/195/196
WINDOW ELEVATIONS & DETAILS
RENOVATION OF BUILDING 194/195/196 & SITEWORK
THE HISTORIC N.O. NELSON CAMPUS
EDWARDSVILLE, ILLINOIS
CDB PROJECT NO. 810-061-003
AAIC PROJECT NO. 24032
SHEET NUMBER: A4.2



Clerestory windows on center pivots.

First level windows with awning operation.

Photo courtesy of Friends of Leclaire via Madison Historical
<https://madison-historical.siue.edu/encyclopedia/leclaire/>



Legend

National Register Properties

- Part of a NR Historic District
- Determined eligible for the NR
- Part of a NR Historic District - contributing
- Entered in the NR
- Undetermined
- Other

IL Boundary



National Register Districts



County Boundaries



300ft

-89.937 38.808 Degrees

ATTACHMENT #2 Fig. G



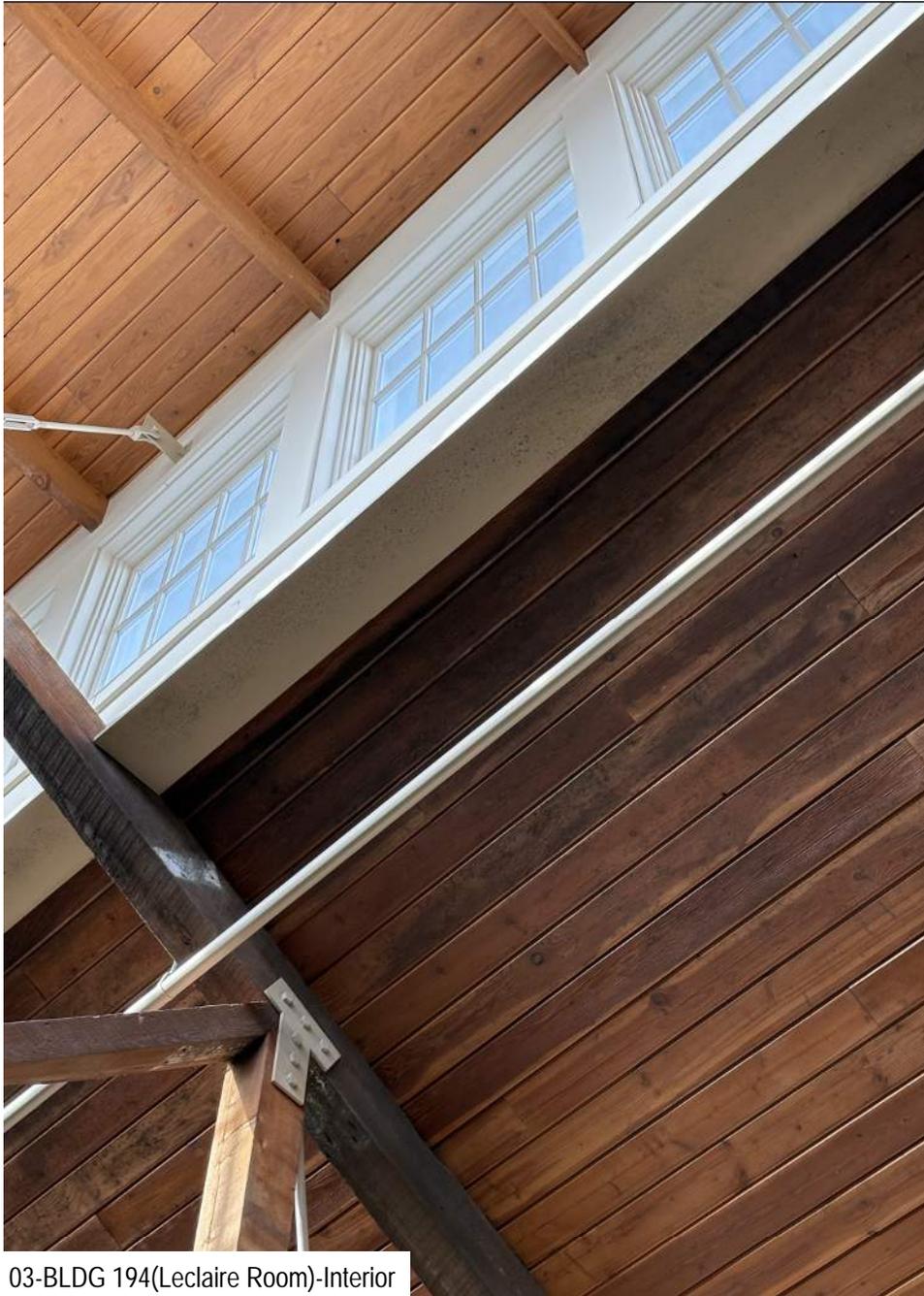
N. O. Nelson Campus Map



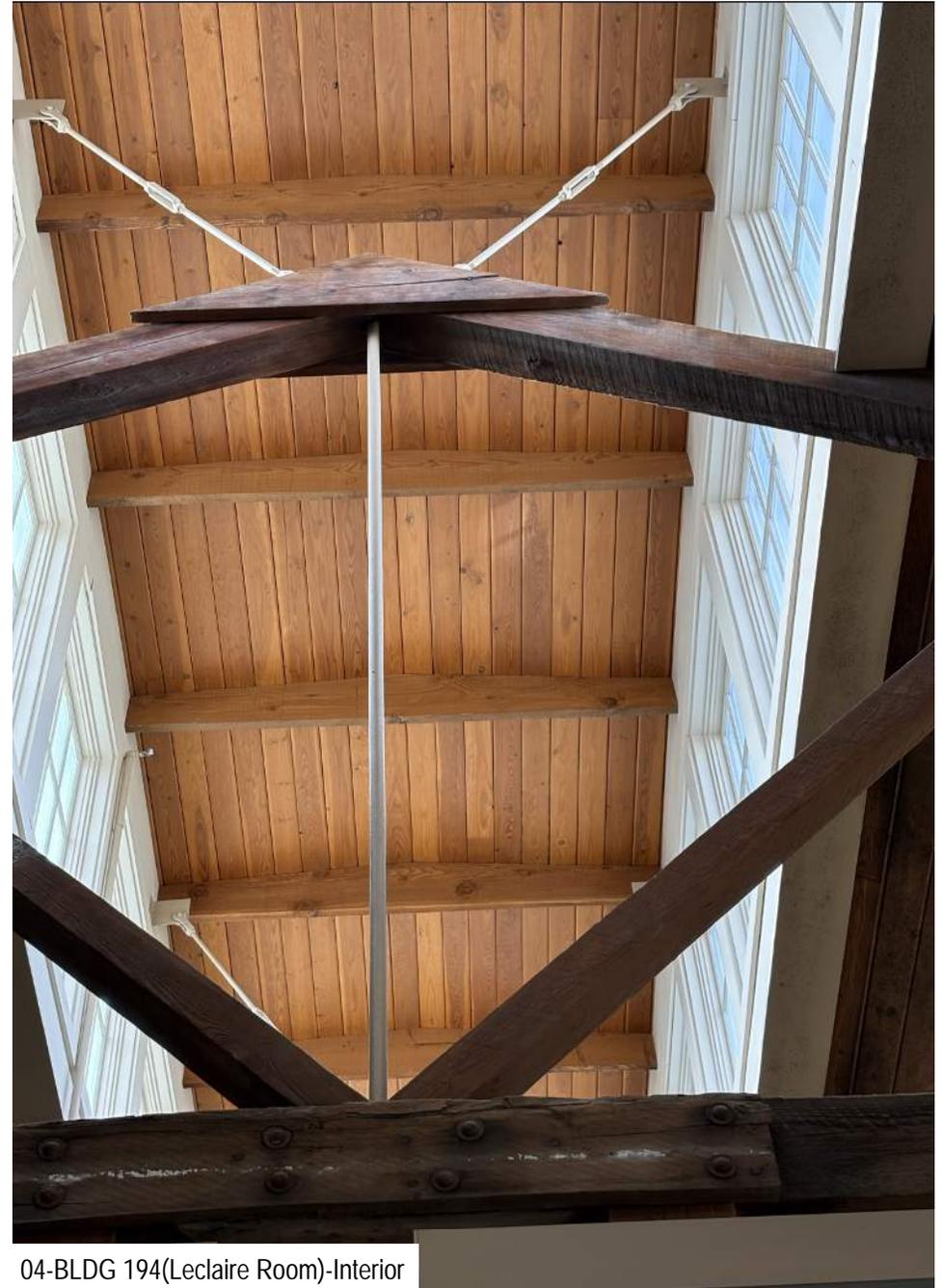
01-BLDG 195(N4)-Exterior From Roof



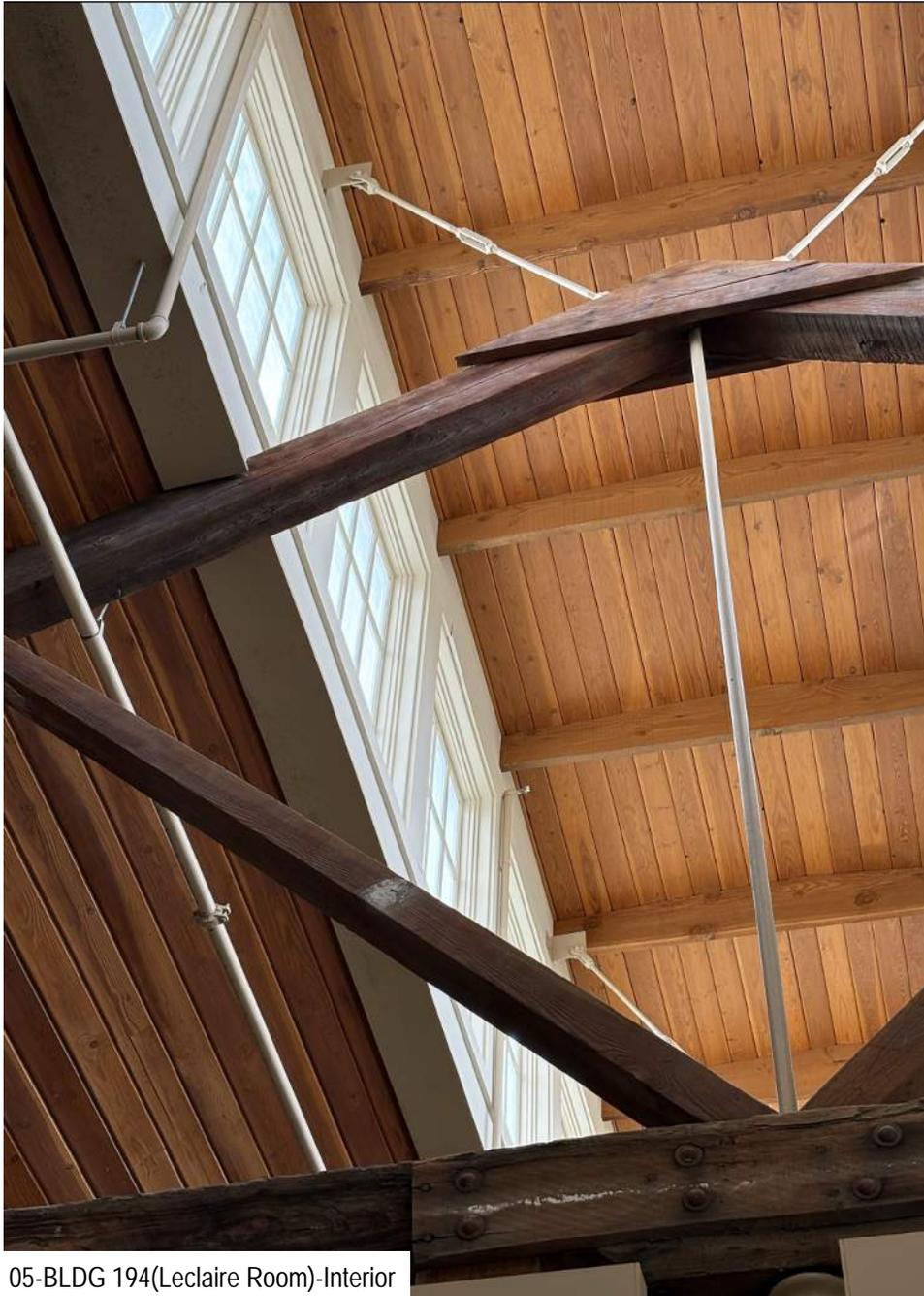
02-BLDG 195(N4)-Exterior From Roof



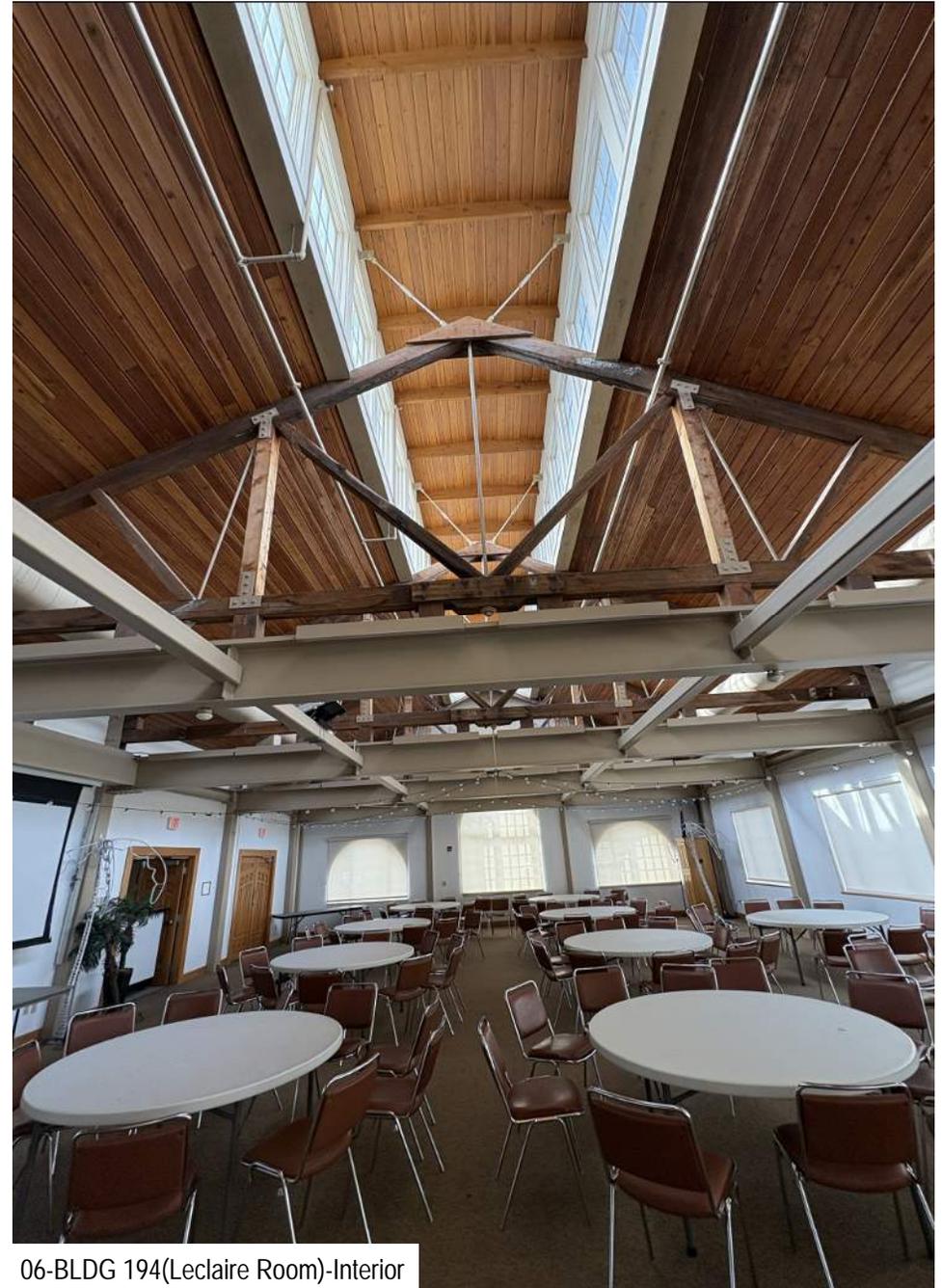
03-BLDG 194(Leclaire Room)-Interior



04-BLDG 194(Leclaire Room)-Interior



05-BLDG 194(Leclaire Room)-Interior



06-BLDG 194(Leclaire Room)-Interior



07-BLDG 193(N3)-Exterior



08-BLDG 193(N3)-Exterior



09-BLDG 193(N3)-Interior



10-BLDG 193(N3)-Interior



11-BLDG 193(N3)-Interior



12-BLDG 193(N3)-Interior

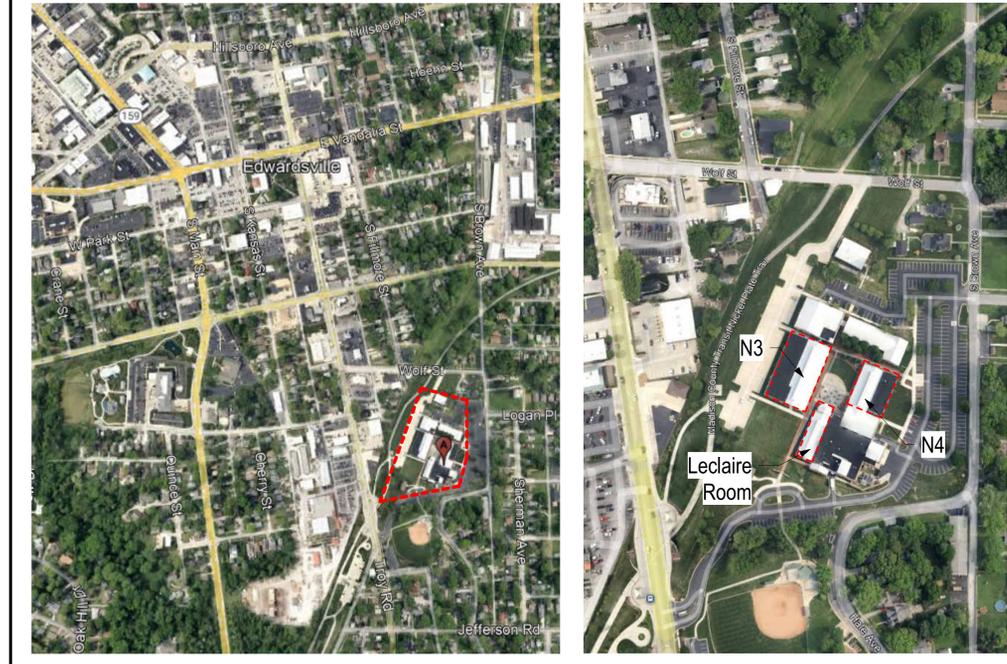
PROJECT DATA

CONSULTANTS

PROJECT LOCATION

AAIC, INCORPORATED PROJECT NO.: 2023-003
N.O. NELSON CAMPUS CLERESTORY
WINDOWS

600 TROY RD, EDWARDSVILLE, IL 62025



ARCHITECTURAL ABBREVIATIONS

DRAWING INDEX

GENERAL NOTES

Table of architectural abbreviations including categories A, E (CONT.), K, R (CONT.), B, C, D, H, I, J, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and symbols for room names, detail references, building sections, and window types.

Drawing Index table listing drawing numbers (G101, AD301, AD302, AD303, A301, A302, A303) and their corresponding titles (Project Cover Sheet, LeClaire Room - Demolition Clerestory Plan, etc.).

General Notes (1-11) detailing contractor responsibilities for demolition, utilities, and construction coordination.

Drawing Symbols table defining symbols for room names, detail references, building sections, interior elevation references, keyed notes, window types, partition types, drawing revisions, and door numbers.

Revisions table with columns for NO., DATE, and REMARKS.

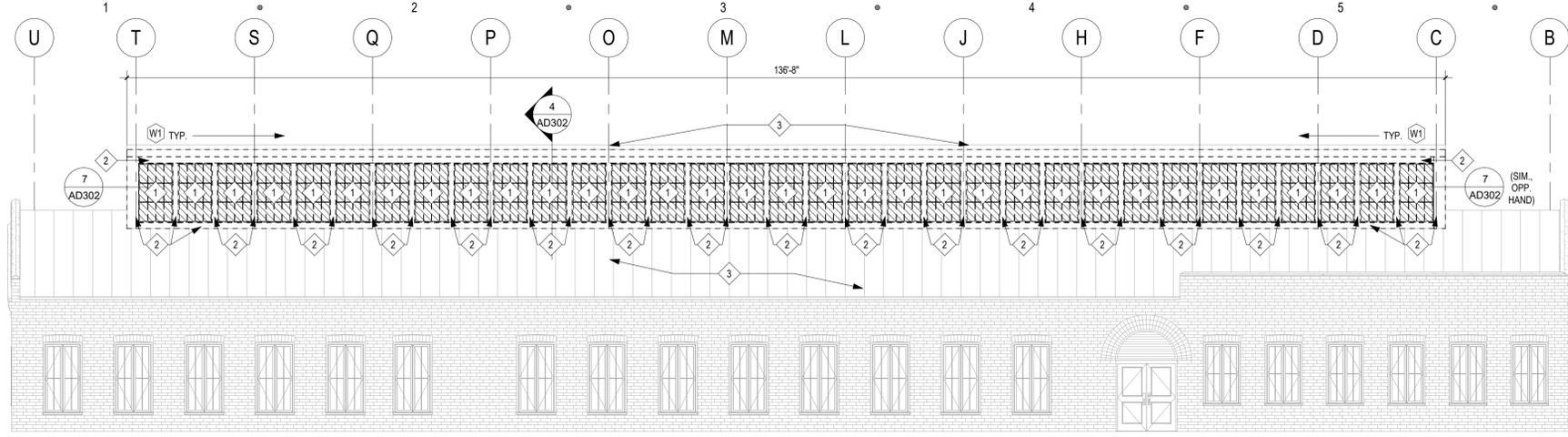


CONSULTANTS: N.O. NELSON CAMPUS CLERESTORY WINDOWS

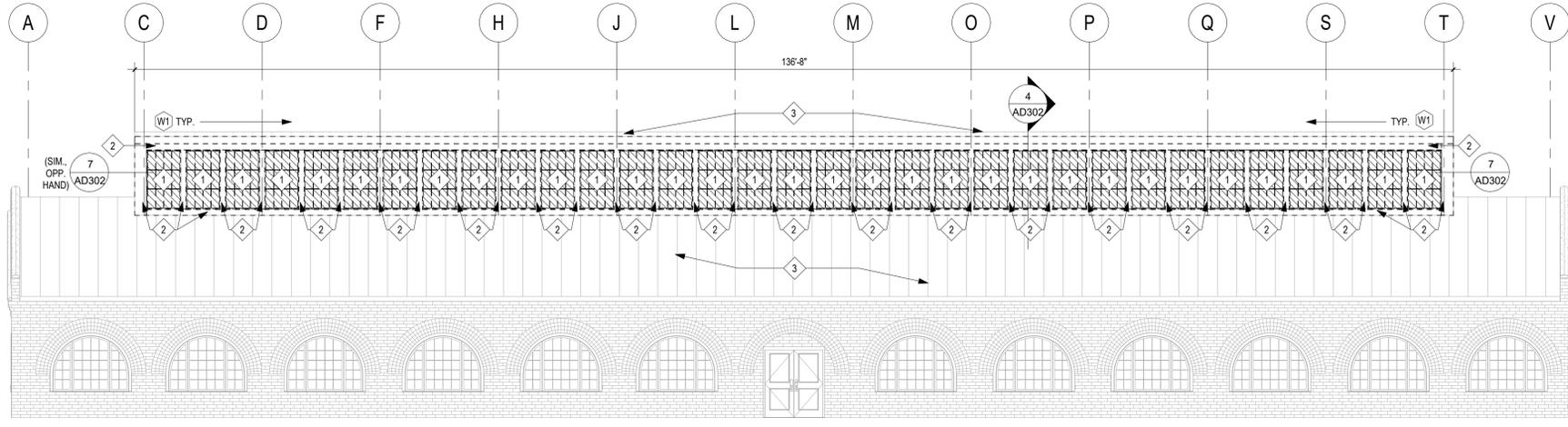
PROJECT COVER SHEET information including project name, address, and drawing title.

SIGNED: XX-XX-XX, EXPIRES: 11/30/26, DATE: 12/16/2025, DRAWN: NC, CHECK: CJM, PROJECT PHASE: DESIGN REVIEW DOCUMENTS, AAIC PROJECT NUMBER: 2023-003, SHEET NUMBER: G101, 1 OF 7 SHEETS.

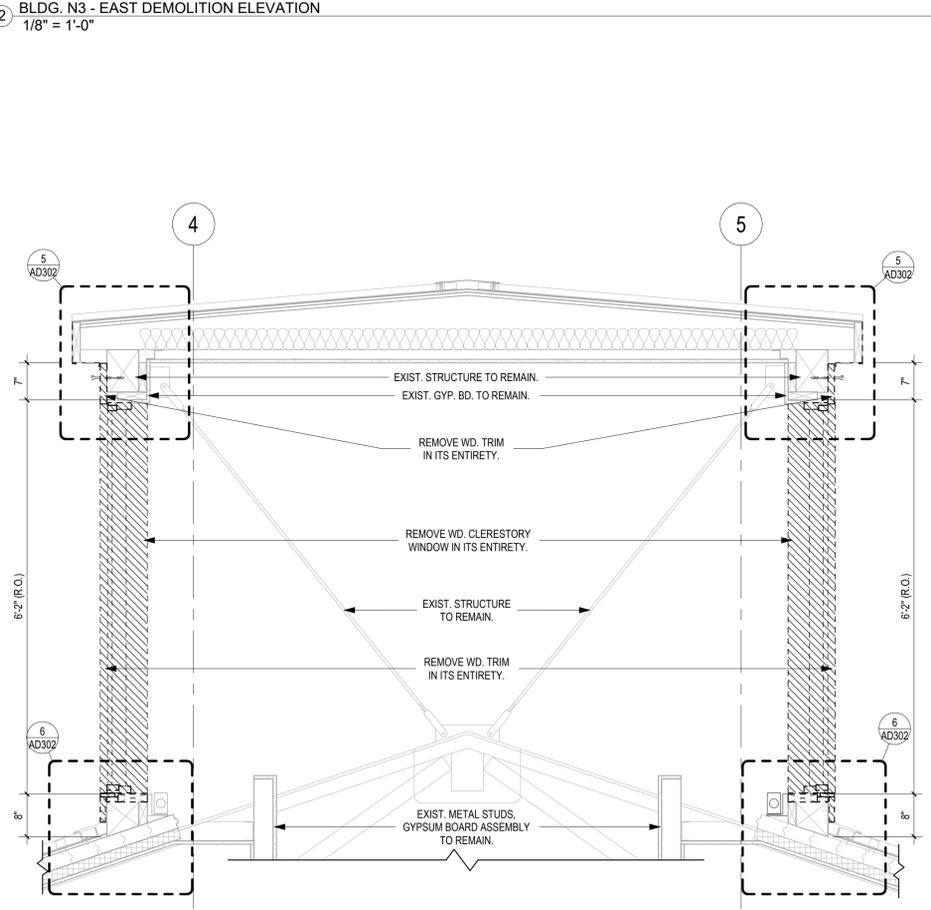




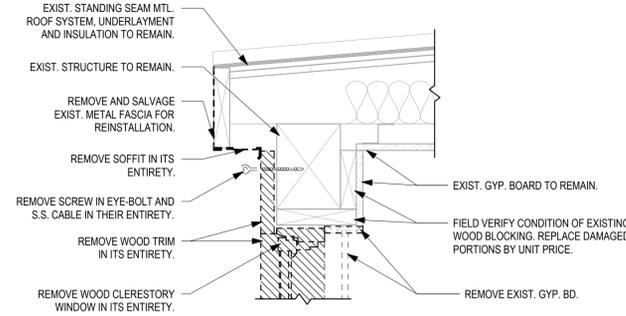
1 BLDG. N3 - WEST DEMOLITION ELEVATION
1/8" = 1'-0"



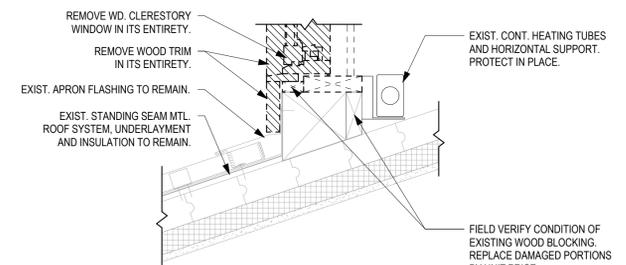
2 BLDG. N3 - EAST DEMOLITION ELEVATION
1/8" = 1'-0"



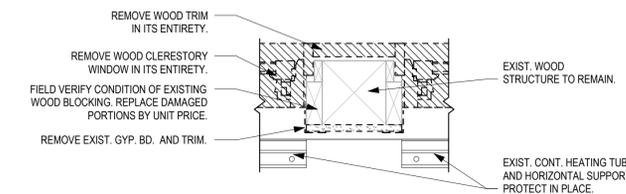
4 BLDG. N3 - TYPICAL CLERESTORY DEMOLITION SECTION
3/4" = 1'-0"



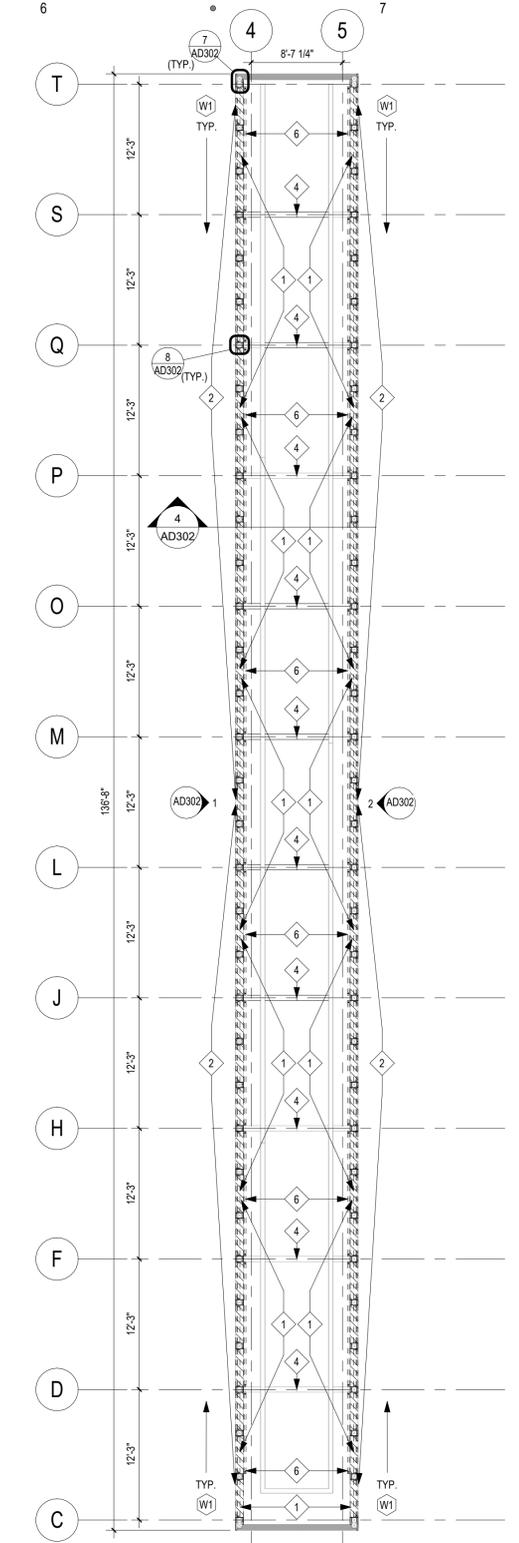
5 BLDG. N3 - TYPICAL DEMOLITION HEAD DETAIL
1 1/2" = 1'-0"



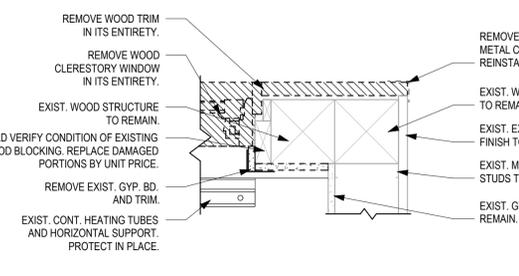
6 BLDG. N3 - TYPICAL DEMOLITION SILL DETAIL
1 1/2" = 1'-0"



8 BLDG. N3 TYPICAL DEMOLITION SECTION
1 1/2" = 1'-0"

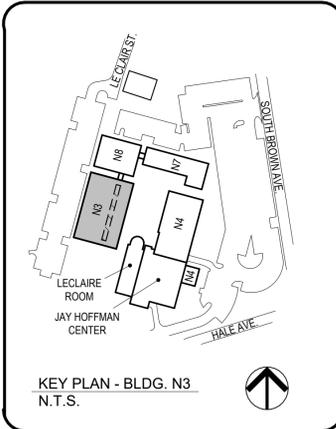


3 BLDG. N3 - TYPICAL CLERESTORY DEMOLITION PLAN
1/8" = 1'-0"



7 BLDG. N3 TYPICAL DEMOLITION CORNER DETAIL
1 1/2" = 1'-0"

- KEYED NOTES:**
- 1 REMOVE EXISTING CLERESTORY WINDOWS IN THEIR ENTIRETY, TYPICAL.
 - 2 REMOVE EXISTING WOOD TRIM IN ITS ENTIRETY.
 - 3 EXISTING STANDING SEAM METAL ROOF TO REMAIN.
 - 4 EXISTING STRUCTURE TO REMAIN.
 - 6 PROTECT EXISTING CONTINUOUS HEATING TUBES AND SUPPORTS IN PLACE.



REVISIONS:	REMARKS:
NO.:	DATE:

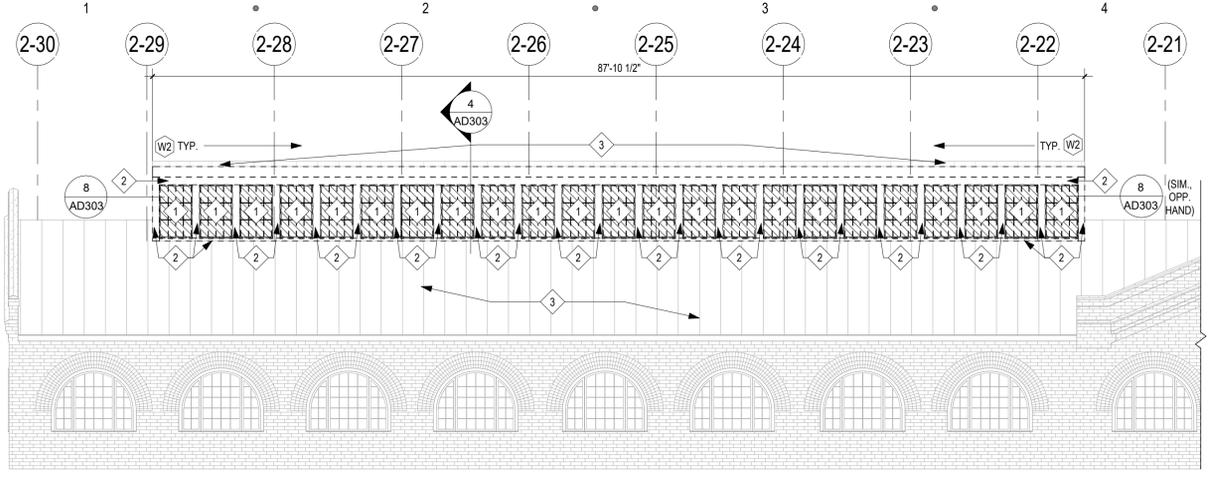


CONSULTANTS:

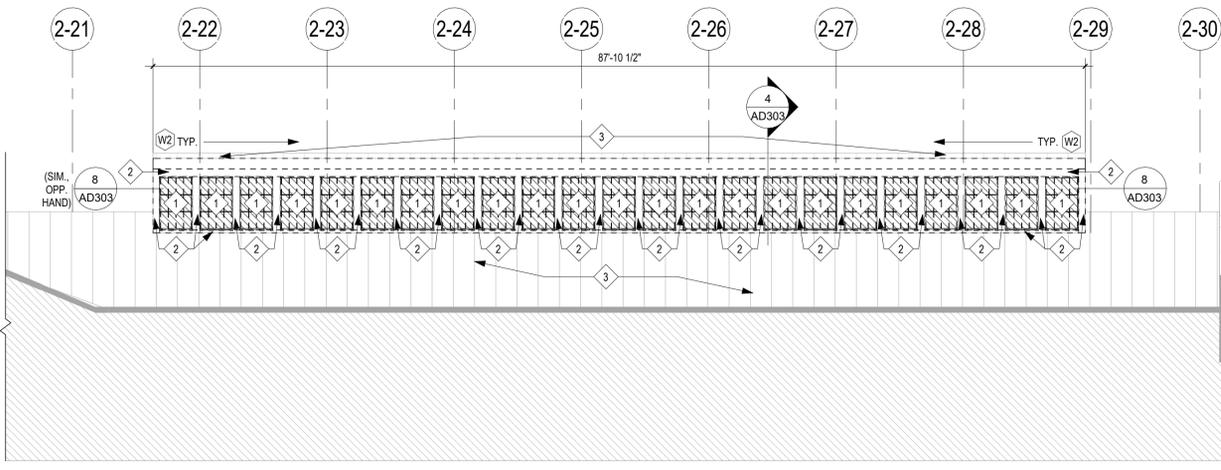
N.O. NELSON CAMPUS CLERESTORY WINDOWS
600 TROY RD, EDWARDSVILLE, IL 62025
DRAWING: BUILDING N3 - DEMOLITION CLERESTORY PLAN, ELEVATIONS, SECTION, AND DETAILS

SIGNED: XX-XX-XX	
EXPIRES: 11/30/26	
DATE: 12/16/2025	
DRAWN: NC/AB	CHECK: CJM
PROJECT PHASE: DESIGN REVIEW DOCUMENTS	
AAIC PROJECT NUMBER: 2023-003	
SHEET NUMBER: AD302	
3 OF 7 SHEETS	

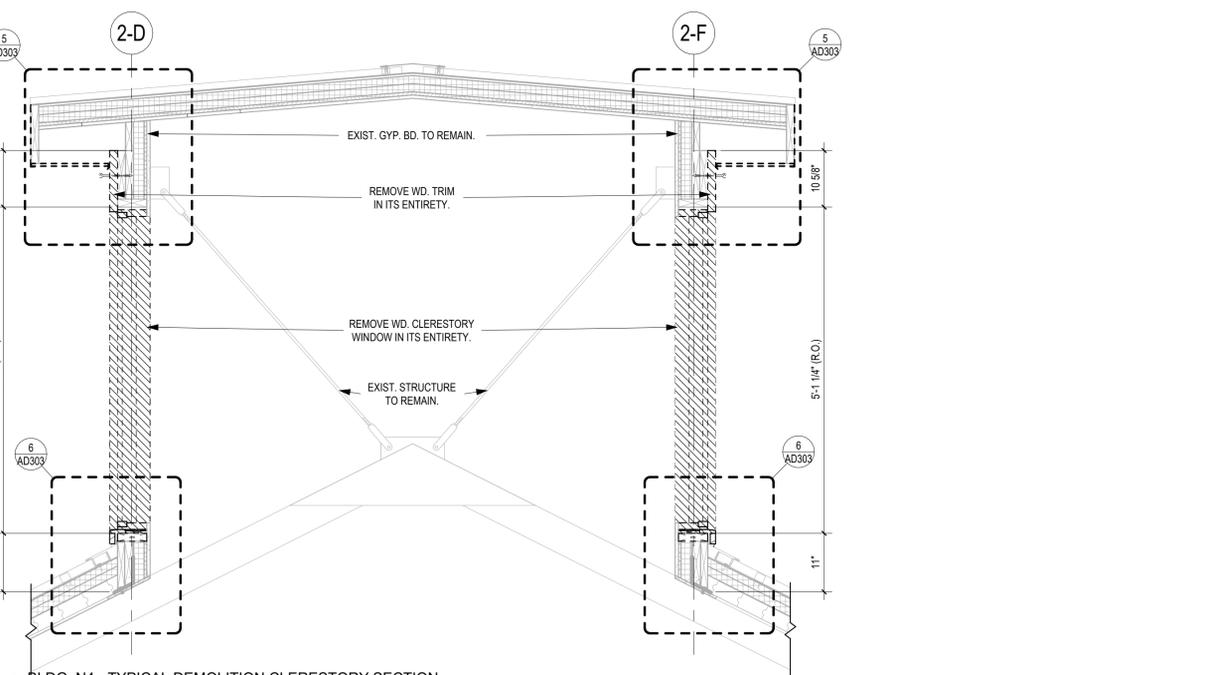




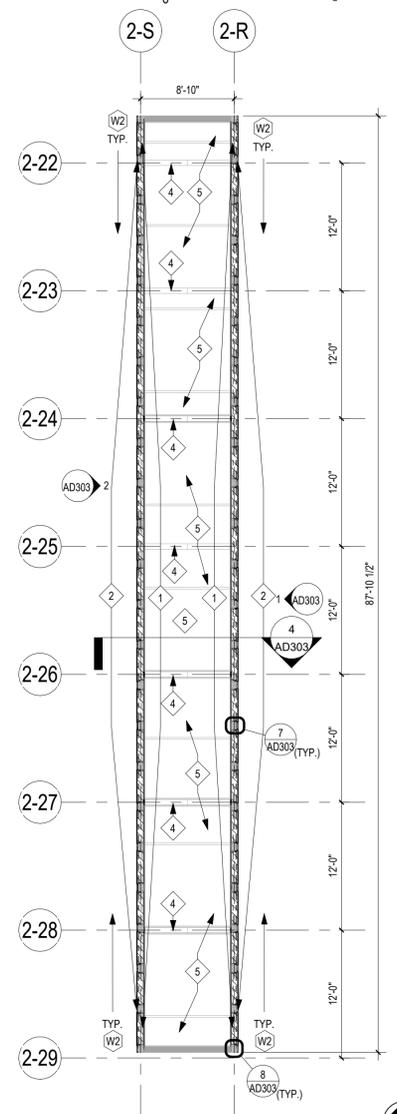
1 BLDG. N4 - WEST ELEVATION DEMOLITION
1/8" = 1'-0"



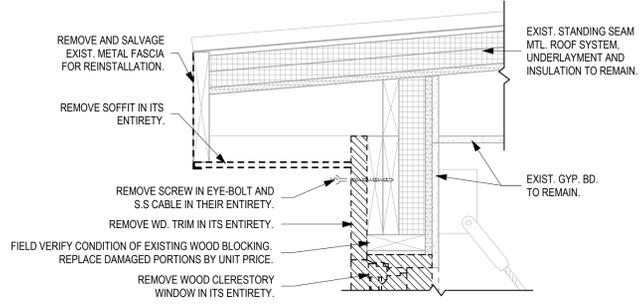
2 BLDG. N4 - EAST ELEVATION DEMOLITION
1/8" = 1'-0"



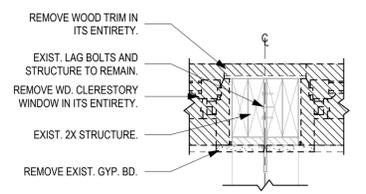
4 BLDG. N4 - TYPICAL DEMOLITION CLERESTORY SECTION
3/4" = 1'-0"



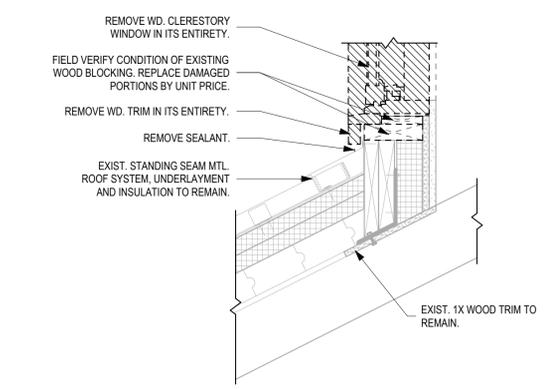
3 BLDG. N4 - CLERESTORY DEMOLITION PLAN
1/8" = 1'-0"



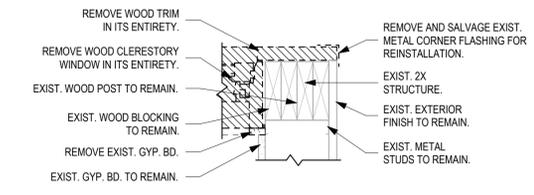
5 BLDG. N4 TYPICAL DEMOLITION HEAD DETAIL
1 1/2" = 1'-0"



7 BLDG. N4 - TYPICAL DEMOLITION JAMB DETAIL
1 1/2" = 1'-0"



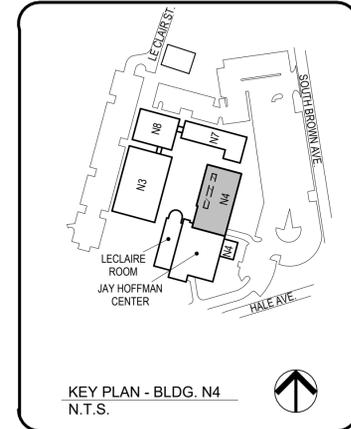
6 BLDG. N4 - TYPICAL DEMOLITION SILL DETAIL
1 1/2" = 1'-0"



8 BLDG. N4 - TYPICAL DEMOLITION CORNER DETAIL
1 1/2" = 1'-0"

KEYED NOTES:

- 1 REMOVE EXISTING CLERESTORY WINDOWS IN THEIR ENTIRETY, TYPICAL.
- 2 REMOVE EXISTING WOOD TRIM IN ITS ENTIRETY.
- 3 EXISTING STANDING SEAM METAL ROOF TO REMAIN.
- 4 EXISTING STRUCTURE TO REMAIN.
- 5 SALVAGE, STORE AND PROTECT EXISTING TRANSLUCENT PANELS AS REQUIRED FOR ACCESS.



REVISIONS:	REMARKS:
NO.:	DATE:

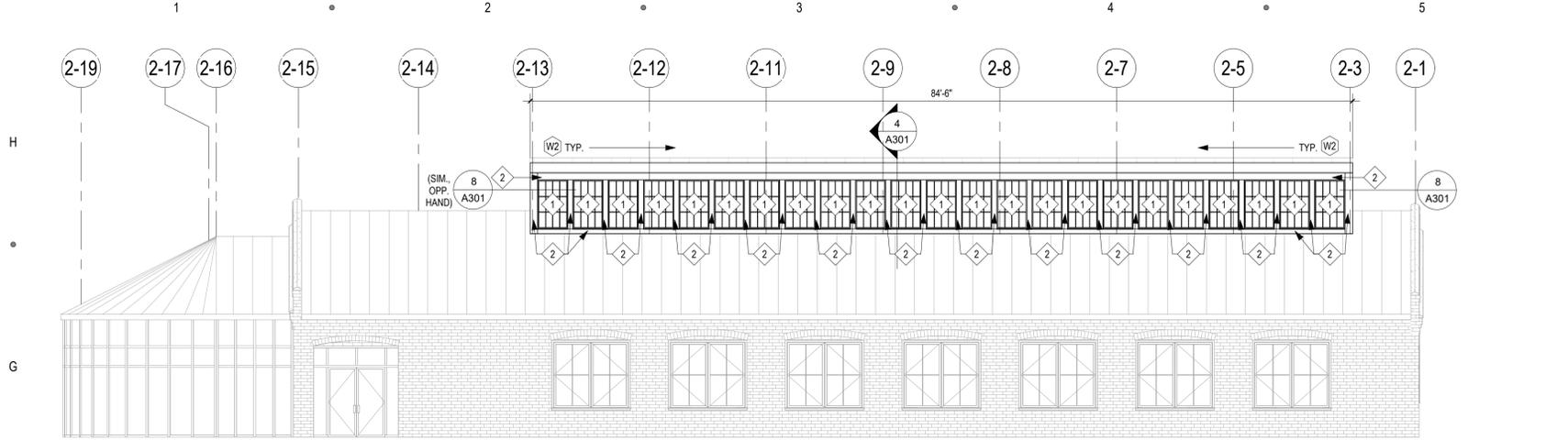


CONSULTANTS:

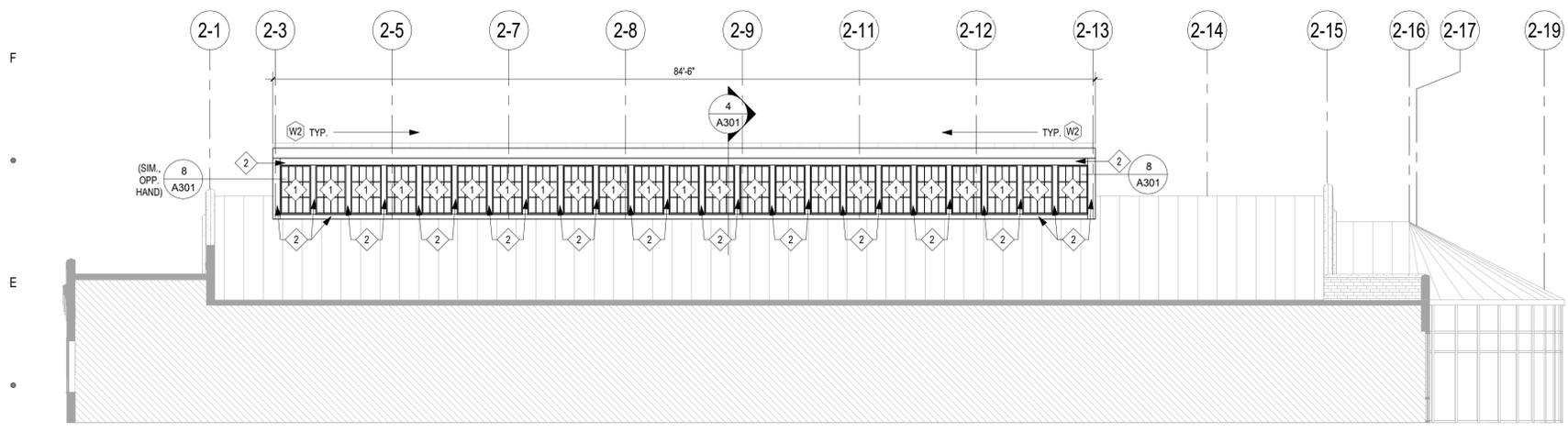
N.O. NELSON CAMPUS CLERESTORY WINDOWS
 600 TROY RD, EDWARDSVILLE, IL 62025
 DRAWING: BUILDING N4 - DEMOLITION CLERESTORY DEMOLITION PLAN, ELEVATIONS, SECTION AND DETAILS

SIGNED: XX-XX-XX
EXPIRES: 11/30/26
DATE: 12/16/2025
DRAWN: NC CHECK: CJM
PROJECT PHASE: DESIGN REVIEW DOCUMENTS
AAIC PROJECT NUMBER: 2023-003
SHEET NUMBER: AD303
4 OF 7 SHEETS

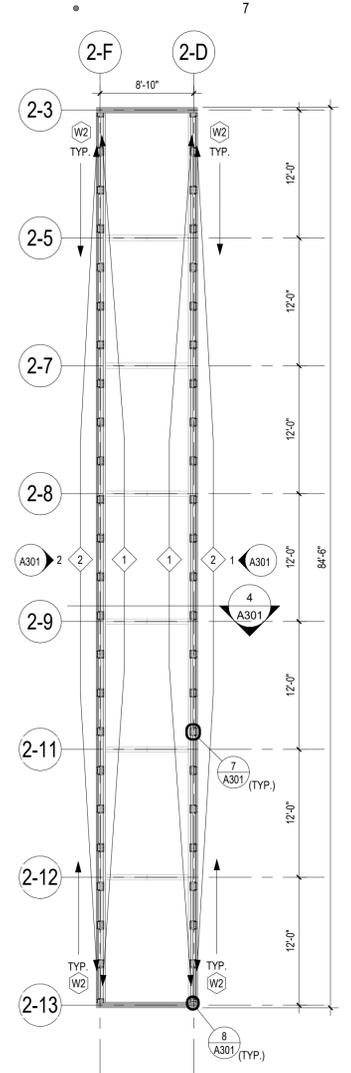




1 LECLAIRE ROOM - WEST ELEVATION
1/8" = 1'-0"

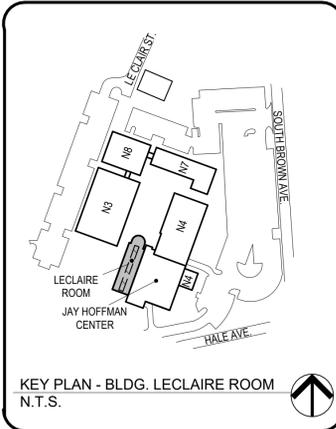


2 LECLAIRE ROOM - EAST ELEVATION
1/8" = 1'-0"

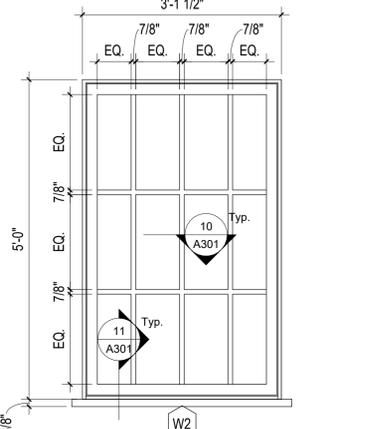


3 LECLAIRE ROOM - CLERESTORY PLAN
1/8" = 1'-0"

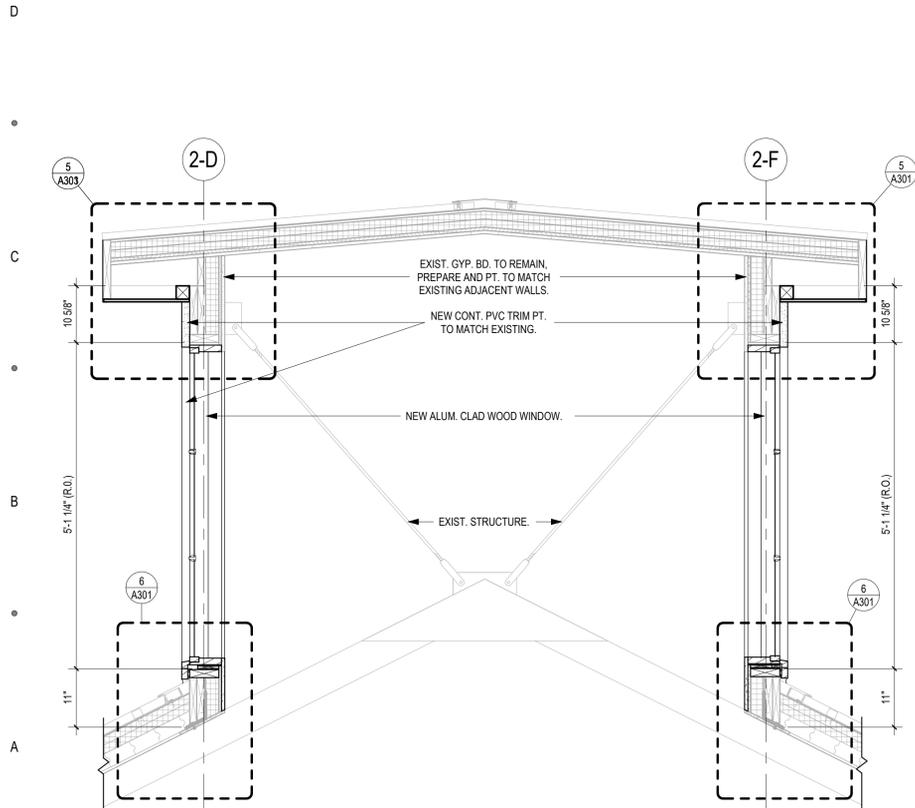
KEYED NOTES:
 1 NEW ALUMINUM CLAD WOOD CLERESTORY WINDOW TO MATCH EXISTING HISTORIC DIMENSIONS. TO INCLUDE FRAME PROFILE AND SIZE, MULLION PROFILE, SIZE, AND SPACING.
 2 NEW PVC EXTERIOR 1X TRIM BOARD, PREPARE AND FINISH PAINT TO MATCH EXISTING, TYPICAL.



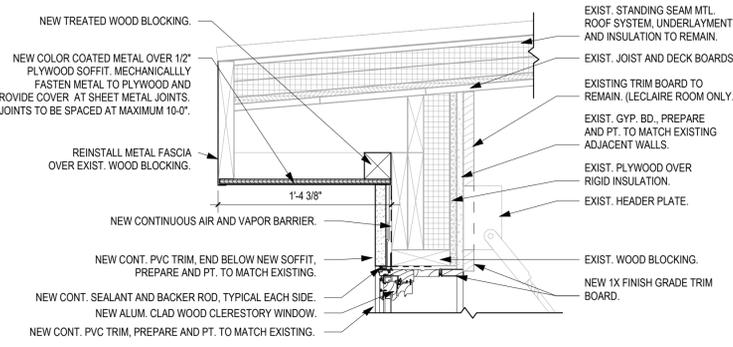
REVISIONS:
 NO.: DATE:
 CONSULTANTS:



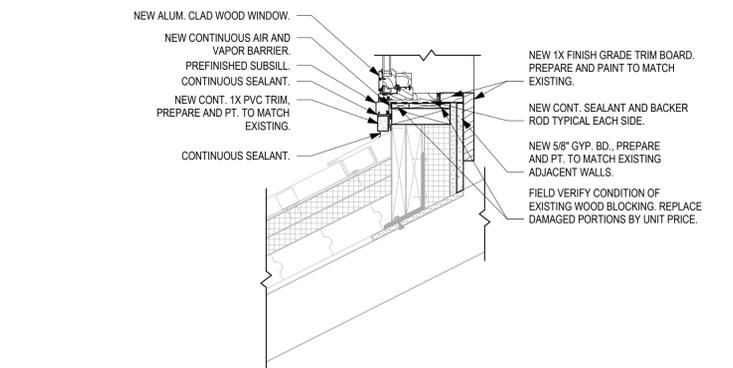
9 LECLAIRE RM. - TYP. WINDOW ELEVATION
3/4" = 1'-0"



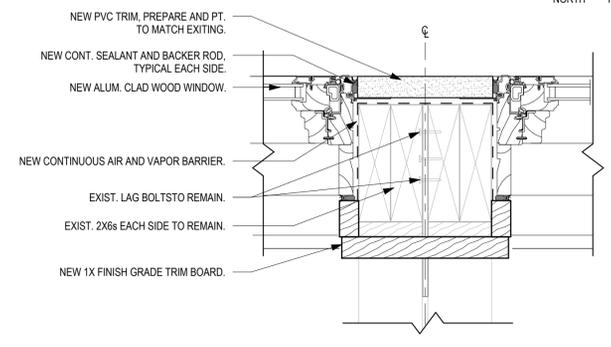
4 LECLAIRE ROOM - TYPICAL CLERESTORY SECTION
3/4" = 1'-0"



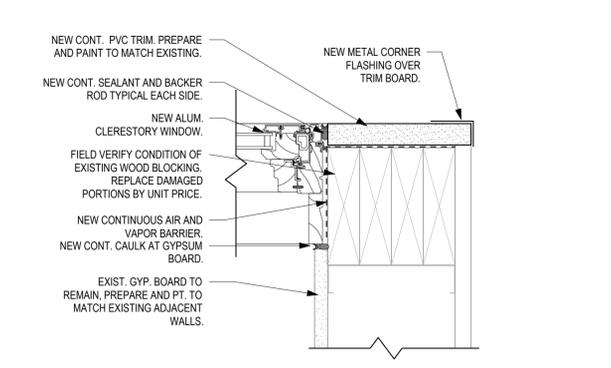
5 LECLAIRE ROOM - TYPICAL HEAD DETAIL
1 1/2" = 1'-0"



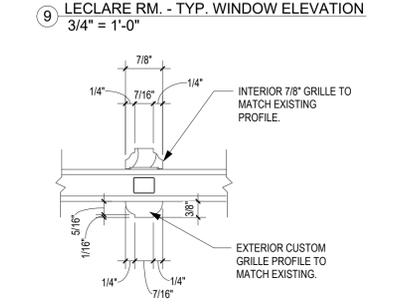
6 LECLAIRE ROOM - TYPICAL SILL DETAIL
1 1/2" = 1'-0"



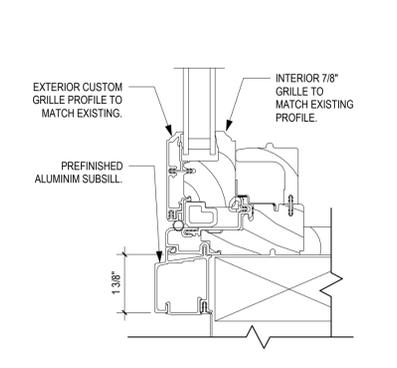
7 LECLAIRE ROOM - TYPICAL JAMB DETAIL
3" = 1'-0"



8 LECLAIRE ROOM - TYPICAL CORNER DETAIL
3" = 1'-0"



10 TYP. DIVIDED LITE PROFILE
6" = 1'-0"



11 LECLAIRE ROOM - TYPICAL SILL DETAIL
6" = 1'-0"

N.O. NELSON CAMPUS CLERESTORY WINDOWS
 600 TROY RD. EDWARDSVILLE, IL 62025
 DRAWING: LECLAIRE ROOM - CLERESTORY PLAN, ELEVATIONS, SECTION AND DETAILS

SIGNED: XX-XX-XX
 EXPIRES: 11/30/26
 DATE: 12/16/2025
 DRAWN: NC CHECK: CJM
 PROJECT PHASE: DESIGN REVIEW DOCUMENTS
 AIC PROJECT NUMBER: 2023-003
 SHEET NUMBER: A301
 5 OF 7 SHEETS
 GRAPHIC SCALE: 1/8" = 1'-0"
 FIGURES: 1/4" 3" 6" 12" 24" 36" 48" 60" 72" 84" 96" 108" 120" 132" 144"

SECTION 085213 – ALUMINUM CLAD WOOD WINDOWS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

- 1. Casement narrow Frame Polygon window units complete with glazing, weather strip, simulated divided lite, jamb extension, anchors, trim, and attachments.

B. Related Requirements:

- 1. Section 061000 "Rough Carpentry" for wood framing, furring, grounds, nailers, and blocking.
- 2. Section 062013 "Exterior Finish Carpentry" for exposed and non-structural trim.
- 3. Section 072500 "Weather Barriers" for building wrap water-resistive barriers, drainage materials, and flexible flashing.
- 4. Section 079200 "Joint Sealants" for elastomeric joint sealants.
- 5. Section 099113 "Exterior Painting" for exterior finish painting.
- 6. Section 099123 "Interior Painting" for interior finish painting.

1.3 REFERENCES

A. American Society for Testing Materials (ASTM):

- 1. E283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors.
- 2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Door by Uniform Static Air Pressure Difference.
- 3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
- 4. E2112: Standard Practice for Installation of Exterior Windows, Doors, and Skylights.
- 5. E2190: Specification for Sealed Insulated Glass Units.
- 6. C1036: Standard Specification for Flat Glass.
- 7. F2090: Standard Specifications for Windows Fall Prevention Devices with Emergency Escape (egress) Release Mechanisms.

B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):

1. AAMA/WDMA/CSA 101/I.S.2/A440-05 Standard/Specification for Window, Skylights, and Doors.
 2. AAMA/WDMA/CSA 101/I.S.2/A440-08, NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights.
 3. AAMA/WDMA/CSA 101/I.S.2/A440-11, NAFS 2011 – Northern American Fenestration Standard/Specification for Windows, Doors, and Skylights.
- C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork.
- D. Window and Door Manufacturer’s Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program.
- E. Sealed Insulating Glass Manufacturer’s Association/Insulating Glass Certification Council (SIGMA/IGCC).
- F. American Architectural Manufacturer’s Association (AAMA): 2605: Voluntary Specification for High-Performance Organic Coatings on Architectural Extrusions and Panels.
- G. National Fenestration Rating Council (NFRC):
1. 101: Procedure for Determining Fenestration Product Thermal Properties.
 2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence.
- 1.4 SUBMITTALS
- A. Shop Drawings: Submit shop drawings under the provision of Section 013300 “Submittal Procedures”.
- B. Product Data: Submit product data for certified options, product performance rating information, performance rating summary (NFRC Data), and/or certified performance grade summary (WDMA Hallmark data).
- C. Samples:
1. Provide full sized sample for all component profiles and finishes specified.
- 1.5 QUALITY ASSURANCE
- A. Requirements: All local requirements, IBC 2021 and references.
- 1.6 DELIVERY
- A. Deliver in original packaging and protect from weather.

1.7 STORAGE AND HANDLING

- A. Prime and seal wood surfaces, including surfacing concealed by wall construction, if more than thirty (30) days is anticipated between delivery and installation.
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from the weather.

1.8 WARRANTY

- A. Twenty (20) year warranty for clear insulating glass with stainless steel spacers against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass from date of Substantial Completion.
- B. Ten (10) year warranty for glass against stress cracks caused by manufacturing defects from the date of Substantial Completion.
- C. Twenty (20) year warranty for exterior aluminum cladding finish against manufacturing defects resulting in chalk, fade, and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 from the date of Substantial Completion.
- D. Five (5) year warranty for factory-applied interior finish to be free from finish defects for a period of five (5) years from the date of Substantial Completion.
- E. Ten (10) year warranty for hardware and other non-glass components to be free from manufacturing defects from the date of Substantial Completion.

1.9 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.

2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
3. Keyed Noting: Materials and products identified by reference keyed notes referencing Specification Sections found in this Project Manual.

PART 2 - PRODUCTS (Not Used)**2.1 MANUFACTURERS****A. Basis-of-Design Product:**

1. Description: Factory-assembled Ultimate Casement Narrow Frame Polygon (stationary only) manufactured by Marvin Windows and Doors, Warroad, Minnesota.

B. Additional Manufacturers:

1. Andersen Window and Door Company.
2. Pella Window and Door Company.

C. Substitutions: Allowed, subject to compliance with Division 01 requirements.**2.2 FRAME DESCRIPTION****A. Interior: Non-Finger-Jointed Pine or finger-jointed core with non-finger-jointed Pine veneer.**

1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
2. Water repellent preservative treated in accordance with WDMA I.S.4.

B. Frame exterior aluminum clad with 0.050 inches (1.3mm) thick extruded aluminum.**C. Frame thickness: 1-3/16" (30mm).****D. Frame depths for full-frame units have an overall 5-21/32" jamb (144mm). 4-9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.****E. Frame bevel: Standard, non-beveled.****2.3 SASH DESCRIPTION****A. Interior: Non-Finger-Jointed Pine or finger-jointed core with non-finger-jointed Pine veneer.**

1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication.

2. Water repellent preservative treated in accordance with WDMA I.S.4.
 - B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum.
 - C. Sash thickness: 1-5/8" (41mm).
 - D. Stiles and Rails: 2-1/16" (52mm).
 - E. Glazing Profiles:
 1. Interior Glazing Profile:
 - a. Ogee profile.
 2. Exterior Glazing Profile:
 - a. Custom profile to match existing as detailed.
- 2.4 GLAZING:
- A. Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 2190.
 - B. Glazing method: Insulating glass.
 - C. Glazing seal: Silicone bedding at interior and exterior.
 - D. Dual-pane thickness: 1".
 - E. Glass fill: Argon.
 - F. Glass Type: Clear, Tempered, Low-E2.
- 2.5 FINISH
- A. Exterior: Aluminum clad fluoropolymer modified acrylic topcoat over a primer to meet or exceed AAMA 2605 requirements.
 1. Color: As selected by Architect from Manufacturer's full range of standard colors.
 - B. Interior: Factory-applied water-borne acrylic enamel in manufacturer's standard "white" finish.
 1. Meet WDMA TM-14 requirements.
- 2.6 WEATHER STRIP
- A. Frame weather strip: Hollow-foamed material bent around a 90-degree corner to allow for seamless corner joints.

LC N.O. NELSON CAMPUS CLERESTORY WINDOWS
DESIGN REVIEW DOCUMENTS

1. Color: Manufacturer standard.
- B. Sash weather strip: Bulb-shaped glass-filled material.
1. Color: Manufacturer standard white finish.
- 2.7 JAMB EXTENSION
- A. Project jamb extension to match existing jamb extensions and as detailed.
 - B. Finish: Match interior frame finish.
- 2.8 SIMULATED DIVIDED LITES (SDL)
- A. 7/8" (22mm) wide, 1 1/8" (29mm) wide.
 - B. Exterior muntins: 0.055" (1.4mm) thick extruded aluminum.
 - C. Interior muntins: Pine.
 - D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape.
 - E. SDL Profiles:
 1. Interior SDL Profile: Ogee.
 2. Exterior SDL Profile: Custom quarter round as detailed in the Drawings.
 - F. Patterns: Rectangular.
 - G. Finish:
 1. Exterior: Match exterior aluminum clad colors.
 2. Interior: Shall match interior wood species and color.
- 2.9 ACCESSORIES AND TRIM
- A. Aluminum Extrusions:
 1. Profile: Subsill, subsill end cap, and lineal cap.
 2. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meet or exceed AAMA 2605 requirements.
 3. Color: Match adjacent frame and sash color.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verification of Condition: Prior to proceeding with installation, verify openings are plumb, square, and of proper dimensions. Report frame defects or unsuitable conditions prior to proceeding with installation.
 - 1. Do not proceed with installation until any frame defects or unsuitable conditions are corrected.

3.2 INSTALLATION

- A. Assemble and install window unit(s) according to manufacturer's written recommendations and approved shop drawing submittals.
- B. Install sealant and related backing materials at the perimeter of the unit or assembly in accordance with Section 079200 – Joint Sealants. Do not use expansive foam sealant.
- C. Install accessory items as required.
- D. Use finish nails to apply wood trim and mouldings.

3.3 FIELD QUALITY CONTROL

- A. Remove all visible labels and adhesive residue.
- B. Air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²).
- C. Water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

3.4 CLEANING

- A. Remove all visible labels and adhesive residue.
- B. Leave windows and glass in a clean condition.
 - 1. Glass shall be cleaned to be free of dust and visible streaks.

3.5 PROTECTION OF INSTALLED CONSTRUCTION

- A. Protect windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.

END OF SECTION 085213



Historic Preservation Commission Certificate of Appropriateness (COA) Approval Form

All work on properties designated as historic landmarks or that are located within a Historic District requires an approved Certificate of Appropriateness (COA). All COAs require review and approval by the Historic Preservation Commission (HPC). More information on the approval process, meeting dates, submittal deadlines, and the Design Guidelines may be found at: www.cityofedwardsville.com/HPC.

Applications may be submitted electronically (send to: hpc@cityofedwardsville.com) or in-person at the Department of Public Works, 200 E. Park Street, Edwardsville IL, during hours of operation.

The Historic Preservation Commission meets the second Wednesday of each month at 7:00 p.m. in City Hall (118 Hillsboro Ave). ALL APPLICANTS AND/OR CONTRACTORS **MUST** attend the Historic Preservation Meeting and present their project. Be prepared to describe the full project scope in detail.

For all projects, complete the information below. Supplemental information described below is required to be submitted with your application. If your project involves windows, doors, or siding, use the appropriate worksheet to provide additional details. Incomplete applications and lack of attendance at the meeting may result in your application being denied or held until the required information is provided.

- Site Plan** – required for additions, new construction, fences, patios, accessory structures, decks, retaining walls, porches, freestanding signs, etc.
- Detailed Drawing (including measurements and dimensions)** - required for signs, decks, porches (e.g. stairs, railings), and retaining walls. Drawings will be required to show both architectural elevations, as well as site design or layout. Photos of comparable projects are welcome, but are not a substitute for drawings.
- Elevation Drawings** – required for room additions, new construction (primary and accessory structure), chimneys, decks, stairs, porches, downspouts, retaining wall, signs
- Manufacturer Specifications/Cut Sheets** – required for windows, doors, screen/storm windows, screen/storm doors, solar panels, siding or other exterior finishes, exterior, garage doors, trim. Specifications must include details of materials, dimensions, and other physical properties. A price quote is not a substitution for specifications.
- Clear Photographs of the building and/or site** – required for all projects

Authorization Signature: _____

Approved **Denied** **Date:** _____

1. Property Information

Address of property: 122 N. Main Street Date of Application: 1-28-26

Is the property an Edwardsville Local Historic Landmark? Yes _____ No _____

Is the property located within a Historic District? Yes X No _____

If Yes, Leclaire _____ St. Louis Street _____ Downtown X

2. Ownership Information

Owner's Name: C.W. Byron Properties, LLC Owner's Phone: [REDACTED]

Owner's Address: 411 St. Louis Street City: Edwardsville State: IL Zip: 62025

Owner's Email Address: [REDACTED]

Standards of Review (Sec. 54-5). In considering your application, the Commission shall consider the following general standards, in addition to specific Design Guidelines.

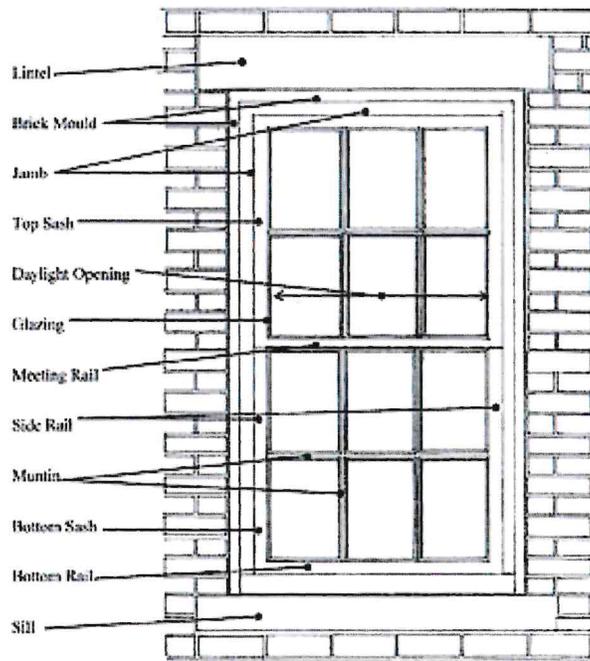
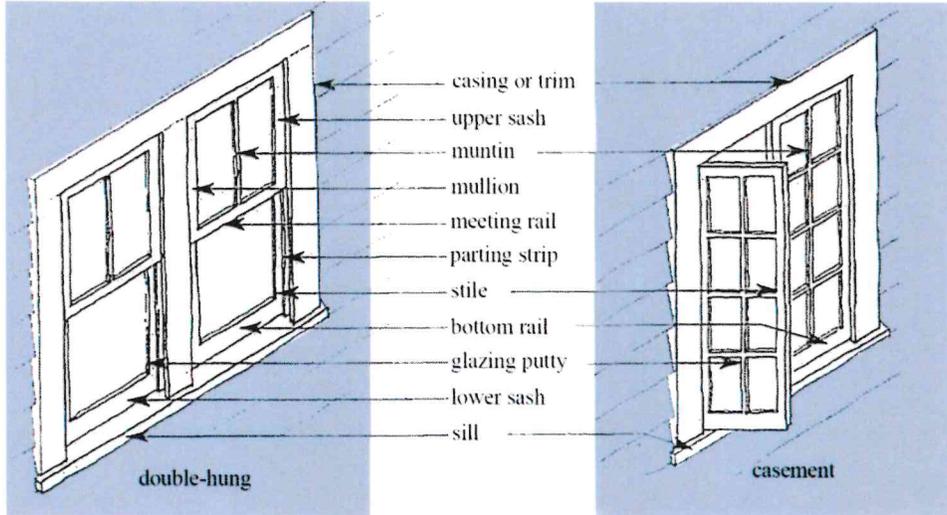
1. Height – Height shall be visually compatible with properties, structure, sites, public ways, objects, and places to which it is visibly related.
2. Proportion to front façade – The relationship of the width to height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
3. Proportion of openings – The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
4. Rhythm of solids to voids in front facades – The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
5. Rhythm of spacing and structures on streets – The relationship of a structure or objects to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
6. Rhythm of entrance porches, storefront recesses and other projections – The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
7. Relationship of materials and texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.
8. Roof Shapes – The roof shape of a structure shall be visually compatible with the structures to which it is visually related
9. Walls of Continuity – Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
10. Scale of a Structure – The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies, shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
11. Directional expression of a front elevation – A structure shall be visibly compatible with the properties, structures, site, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
12. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.
13. Preservation of natural resources – Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.
14. Compatibility – In considering new construction, the commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

Window and Door Worksheet



Did you know: Windows are responsible for only minor energy loss. Only 10-12% of the total air infiltration is through windows the cold air is actually transferred through the roof, walls, and the sill. Instead of replacing historic windows, properly repaired windows can be just as energy efficient, while saving money and preserving historic detail.

Use the diagrams below to aid in your description of your existing and proposed windows. Provide as many details as possible.



WINDOW EXTERIOR

Complete the following table describing EXISTING WINDOWS and/or DOORS. Please refer to diagram on pages 2 and 3.

Window I.D.*	Window Type (check more than one if appropriate)	Window Material (sash, sill, jamb, etc.)	Exterior Window Sill Depth	Number of panes (divided lights)	Divided Light Grid Description	Window Location	Glass color and/or coating	Exterior frame and dimension
EXAMPLE A.	<input type="checkbox"/> Casement <input checked="" type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	wood	4"	9 over 1	Top window divided in thirds	All windows on first floor	Clear	4" wide frame on all sides of window
A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
B.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
C.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							

*Provide photos of windows with associated I.D.

Do any of your windows or doors have storm windows or storm doors? If so, please describe: _____

Complete the following table describing ***PROPOSED WINDOWS and/or DOORS.***

Window I.D.**	Window Type (check more than one if appropriate)	Window Material	Exterior Window Sill Depth	Number of Divided Lights	Divided Light Grid Description	Window Location	Glass color and/or coating	Exterior trim and dimension
EXAMPLE A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	Andersen Fiberx (white)	4"	9 over 1	Top window divided in thirds, grids on exterior of window	All windows on first floor	Low-e	4" trim on all sides
A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
B.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
C.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							

** Provide technical specifications for all proposed windows (a sales brochure or price quote will not suffice)

Siding Worksheet

Complete the following table describing EXISTING and PROPOSED SIDING.

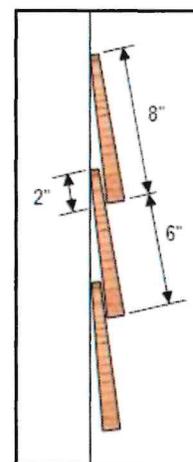
1. What material is your current siding made of? _____
2. Is this the original siding materials? Yes No Unsure
If no, describe the original siding material and remove a small section to uncover the condition of the original siding material. Photos of the original siding materials must be provided.

3. If your siding is wood, do you intend to scrape and re-paint? Yes No N/A
4. What material will your new siding be made of? _____

- a. If you intend to install vinyl siding, please list thickness: _____
- b. What type of lap will your new siding have? _____

5. What is the exposure* of the existing siding? _____
6. What is the exposure of the proposed siding? _____

*The exposure of the siding shown in the image is 6".



7. Will the proposed siding have any texture? Yes No
If yes, please describe (e.g. wood grain texture).

8. Describe existing trim used around windows, doors, and corners (include material and dimensions).

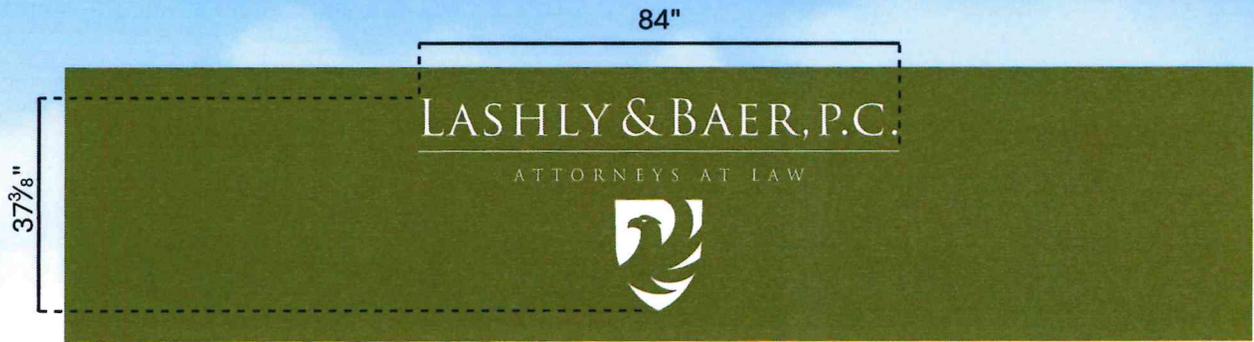
9. Describe proposed trim to be used around windows, doors, and corners (include material and dimensions).

10. Are there any portions of the house that have an accent siding material (e.g. fish scales on an eave on the front of the house)? Yes No
If yes, please describe and provide photos.

If yes, describe how you propose to accent the same spaces with new siding.

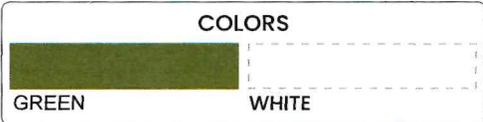
Siding and Exterior Features Policy
(p. 10 Residential Design Guidelines)

1. Whenever possible, reserve all significant historic architectural features of the exterior including siding, bays, balustrades, cornices, etc. Preserve all trim features, such as, friezes brackets, railings, surrounds, drip caps, etc.
2. Do not sandblast siding, trim, soffits and soft brick.
3. Do not high-pressure water blast siding, trim, soffits, and soft brick.
4. Where synthetic siding, trim, and/or soffits exist, it is recommended to remove it and repair the original historic siding under it, unless it is technical infeasible to do so.
5. Deteriorated siding materials original to the dwelling should be repaired or replaced with materials similar to those used in the original construction.
6. Substitute materials should be used only in instances where the original materials are not technically feasible.
7. No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building.
8. HPC does NOT ALLOW the following types of non-traditional siding materials:
 - a. Artificial stone
 - b. Artificial brick veneer
 - c. Asbestos or asphalt shingles
 - d. Aluminum
 - e. Vinyl – Dutch lap style
9. HPC DOES ALLOW cement fiberboard and vinyl siding, however, HPC recommends the use of cement fiberboard rather than vinyl siding whenever possible. Minimum vinyl thickness is 0.044”.



SCALE 3/8" = 1' (1:32)

DETAILS
QTY: One (1x)
 • Custom fabricate and install new fabric for existing awning structure.
 • Fabric Color: GREEN
 • Logo Color: WHITE

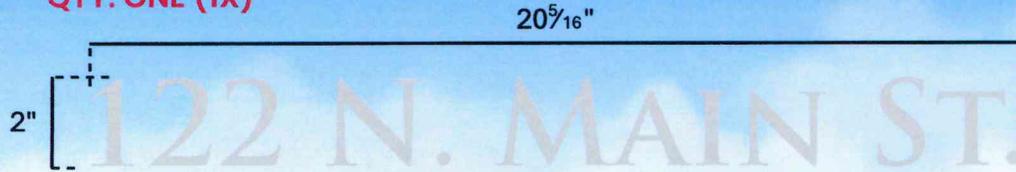


Mock up is not to scale, but is proportionate.

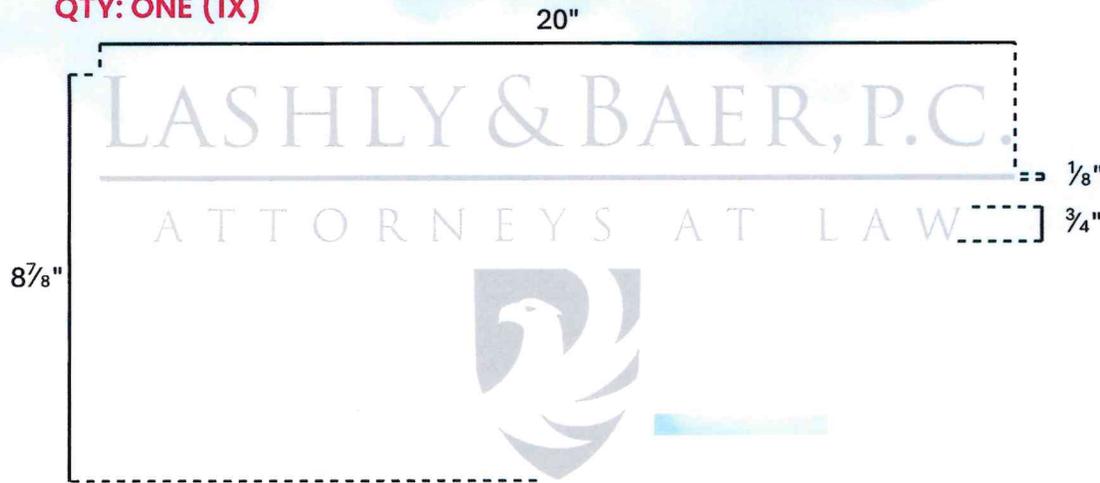
B - MAIN ENTRANCE VINYL GRAPHICS

**OPTION
MAINVIN2A-2**

QTY: ONE (1X)



QTY: ONE (1X)



NOTE: Graphics shown in gray for visibility. Final product will be white.
NOTE: Horizontal line made thicker to meet fabrication guidelines.

SCALE 3" = 1' (1:4)

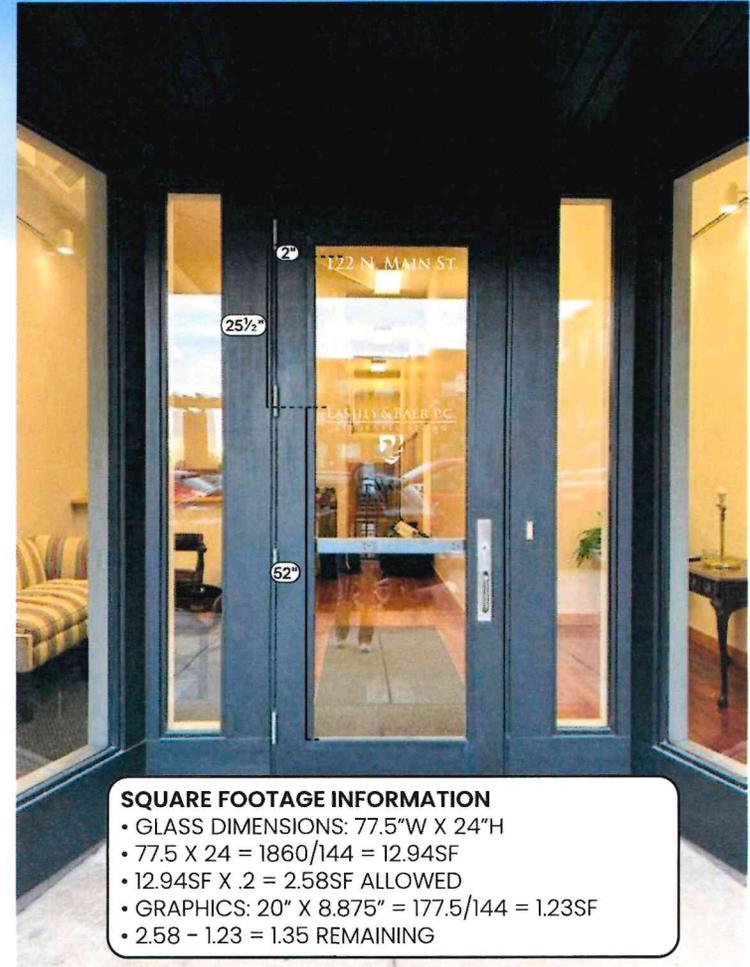
DETAILS

QTY: One (1x)

- Custom fabricate cut vinyl graphics
- Apply to 1st Surface of front entrance door
- VINYL: 3m High Performance Matte White

COLORS

WHITE (matte)



SQUARE FOOTAGE INFORMATION

- GLASS DIMENSIONS: 77.5"W X 24"H
- 77.5 X 24 = 1860/144 = 12.94SF
- 12.94SF X .2 = 2.58SF ALLOWED
- GRAPHICS: 20" X 8.875" = 177.5/144 = 1.23SF
- 2.58 - 1.23 = 1.35 REMAINING

Mock up is not to scale, but is proportionate.



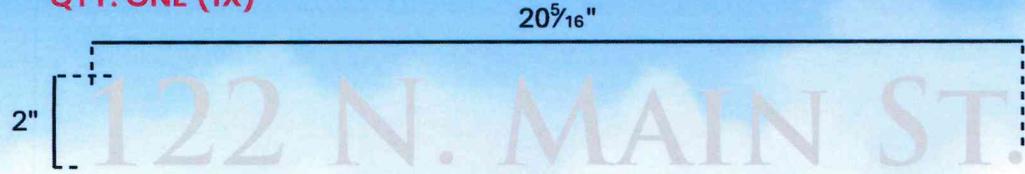
EBERHART
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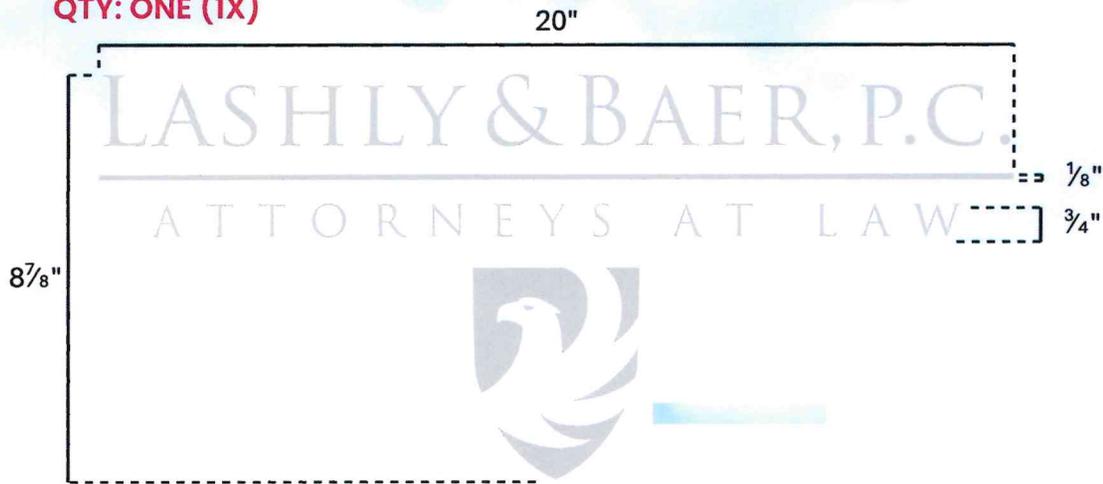
C - REAR ENTRANCE VINYL GRAPHICS

**OPTION
REARVIN2A-2**

QTY: ONE (1X)



QTY: ONE (1X)



NOTE: Graphics shown in gray for visibility. Final product will be white.
NOTE: Horizontal line made thicker to meet fabrication guidelines.

SCALE 3" = 1' (1:4)

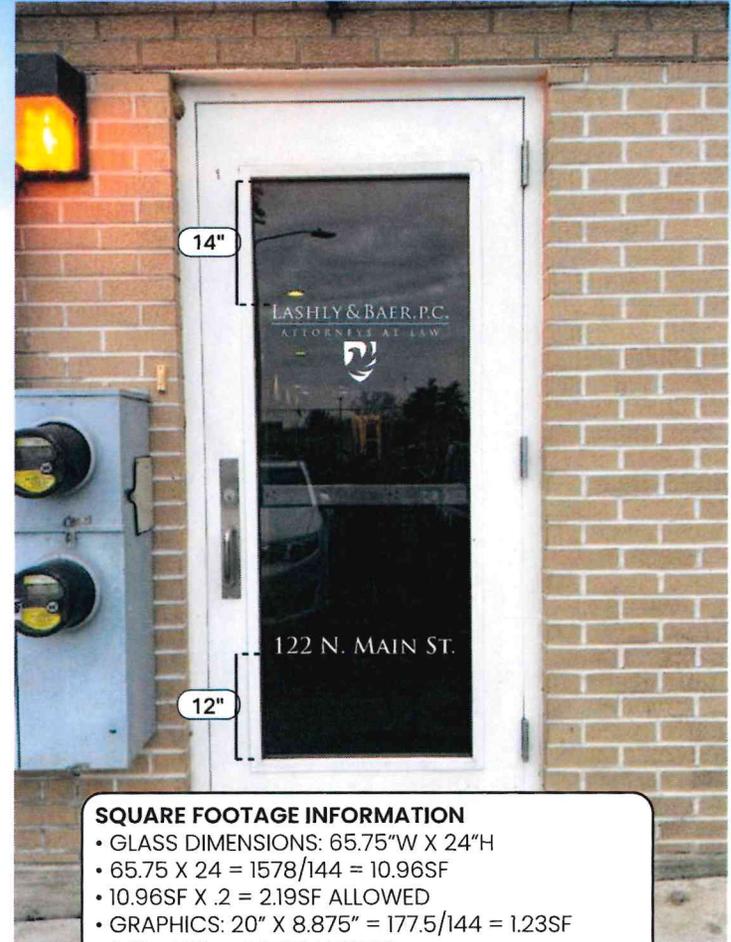
DETAILS

QTY: One (1x)

- Custom fabricate cut vinyl graphics
- Apply to 1st Surface of front entrance door
- VINYL: 3m High Performance Matte White

COLORS

WHITE (matte)



SQUARE FOOTAGE INFORMATION

- GLASS DIMENSIONS: 65.75"W X 24"H
- 65.75 X 24 = 1578/144 = 10.96SF
- 10.96SF X .2 = 2.19SF ALLOWED
- GRAPHICS: 20" X 8.875" = 177.5/144 = 1.23SF
- 2.19 - 1.23 = .96 REMAINING

Mock up is not to scale, but is proportionate.



EBERHART
SIGN & LIGHTING

104 1st Avenue, Edwardsville IL 62025 | 618.656.7256 | www.eberhartsigns.net



APPLICATION FOR SIGN INSTALLATION PERMIT

<input type="checkbox"/> Permit Issued	Sign Application No. _____
<input type="checkbox"/> Permit Denied	Date Submitted: _____
Reason: _____	Date Approved: _____
<hr/>	
FEE: \$10.00 (per Sign)	FEE: \$20.00 (per Electrical Permit, if Applicable)
Fee Paid: _____	Electrical Permit Required: _____
Date: _____	Electrical Permit Number: _____

Please provide a rendering of the proposed sign showing dimensions and area.

- 1) Location of Property:
Address: 122 N Main Street
Parcel I.D. Number: _____ Zoning: _____
- 2) Applicant's Name: Lashly & Baer, P.C. Phone: 314-621-2939
Email Address: kmbrostron@lashlybaer.com
Address: 122 N. Main Street
City: Edwardsville State: IL Zip Code: 62025
- 3) Name of Property Owner(s) if other than Applicant:
Email Address: [REDACTED]
Name: C.W. Byron Properties Phone: [REDACTED]
Address: 411 St. Louis Street
City: Edwardsville State: IL Zip Code: 62025
- 4) Sign Installer:
Name: Eberhart Sign & Lighting Phone: 618-656-7256
Email Address: kasey@eberhartsigns.net
Address: 104 1st Ave
City: Edwardsville State: IL Zip Code: 62025
- 5) Cost of sign: \$3,200.00
- 6) Road Frontage:
Width of building front tenant space (when applicable): 23' Ft. (Required)

Application Continues on Next Page

7) Proposed sign is:
 New Sign Addition to Existing Signage Replacement of Existing Sign

8) Expected Date of Installation: January 15, 2026 +/- _____

9) Proposed Type of New Sign (Check One):
 Freestanding Flush-Mounted (height of placement _____)
 Projecting Dynamic Display
 Window Other Recover existing awning structure

10) Size of Proposed New Sign
 Sign Height: 37.375" Sign Width: 84" Base Height (if applicable): _____
 Total Sign Area: 21.8

11) Size of Existing Signage
 A. Total Existing Signage (Square Feet): _____
 Does existing signage contain a freestanding sign? Yes* No
**If you marked yes, please answer question B.*

B. Size of Existing Freestanding Signage (If Applicable)
 Sign Height: _____ Sign Width: _____ Base Height: _____
 Total Height (Sign Height + Base Height): _____
 Total Sign Area: _____

12) Illumination of Sign: Non-Illuminated Flood Lights
 Back-Lighted Neon (Variance Required)

13) Hours of illumination: From _____ (a.m./p.m.) to _____ (a.m./p.m.)

14) Does sign include changeable copy? Yes No

15) Will any of the lighting on the sign be moving or blinking? Yes No

16) Will sign contain animated or dynamic display? Yes No
 Applicable area of animation or dynamic display _____ ft. x _____ ft.
Include specifications of display with application.

SITE PLAN AND RENDERING

A site plan and rendering must be attached below at a scale large enough for clarity showing the following information:

Location and dimensions of:

- Lot (indicate if corner lot)
- All Buildings
- Driveways and Off-Street Parking Spaces
- Easements
- Underground & Overhead Utilities
- Location of Proposed Wall Sign – If applicable
- Location of Proposed Freestanding Sign – If applicable (indicate distance to all property lines)

Note: The Zoning Administrator may require additional information as necessary for permit approval.

Application Continues on Next Page

I certify that all of the above statements and those contained in any papers or plans submitted herewith are true and accurate. I also understand that changes in plans or specifications shall not be made without written approval of this office. Failure to comply with these regulations shall constitute a violation of the sign regulations. Signs erected without a permit are illegal and will be prosecuted.

All signatures are required for the permit to be processed.

Applicant: [Redacted]
Signature: _____ Date 12-24-25
Printed Name Kara M. Brostron

Business Owner: [Redacted]
Signature: _____ Date _____
Printed Name Michael P. McGinley

Property Owner: [Redacted]
Signature: _____ Date 12-24-28
Printed Name Christopher W. Byron

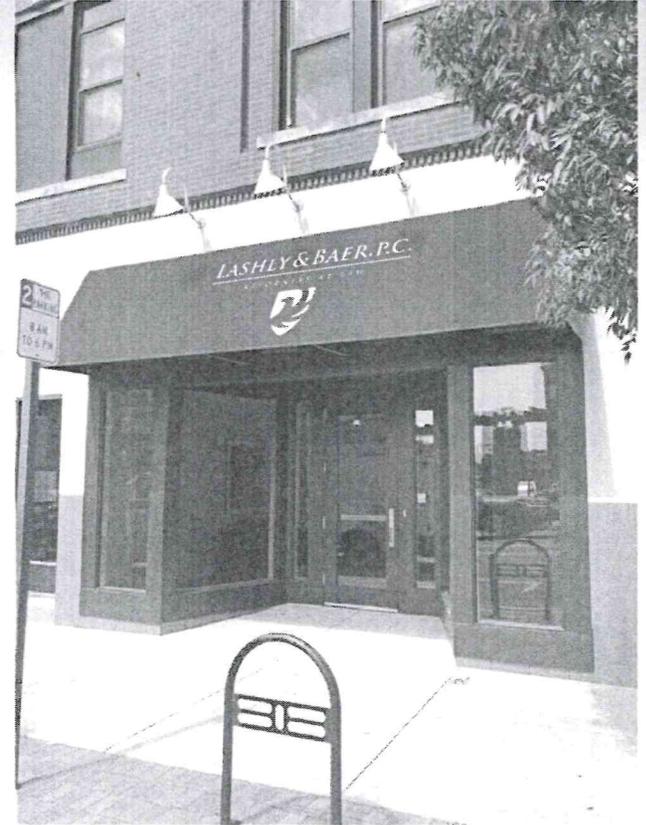
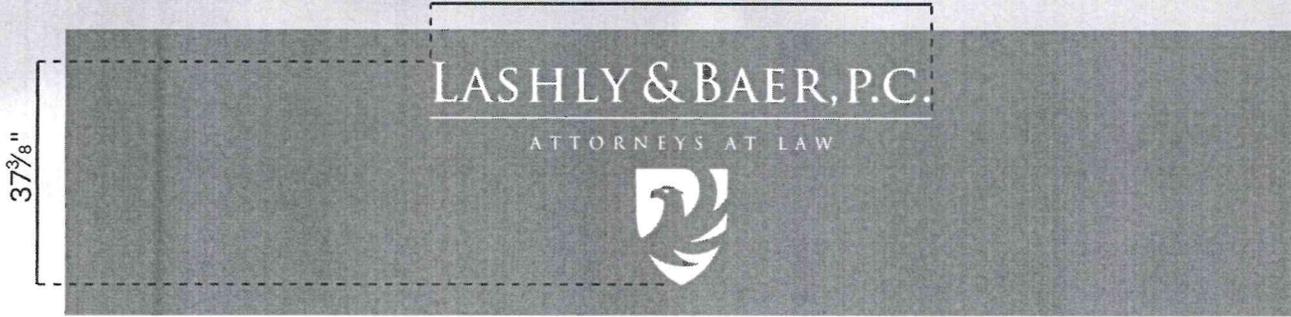
For Office Use Only

Zoning Administrator _____ Approval Disapproval Date: _____
Comments: Call (618)-692-7535 to request an inspection when the sign installation is complete.

Electrical Inspector (If applicable) _____ Approval Disapproval Date: _____
Comments:

Final Inspection Complete Date: _____

84"



SCALE 3/8" = 1' (1:32)

DETAILS

QTY: One (1x)

- Custom fabricate and install new fabric for existing awning structure.
- Fabric Color: GREEN
- Logo Color: WHITE

COLORS



Mock up is not to scale, but is proportionate.





APPLICATION FOR SIGN INSTALLATION PERMIT

<input type="checkbox"/> Permit Issued	Sign Application No. _____
<input type="checkbox"/> Permit Denied	Date Submitted: _____
Reason: _____	Date Approved: _____
FEE: \$10.00 (per Sign)	FEE: \$20.00 (per Electrical Permit, if Applicable)
Fee Paid: _____	Electrical Permit Required: _____
Date: _____	Electrical Permit Number: _____

Please provide a rendering of the proposed sign showing dimensions and area.

- 1) Location of Property:
Address: 122 N. Main Street, Edwardsville, IL 62025
Parcel I.D. Number: _____ Zoning: _____
- 2) Applicant's Name: Lashly & Baer, P.C. Phone: 314-621-2939
Email Address: kmbrostron@lashlybaer.com
Address: 122 N. Main Street
City: Edwardsville State: IL Zip Code: 62025
- 3) Name of Property Owner(s) if other than Applicant:
Email Address: [REDACTED]
Name: C.W. Byron Properties, LLC Phone: [REDACTED]
Address: 411 St. Louis Street
City: Edwardsville State: IL Zip Code: 62025
- 4) Sign Installer:
Name: Eberhart Sign & Lighting Phone: 618-656-7256
Email Address: kasey@eberhartsigns.net
Address: 3925 Blackburn Rd
City: Edwardsville State: IL Zip Code: 62025
- 5) Cost of sign: \$175.00
- 6) Road Frontage:
Width of building front tenant space (when applicable): 23' Ft. (Required)

Application Continues on Next Page

7) Proposed sign is: New Sign Addition to Existing Signage Replacement of Existing Sign

8) Expected Date of Installation: January 15, 2026 +/-

9) Proposed Type of New Sign (Check One):
 Freestanding Flush-Mounted (height of placement _____)
 Projecting Dynamic Display
 Window Other _____

10) Size of Proposed New Sign
Sign Height: 8.875" Sign Width: 20" Base Height (if applicable): _____
Total Sign Area: 1.23

11) Size of Existing Signage
A. Total Existing Signage (Square Feet): _____
Does existing signage contain a freestanding sign? Yes* No
**If you marked yes, please answer question B.*
B. Size of Existing Freestanding Signage (If Applicable)
Sign Height: _____ Sign Width: _____ Base Height: _____
Total Height (Sign Height + Base Height): _____
Total Sign Area: _____

12) Illumination of Sign: Non-Illuminated Flood Lights
 Back-Lighted Neon (Variance Required)

13) Hours of illumination: From _____ (a.m./p.m.) to _____ (a.m./p.m.)

14) Does sign include changeable copy? Yes No

15) Will any of the lighting on the sign be moving or blinking? Yes No

16) Will sign contain animated or dynamic display? Yes No
Applicable area of animation or dynamic display _____ ft. x _____ ft.
Include specifications of display with application.

SITE PLAN AND RENDERING

A site plan and rendering must be attached below at a scale large enough for clarity showing the following information:

Location and dimensions of:

- Lot (indicate if corner lot)
- All Buildings
- Driveways and Off-Street Parking Spaces
- Easements
- Underground & Overhead Utilities
- Location of Proposed Wall Sign – If applicable
- Location of Proposed Freestanding Sign – If applicable (indicate distance to all property lines)

Note: The Zoning Administrator may require additional information as necessary for permit approval.

Application Continues on Next Page

I certify that all of the above statements and those contained in any papers or plans submitted herewith are true and accurate. I also understand that changes in plans or specifications shall not be made without written approval of this office. Failure to comply with these regulations shall constitute a violation of the sign regulations. Signs erected without a permit are illegal and will be prosecuted.

All signatures are required for the permit to be processed.

Applicant: [Redacted]
Signature: [Redacted] Date 12/24/25
Printed Name Kara M. Brostron

Business Owner: [Redacted]
Signature: [Redacted] Date _____
Printed Name Michael P. McGinley

Property Owner: [Redacted]
Signature: [Redacted] Date 12-24-25
Printed Name Christopher W. Byron

For Office Use Only

Zoning Administrator _____ Approval Disapproval Date: _____
Comments: Call (618)-692-7535 to request an inspection when the sign installation is complete.

Electrical Inspector (If applicable) _____ Approval Disapproval Date: _____
Comments:

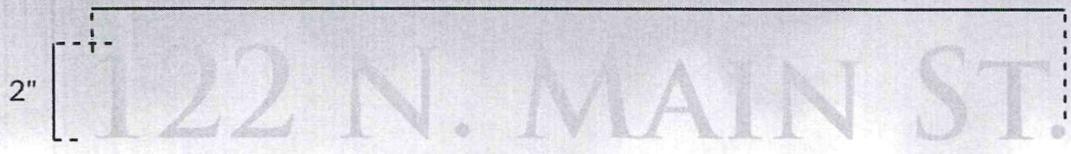
Final Inspection Complete Date: _____

B - MAIN ENTRANCE VINYL GRAPHICS

**OPTION
MAINVIN2A-2**

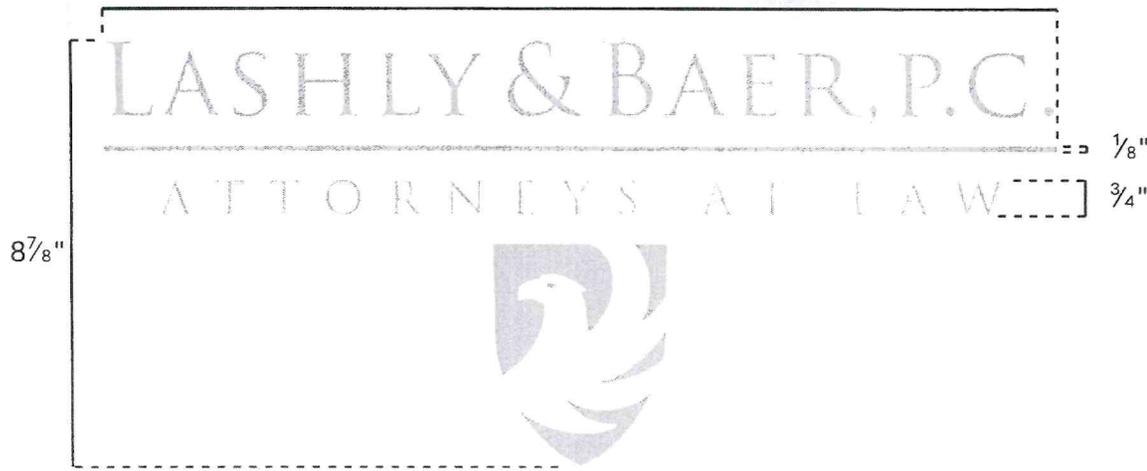
QTY: ONE (1X)

20⁵/₁₆"



QTY: ONE (1X)

20"



NOTE: Graphics shown in gray for visibility. Final product will be white.
NOTE: Horizontal line made thicker to meet fabrication guidelines.

SCALE 3" = 1' (1:4)

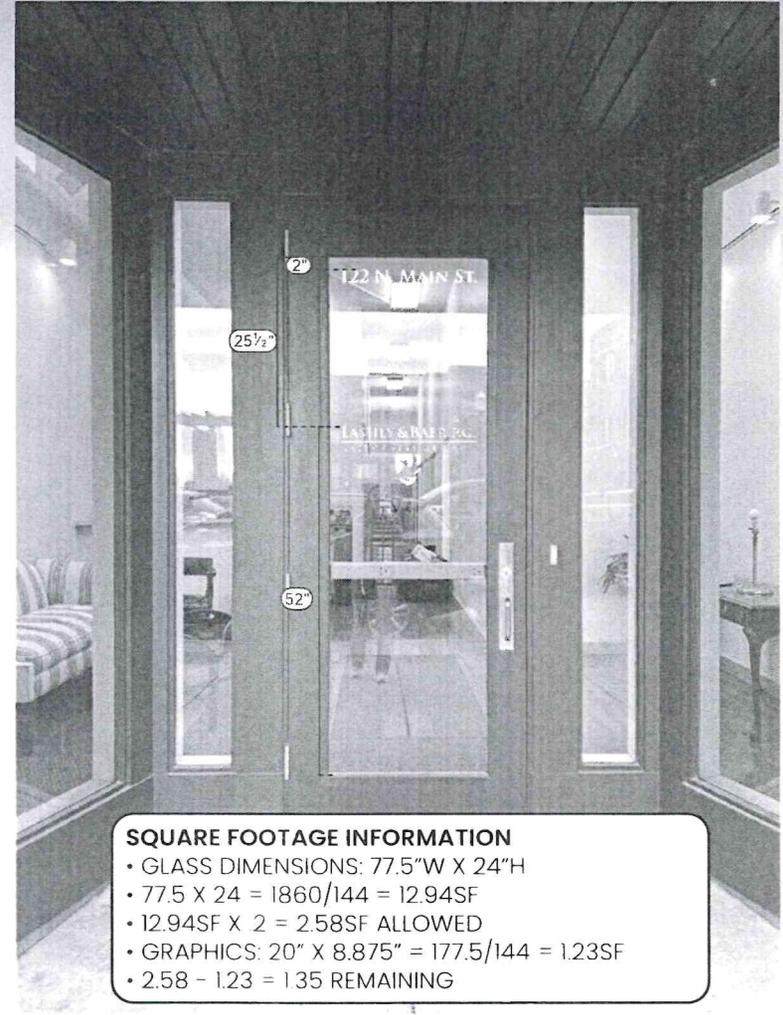
DETAILS

QTY: One (1x)

- Custom fabricate cut vinyl graphics
- Apply to 1st Surface of front entrance door
- VINYL: 3m High Performance Matte White

COLORS

WHITE (matte)



SQUARE FOOTAGE INFORMATION

- GLASS DIMENSIONS: 77.5"W X 24"H
- 77.5 X 24 = 1860/144 = 12.94SF
- 12.94SF X 2 = 2.58SF ALLOWED
- GRAPHICS: 20" X 8.875" = 177.5/144 = 1.23SF
- 2.58 - 1.23 = 1.35 REMAINING

Mock up is not to scale, but is proportionate.



EBERHART
SIGNS & GRAPHICS

104 1st Avenue, Edwardsville IL 62025 | 618.656.7256 | www.eberhartsigns.net



APPLICATION FOR SIGN INSTALLATION PERMIT

<input type="checkbox"/> Permit Issued	Sign Application No. _____
<input type="checkbox"/> Permit Denied	Date Submitted: _____
Reason: _____	Date Approved: _____
FEE: \$10.00 (per Sign)	FEE: \$20.00 (per Electrical Permit, if Applicable)
Fee Paid: _____	Electrical Permit Required: _____
Date: _____	Electrical Permit Number: _____

Please provide a rendering of the proposed sign showing dimensions and area.

- 1) Location of Property:
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Parcel I.D. Number: _____ Zoning: _____
- 2) Applicant's Name: Lashly & Baer, P.C. Phone: 314-621-2939
Email Address: kmbrostron@lashlybaer.com
Address: 122 N. Main Street
City: Edwardsville State: IL Zip Code: 62025
- 3) Name of Property Owner(s) if other than Applicant:
Email Address: [REDACTED]
Name: C.W. Byron Properties, LLC Phone: [REDACTED]
Address: 411 St. Louis Street
City: Edwardsville State: IL Zip Code: 62025
- 4) Sign Installer:
Name: Eberhart Sign & Lighting Phone: 618-656-7256
Email Address: kasey@eberhartsigns.net
Address: 3925 Blackburn Rd
City: Edwardsville State: IL Zip Code: 62025
- 5) Cost of sign: 175.00
- 6) Road Frontage:
Width of building front tenant space (when applicable): 23' _____ Ft. (Required)

Application Continues on Next Page

7) Proposed sign is: New Sign Addition to Existing Signage Replacement of Existing Sign

8) Expected Date of Installation: January 15, 2026 +/-

9) Proposed Type of New Sign (Check One):
 Freestanding Flush-Mounted (height of placement _____)
 Projecting Dynamic Display
 Window Other _____

10) Size of Proposed New Sign
Sign Height: 8.875" Sign Width: 20" Base Height (if applicable): _____
Total Sign Area: 1.23

11) Size of Existing Signage
A. Total Existing Signage (Square Feet): _____
Does existing signage contain a freestanding sign? Yes* No
**If you marked yes, please answer question B.*
B. Size of Existing Freestanding Signage (If Applicable)
Sign Height: _____ Sign Width: _____ Base Height: _____
Total Height (Sign Height + Base Height): _____
Total Sign Area: _____

12) Illumination of Sign: Non-Illuminated Flood Lights
 Back-Lighted Neon (Variance Required)

13) Hours of illumination: From _____ (a.m./p.m.) to _____ (a.m./p.m.)

14) Does sign include changeable copy? Yes No

15) Will any of the lighting on the sign be moving or blinking? Yes No

16) Will sign contain animated or dynamic display? Yes No
Applicable area of animation or dynamic display _____ ft. x _____ ft.
Include specifications of display with application.

SITE PLAN AND RENDERING

A site plan and rendering must be attached below at a scale large enough for clarity showing the following information:

Location and dimensions of:

- Lot (indicate if corner lot)
- All Buildings
- Driveways and Off-Street Parking Spaces
- Easements
- Underground & Overhead Utilities
- Location of Proposed Wall Sign – If applicable
- Location of Proposed Freestanding Sign – If applicable (indicate distance to all property lines)

Note: The Zoning Administrator may require additional information as necessary for permit approval.

Application Continues on Next Page

I certify that all of the above statements and those contained in any papers or plans submitted herewith are true and accurate. I also understand that changes in plans or specifications shall not be made without written approval of this office. Failure to comply with these regulations shall constitute a violation of the sign regulations. Signs erected without a permit are illegal and will be prosecuted.

All signatures are required for the permit to be processed.

Applicant: [Redacted]
Signature: _____ Date 12-24-25
Printed Name Kara M. Brostron

Business Owner: [Redacted]
Signature: _____ Date _____
Printed Name Michael P. McGinley

Property Owner: [Redacted]
Signature: _____ Date 12-24-25
Printed Name Christopher W. Byron

For Office Use Only

Zoning Administrator _____ Approval Disapproval Date: _____
Comments: Call (618)-692-7535 to request an inspection when the sign installation is complete.

Electrical Inspector (If applicable) _____ Approval Disapproval Date: _____
Comments:

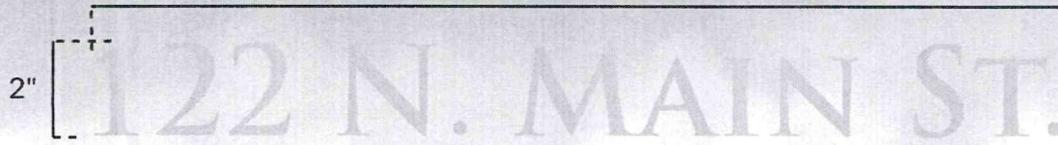
Final Inspection Complete Date: _____

C - REAR ENTRANCE VINYL GRAPHICS

OPTION
REARVIN2A-2

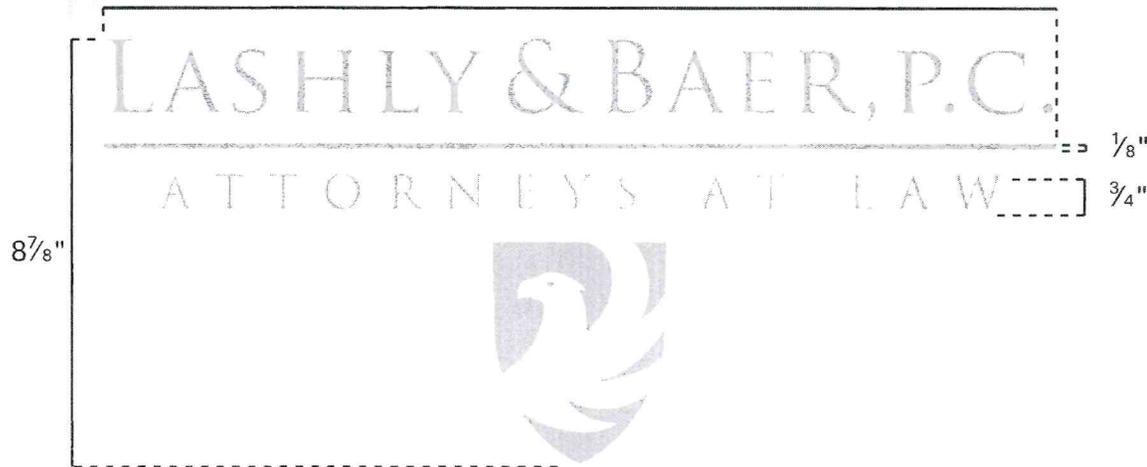
QTY: ONE (1X)

20⁵/₁₆"



QTY: ONE (1X)

20"



NOTE: Graphics shown in gray for visibility. Final product will be white.
NOTE: Horizontal line made thicker to meet fabrication guidelines.

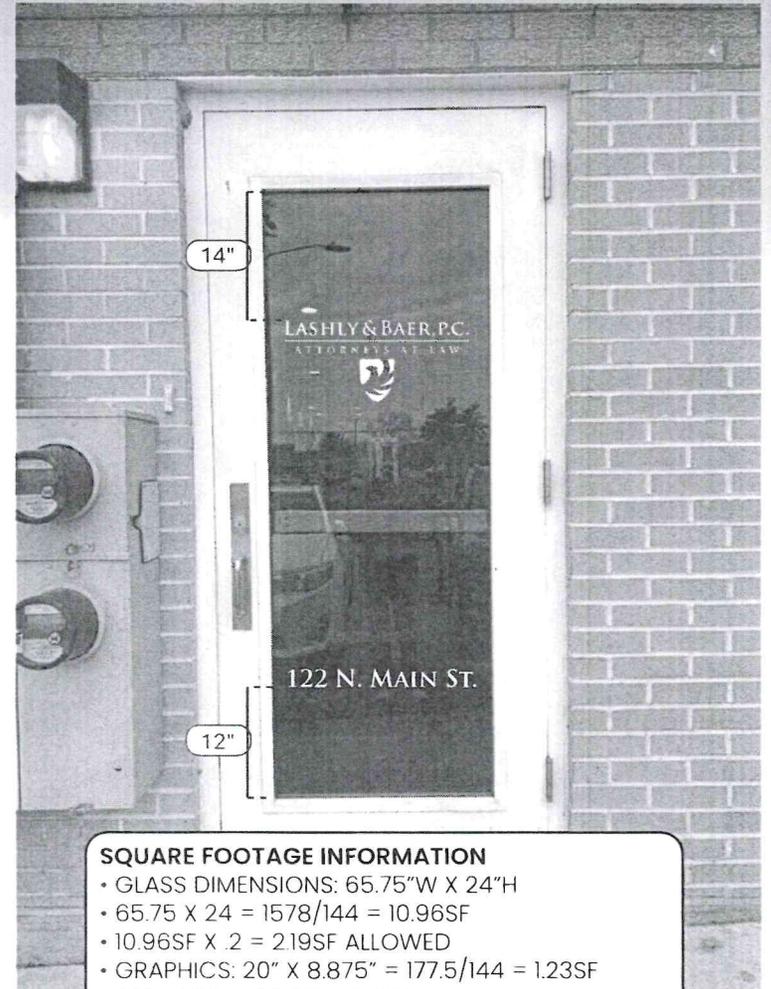
SCALE 3" = 1' (1:4)

DETAILS

- QTY: One (1x)
- Custom fabricate cut vinyl graphics
 - Apply to 1st Surface of front entrance door
 - VINYL: 3m High Performance Matte White

COLORS

WHITE (matte)



SQUARE FOOTAGE INFORMATION

- GLASS DIMENSIONS: 65.75"W X 24"H
- 65.75 X 24 = 1578/144 = 10.96SF
- 10.96SF X .2 = 2.19SF ALLOWED
- GRAPHICS: 20" X 8.875" = 177.5/144 = 1.23SF
- 2.19 - 1.23 = .96 REMAINING

Mock up is not to scale, but is proportionate.





Historic Preservation Commission Certificate of Appropriateness (COA) Approval Form

All work on properties designated as historic landmarks or that are located within a Historic District requires an approved Certificate of Appropriateness (COA). All COAs require review and approval by the Historic Preservation Commission (HPC). More information on the approval process, meeting dates, submittal deadlines, and the Design Guidelines may be found at: www.cityofedwardsville.com/HPC.

Applications may be submitted electronically (send to: hpc@cityofedwardsville.com) or in-person at the Department of Public Works, 200 E. Park Street, Edwardsville IL, during hours of operation.

The Historic Preservation Commission meets the second Wednesday of each month at 7:00 p.m. in City Hall (118 Hillsboro Ave). ALL APPLICANTS AND/OR CONTRACTORS **MUST** attend the Historic Preservation Meeting and present their project. Be prepared to describe the full project scope in detail.

For all projects, complete the information below. Supplemental information described below is required to be submitted with your application. If your project involves windows, doors, or siding, use the appropriate worksheet to provide additional details. Incomplete applications and lack of attendance at the meeting may result in your application being denied or held until the required information is provided.

- Site Plan** – required for additions, new construction, fences, patios, accessory structures, decks, retaining walls, porches, freestanding signs, etc.
- Detailed Drawing (including measurements and dimensions)** - required for signs, decks, porches (e.g. stairs, railings), and retaining walls. Drawings will be required to show both architectural elevations, as well as site design or layout. Photos of comparable projects are welcome, but are not a substitute for drawings.
- Elevation Drawings** – required for room additions, new construction (primary and accessory structure), chimneys, decks, stairs, porches, downspouts, retaining wall, signs
- Manufacturer Specifications/Cut Sheets** – required for windows, doors, screen/storm windows, screen/storm doors, solar panels, siding or other exterior finishes, exterior, garage doors, trim. Specifications must include details of materials, dimensions, and other physical properties. A price quote is not a substitution for specifications.
- Clear Photographs of the building and/or site** – required for all projects

Authorization Signature:

Approved Denied Date:

1. Property Information

Address of property: 1025 Saint Louis St. Date of Application: 2/2/2026

Is the property an Edwardsville Local Historic Landmark? Yes _____ No

Is the property located within a Historic District? Yes No _____

If Yes, Leclaire _____ St. Louis Street Downtown _____

2. Ownership Information

Owner's Name: Joshua Young Owner's Phone: [REDACTED]

Owner's Address: 1025 Saint Louis St. City: Edwardsville State: IL Zip: 62025

Owner's Email Address: [REDACTED]

3. Applicant Information (if different from Owner)

Applicant's Name: _____ Applicant's Phone _____

Applicant's Address: _____ City: _____ State: _____ Zip: _____

Applicant's Email Address: _____

4. Architect's Name (if applicable)

Architect's Name: _____ Architect's Phone _____

Architect's Address: _____ City: _____ State: _____ Zip: _____

Architect's Email Address: _____

5. Contractor's Name

Contractor's Name: _____ Contractor's Phone _____

Contractor's Address: _____ City: _____ State: _____ Zip: _____

Contractor's Email Address: _____

6. Project Information

Provide a detailed written description of your project. (attach additional sheets and supplemental information as needed) Existing vinyl clad double-hung window, installed new during HPC-approved 2008 addition for prior home owner, is to be replaced with like-kind window of a smaller size. The window will be retrimmed to match existing trim and matching wood siding will be installed and repainted to match. The work only effects the rear of the home and will not have any visual impact to the front of the residence.

Option 1:

The existing window is an Anderson 400-series tilt wash double hung. The current window product number is TW 2856. The new window will be TW 2056. The same window height and elevation will be maintained and a more narrow window will be installed.

Option 2:

Alternatively, the same window will be reused and relocated 26" to the east. The same window elevation will be maintained.

Standards of Review (Sec. 54-5). In considering your application, the Commission shall consider the following general standards, in addition to specific Design Guidelines.

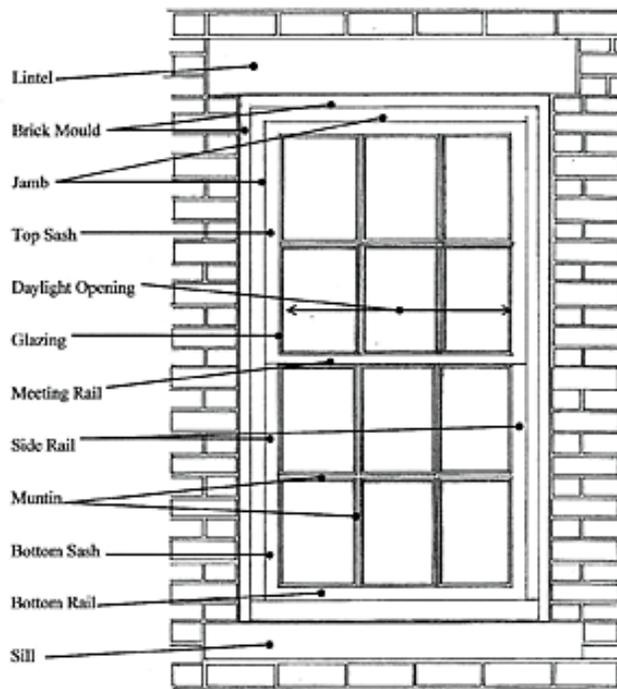
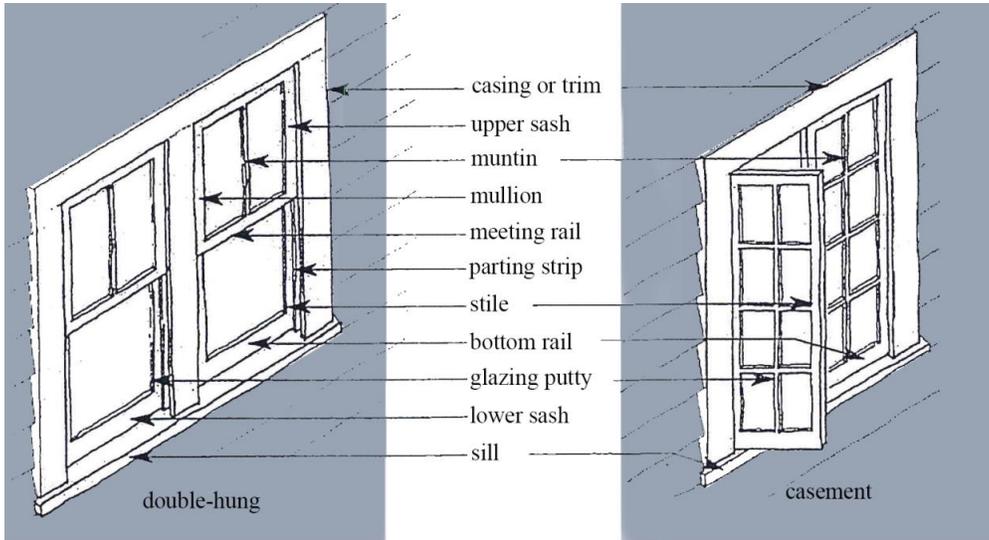
1. Height – Height shall be visually compatible with properties, structure, sites, public ways, objects, and places to which it is visibly related.
2. Proportion to front façade – The relationship of the width to height of the front elevation shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
3. Proportion of openings – The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
4. Rhythm of solids to voids in front facades – The relationship of solids to voids in the front façade of a structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
5. Rhythm of spacing and structures on streets – The relationship of a structure or objects to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
6. Rhythm of entrance porches, storefront recesses and other projections – The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
7. Relationship of materials and texture – The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials used in the structures to which it is visually related.
8. Roof Shapes – The roof shape of a structure shall be visually compatible with the structures to which it is visually related.
9. Walls of Continuity – Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
10. Scale of a Structure – The size and mass of structures in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies, shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
11. Directional expression of a front elevation – A structure shall be visibly compatible with the properties, structures, site, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
12. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The alteration of any historic material or distinctive architectural features should be avoided when possible.
13. Preservation of natural resources – Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.
14. Compatibility – In considering new construction, the commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

Window and Door Worksheet



Did you know: Windows are responsible for only minor energy loss. Only 10-12% of the total air infiltration is through windows the cold air is actually transferred through the roof, walls, and the sill. Instead of replacing historic windows, properly repaired windows can be just as energy efficient, while saving money and preserving historic detail.

Use the diagrams below to aid in your description of your existing and proposed windows. Provide as many details as possible.



WINDOW EXTERIOR

Complete the following table describing **EXISTING WINDOWS and/or DOORS**. Please refer to diagram on pages 2 and 3.

Window I.D.*	Window Type (check more than one if appropriate)	Window Material (sash, sill, jamb, etc.)	Exterior Window Sill Depth	Number of panes (divided lights)	Divided Light Grid Description	Window Location	Glass color and/or coating	Exterior frame and dimension
EXAMPLE A.	<input type="checkbox"/> Casement <input checked="" type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	wood	4"	9 over 1	Top window divided in thirds	All windows on first floor	Clear	4" wide frame on all sides of window
A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	vinyl clad	6"	1 over 1	None	All windows in 2nd floor of newer addition	Low e, high perf.	6" top, 4" sides, 2" lower
B.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
C.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							

*Provide photos of windows with associated I.D.

Do any of your windows or doors have storm windows or storm doors? If so, please describe: No

Complete the following table describing **PROPOSED WINDOWS and/or DOORS**.

Window I.D.**	Window Type (check more than one if appropriate)	Window Material	Exterior Window Sill Depth	Number of Divided Lights	Divided Light Grid Description	Window Location	Glass color and/or coating	Exterior trim and dimension
EXAMPLE A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	Andersen Fiberx (white)	4"	9 over 1	Top window divided in thirds, grids on exterior of window	All windows on first floor	Low-e	4" trim on all sides
A.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input checked="" type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider	vinyl clad	6"	1 over 1	None	1 second level window	low-e, same series	same trim will be reused
B.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							
C.	<input type="checkbox"/> Casement <input type="checkbox"/> Divided Light <input type="checkbox"/> Double Hung <input type="checkbox"/> Fixed <input type="checkbox"/> Single Hung <input type="checkbox"/> Slider							

** Provide technical specifications for all proposed windows (a sales brochure or price quote will not suffice)

Siding Worksheet

Complete the following table describing EXISTING and PROPOSED SIDING.

1. What material is your current siding made of? wood (clear cedar)

2. Is this the original siding materials? Yes No Unsure

If no, describe the original siding material and remove a small section to uncover the condition of the original siding material. Photos of the original siding materials must be provided.

3. If your siding is wood, do you intend to scrape and re-paint? Yes No N/A

4. What material will your new siding be made of? clear cedar to match 2008 install

a. If you intend to install vinyl siding, please list thickness: _____

b. What type of lap will your new siding have? _____

5. What is the exposure* of the existing siding? 2.5"

6. What is the exposure of the proposed siding? 2.5"

*The exposure of the siding shown in the image is 6".

7. Will the proposed siding have any texture?)? Yes No

If yes, please describe (e.g. wood grain texture).

clear cedar with vertical grain

8. Describe existing trim used around windows, doors, and corners (include material and dimensions).

Existing trim will be reinstalled (6" top, 4" sides and 2" lower)

9. Describe proposed trim to be used around windows, doors, and corners (include material and dimensions).

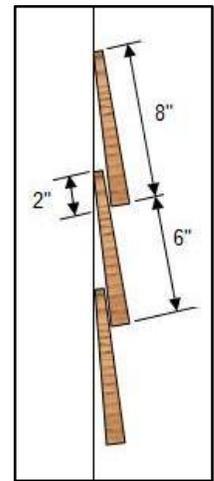
Existing trim will be reinstalled.

10. Are there any portions of the house that have an accent siding material (e.g. fish scales on an eave on the front of the house)? Yes No

If yes, please describe and provide photos.

Not appliccable

If yes, describe how you propose to accent the same spaces with new siding.



Siding and Exterior Features Policy
(p. 10 Residential Design Guidelines)

1. Whenever possible, reserve all significant historic architectural features of the exterior including siding, bays, balustrades, cornices, etc. Preserve all trim features, such as, friezes brackets, railings, surrounds, drip caps, etc.
2. Do not sandblast siding, trim, soffits and soft brick.
3. Do not high-pressure water blast siding, trim, soffits, and soft brick.
4. Where synthetic siding, trim, and/or soffits exist, it is recommended to remove it and repair the original historic siding under it, unless it is technical infeasible to do so.
5. Deteriorated siding materials original to the dwelling should be repaired or replaced with materials similar to those used in the original construction.
6. Substitute materials should be used only in instances where the original materials are not technically feasible.
7. No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building.
8. HPC does NOT ALLOW the following types of non-traditional siding materials:
 - a. Artificial stone
 - b. Artificial brick veneer
 - c. Asbestos or asphalt shingles
 - d. Aluminum
 - e. Vinyl – Dutch lap style
9. HPC DOES ALLOW cement fiberboard and vinyl siding, however, HPC recommends the use of cement fiberboard rather than vinyl siding whenever possible. Minimum vinyl thickness is 0.044”.



APPLICATION FOR SIDING PERMIT

Permit #: _____

A siding permit shall be required for the installation of new siding (please indicate existing and proposed material below) over existing material and for installations where the existing material has been removed. All such residential siding installations shall comply with 2021 IRC Chapter 7. All such commercial siding installations shall comply with 2021 IBC Chapter 14. All siding installations shall also follow manufacturers' instructions and recommendations. Applicant shall call 618-692-7535 to schedule inspections of the work. **Required inspections shall include, at a minimum, inspection of the water resistive barrier (House Wrap), and a Final inspection once all work is complete.**

Type of Occupancy/Use: Residential Commercial
Type of Building: Principal Accessory (garage, etc.)

Building Address: 1025 Saint Louis St.

Parcel I.D.: 14-2-15-10-12-204-001.001

Existing siding material: wood - To be: Removed Encapsulated

New siding material:
 Wood Fiber cement Shakes/Shingles Vinyl Hardboard

Proposed Material Thickness: 1/2"

Water-resistive membrane material: house wrap (or asphalt paper) to match existing. *Note: only one small section of siding is to be removed during moving a window. An area of 3'x5' will require membrane replacement.

Estimated Cost: \$ 1000
Property Owner's Name: Joshua Young **Address:** Joshua Young

Property Owner's Signature: _____ **Phone #:** _____

Contractor's Name: _____ **Address:** _____

Contractor's E-mail: _____

Applicant Name: Joshua Young

Applicant Signature: _____ **Phone #:** _____

I hereby affirm the above statements are true and correct and comply with the provisions of the ordinances of the City of Edwardsville and adopted codes. I understand that I may need additional approval for the proposed improvements from the homeowner's association if applicable. I hereby certify that the proposed work is authorized by the owner of record and approval has been given by the owner for submission of such application.

This building is a designated landmark or structure within a historic district ** Yes No

** If yes, Certificate of Appropriateness Form to be submitted.

COA approval verified by: _____ **Date:** _____

Permit Approved By: _____ **Date:** _____

(City Engineer or Chief Building Official)



RESIDENTIAL BUILDING PERMIT APPLICATION PACKET

Please read the attached material.

The following documents from this packet must be completed and returned for a residential building permit application to be accepted:

- Application for Plan Examination and Building Permit
- Page 4 from the Single Family Residential Building Permit Policy for New Construction, Additions, and Remodels
- Site, Drainage, & Erosion Control Plan
- Full site plan of entire property
- Specification Sheet
- Cross Connection Survey
- Truss Drawing Package
- Completed Energy Conservation Code Specification Sheet (and associated reports based on selected method)
- Manual J, S, and D (if applicable)
- Four (4) Sets of Plans (1/4" scale)



PLAN REVIEW COMMENT FORM

City Issued Project #:

Please complete all required fields to help us respond to your Permit Application efficiently.

PROJECT NAME:	Young window replacement
PROJECT ADDRESS:	1025 Saint Louis St
PARCEL ID:	14-2-15-10-12-204-001.001
DATE OF SUBMITTAL:	February 2, 2026
REVIEW TYPE:	<input type="checkbox"/> Initial Review <input type="checkbox"/> Re-submittal Review (Version: _____) <input type="checkbox"/> Final Review <input type="checkbox"/> Other: _____
DESCRIPTION OF PROJECT – Please briefly describe the scope of the project:	
Existing bathroom window will be replaced with a smaller size. Window will be properly framed and installed, building envelope will be insulated and sealed, existing siding will be matched, installed and painted.	

Type of Plan Being Submitted (check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Site Development Plan | <input type="checkbox"/> Subdivision Plan |
| <input checked="" type="checkbox"/> Building Permit Plan | <input type="checkbox"/> Stormwater / Drainage Plan |
| <input type="checkbox"/> Zoning Review | <input type="checkbox"/> Fire Department Review |
| <input type="checkbox"/> Other (please specify): _____ | |

OWNER INFORMATION

NAME	Joshua Young
ADDRESS	1025 Saint Louis St.
CITY, STATE, ZIP	Edwardsville, IL 62025
EMAIL ADDRESS	<input type="checkbox"/> Preferred Method of Contact
PHONE NUMBER	<input checked="" type="checkbox"/> Preferred Method of Contact

GENERAL CONTRACTOR / PROJECT MANAGER (IF APPLICABLE)

NAME	
ADDRESS	
CITY, STATE, ZIP	
EMAIL ADDRESS	<input type="checkbox"/> Preferred Method of Contact
PHONE NUMBER	<input type="checkbox"/> Preferred Method of Contact



PLAN REVIEW COMMENT FORM

City Issued Project #:

Plan Review Comments for Review and Resubmittal should be sent to:

NAME	COMPANY	EMAIL ADDRESS
Joshua Young		

QUESTIONS OR ADDITIONAL COMMENTS:

--

Applicant Acknowledgment

I, the undersigned, acknowledge that Plan Review comments may require revisions to be addressed in subsequent submittals or prior to permit issuance/construction.

Owner/Applicant Signature	
General Contractor Signature	

NO WORK NOTICE

With the exception of Erosion Control and marking of property lines, building stakes, easements and utilities

ABSOLUTELY

No work may begin until a Permit is issued and has been paid.

No removal of vegetation.

No grading work.

No stock piling or bringing in dirt.

No digging or excavation for post holes, footing, or foundations.

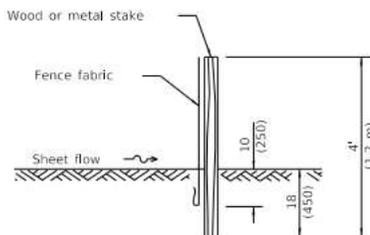
Pre Permit Site Inspection & Required Erosion Control

Following permit application submittal, the applicant must meet on site with the Building Inspector to go over Pre-Permit Erosion Control installation requirements, discuss easements, storm water drainage, site grading, rock driveways, retaining walls, and other site issues.

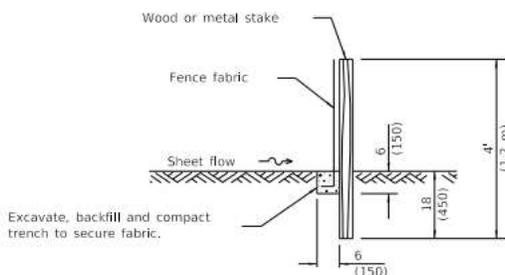
Pre-Permit Erosion Control must be installed and approved before the Permit will be issued. All remaining required Erosion Control and rock driveway must be installed immediately after the foundation is completed and as directed otherwise.

All Erosion Control must be maintained at all times until sod is installed and/or vegetation has grown back (not just seed and straw placed). Violations will result in immediate Stop Work Order and possible citation.

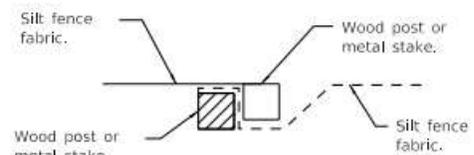
Proper Silt Fence Installation



SLICE METHOD

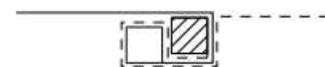


TRENCH METHOD



Place end-post (stake) of first silt fence adjacent to end-post (stake) of second silt fence with fabric positioned as shown.

STEP 1



Rotate posts (stakes) together 180° clockwise and drive both posts (stakes) 18 (450) into ground.

STEP 2

ATTACHING TWO SILT FILTER FENCES

(Not applicable for J-hooks)

SINGLE FAMILY RESIDENTIAL BUILDING PERMIT POLICY FOR NEW CONSTRUCTION, ADDITIONS, and REMODELS

Business Hours:

Our workday is 8:00 a.m. – 4:30 p.m. Monday through Friday, except City Holidays.

Permit Application, Fees and Plans:

Please include four (4) sets of plans (*1/4 "per foot scale" minimum*) with the building permit application submitted for approval. Two approved set of plans will be returned to you. One copy is for your file and the other must be maintained at the jobsite.

Inspections will not be made unless approved plans are available at the job site. Please note that all work will be held to the approved plans. If work does not coincide with the approved plans it could lead to a failed inspection.

Plan Review:

We endeavor to complete your plan review as quickly as possible. Typical review time for a single family residential permit is 7 to 14 working days. Plans are reviewed for compliance with the following codes:

- International Residential Code – 2021 Edition**
- International Fire Code – 2021 Edition**
- NFPA 101 Life Safety Code**
- Illinois State Plumbing Code (NOTE: Plumber must be Illinois State Licensed)**
- National Electrical Code – 2020 Edition**
- International Mechanical Code – 2021**
- International Property Maintenance Code – 2021 Edition**
- Illinois Energy Code / International Energy Conservation Code**
- Americans with Disabilities Act**
- Illinois Accessibility Code**
- City Land Development Code & Zoning Ordinance**

If during plan review, additional information is requested or the required information is incomplete, the review time is suspended until the requested information is submitted and logged in at the Department of Public Works.

Building Permit Required:

Please remember, no construction work may begin, including excavation, footing, or foundation, until a building permit is issued. Construction without a building permit is a violation and subject to a fine of not more than \$750.00 for each day the violation occurs.

An issued building permit becomes invalid if the work is not commenced within 90 days after issuance of the permit or if the work is abandoned for 180 days after the time of commencing work. Building permits expire one year from the date of issuance.

The building permit card *MUST* be posted, protected from the weather and visible from the street before an inspection will be made. Failure to post the permit card will result in a failed inspection, and a \$25.00 re-inspection fee will be assessed.

Site & Drainage and Erosion Control:

See enclosed requirements sheet.

Erosion Control Barrier:

City ordinances requires soil erosion control around the entire building site where water leaves the property. It is the responsibility of the owner/contractor to install and maintain the erosion control at all times until new vegetation has been re-established.

Rocked Driveways:

Each building construction site shall have its driveway (as delineated on the building permit site plan) rocked to a minimum depth of six inches. All deliveries of building materials of all kinds shall be made using this rock driveway, without exception. All mud, dirt, rock and other debris on the streets must be cleaned up by the end of each workday.

Dumpster and Sanitary Facilities Required:

Each building construction site shall have an on-site dumpster to contain all construction debris generated by the construction activity on said site, and all debris from each building site shall be placed in the dumpster by the end of each workday. Each building site shall provide a toilet and hand-washing facility to use by the construction workers. Failure to maintain these items throughout the construction project may subject the permit holder to failing a building or site work inspection. Burning or burying trash on the site is strictly prohibited.

Inspection Scheduling:

With the exception of plumbing inspections, same day inspections, subject to availability, may be requested by calling us at 618-692-7535 before 9:30 a.m. Monday through Friday. *Plumbing Inspections* may be arranged by calling the above number before 2:00 p.m. Monday through Friday. Plumbing inspections are currently performed in the evenings. (NOTE: An Illinois licensed plumber is required for plumbing work if plumbing is not done by the **owner who will reside in the home for at least 6 months after completion of work.** (Ref. - 225 ILCS 320/3(2))

Inspection Fees:

The building permit fee includes an initial inspection and one re-inspection of all required inspections during the construction phase. Additional re-inspections beyond the first may be charged to the permittee at the rate of \$25.00 per inspection. A paid receipt

must be presented at the Dept. of Public Works before further re-inspections or additional inspections will be scheduled or performed.

Occupancy Permit Required:

A Certificate of Occupancy indicating completion of work shall be obtained prior to any occupancy of a structure. Effective May 1, 2000, it is necessary to provide evidence of an Occupancy Permit in order to change the water service for new construction over from the builder's name to a new occupancy. Occupancy Permits are issued upon satisfactory completion of all City required inspections.

We thank you for taking the time to read all of the attached information. We hope it helps your building project progress smoothly. Please read and sign below. This sheet is to be returned along with your building permit packet submittal.

*I have read the building permit policies for the City of Edwardsville. I have received a copy of the **Residential Building Code Highlights**, and I understand that I am responsible for full compliance with all of the codes, policies, and inspection requirements. I agree to provide copies of the information to all sub-contractors and material suppliers and to make sure that they are aware of these codes, policies and inspections.*

I understand that I am subject to an immediate “Stop Work Order” and Municipal Citation if my sub-contractors or I do not comply with these codes, policies and inspections.

The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the performance of construction including home owner association board approval.

Date: 2/2/2026

[Redacted Signature]

Permitee Signature

Joshua Young

Permitee Name (Printed)

Construction Information:

1025 Saint Louis St.

Street Address

Project 9-1-1 Address

Edwardsville, IL 62025

City, State, Zip Code

Lot & Subdivision

[Redacted] Daytime/Cell Phone # (Where we can reach you)

[Redacted] Email Address (Please print clearly)

Site, Drainage, & Erosion Control Plan

*** Please include the following and initial each item verifying its inclusion ***

1. Dimensions of proposed building / construction, existing buildings and entire lot, (to scale).
- ___ 2. Setbacks from edge of building, cantilever walls, bay windows and fireplaces to all lot lines.
- ___ 3. Show all easements, underground utilities and equipment, man holes, fire hydrants, storm water facilities, and structures. NOTE: THE CHANGING OF GRADE, FILLING IN, STOCK PILE IN ANY EASEMENTS IS STRICTLY PROHIBITED.
4. Identify street names.
5. Show basement opening locations and elevation of openings (including below grade window wells) – Concrete sill of opening or the top of the window wells shall be a minimum of 4 inches above the finished grade of yard. The yard shall slope away from the foundation at least 6 inches in 10 feet. Basement openings should not be installed on a building wall next to a side yard drainage easement. All basement openings must be above the overflow path of a downstream culvert.
- ___ 6. Show driveway location (minimum of 5 feet from side property lines).
- ___ 7. Show elevation of garage finished floor (min. 1 foot, max 3 feet above back of curb). The standard residential elevation is 2 feet above the back of curb.
8. Show location of exterior A/C unit (should not be placed next to a drainage way).
- ___ 9. Show location of any proposed or potential retaining walls.
- ___ 10. Show the “lowest floor level elevation” or the “lowest entry elevation level” as may be required by recorded subdivision plat or flood zone maps.
- ___ 11. **Drainage** – show the direction of flow of stormwater at the sides and the rear lot lines. NOTE: Filling in established drainage ways, easement, or blocking the flow of stormwater along the lot lines is a violation of the City Stormwater Ordinance.
12. **Erosion Control Plan** – City ordinances requires Soil Erosion Control around the entire building site where water leaves the property. Show location of Erosion Control. (See attached “No Work Notice” sheet)
- ___ 13. Show Sanitary Sewer Service, Sump pump outlet, and water service line locations. (Please anticipate outside water meter pit unless otherwise approved by City Engineer.)
- ___ 14. Sign & Date Plan (Modification of Sealed plans or drawings is not allowed or accepted).

Builder's Signature

Date



City of Edwardsville – Public Works Department
Specification Sheet
Based on 2021 International Residential Building Code

Soils/Geotechnical

Material Classification _____

Load Bearing Pressure (PSF) _____

Footing

Size (Depth x Width)

Reinforcement (Size and Spacing) _____

Note: reinforcing steel bars must be per 2021 IRC requirements and as specified in approved plans.

Foundation

Poured Concrete or Masonry

Wall Dimensions (Thickness x Height)

Vertical Reinforcement (Size and Spacing) _____

Horizontal Reinforcement (Size and Spacing)

Note: reinforcing steel bars must be per 2021 IRC requirements and as specified in approved plans.

Crawl Space Height (18" min.)

Note: crawl space height, ventilation and access

Termite Shield Material

Sill Plate Attachment

Example: 2x4 sill plate, 1/2"x10" anchor bolts (Embedded 7") & 3"x 3" washers at 6ft o.c.

Main Support Beam(s) Size

Floor Joist Type & Size _____

Note: Vapor Barrier must be of 10 mil. plastic over a min. of 4" clean rock.

Exterior

Exterior Wall Sheathing Material

Exterior Insulation (If applicable) _____

House Wrap / Water Resistive Barrier _____

Exterior Wall Finish

Interior

Subfloor Material _____
Load Bearing Wall Bracing & Headers
Non-Load Bearing Wall Bracing & Headers
Wall Studs (size) _____ (material) _____ @ _____ O.C.
Stud Cavity Insulation (Type and R-Value)
Wall Finish (drywall or plaster) _____
Ceiling (Attic) Insulation (Type and R-Value) _____
Ceiling Finish (drywall or plaster)
Finish Floor(s) _____

Roof

Truss or Stick-Framed _____ @ _____ O.C.
Roof Slope
Sheathing Paper
Roof Covering (asphalt, slate, tile, etc.) _____
Trusses _____ @ _____ O.C.
Roof Rafters / Ceiling Joists (if stick framed) _____ @ _____ O.C.
Roof structure to Top Plate connection type _____

Grading

What is planned for the excess dirt excavated from the jobsite? _____

Commercial Properties Only:

This section should only be filled out by Commercial Properties. Please skip this section if you are a single family residential location.

- 1. Do you have industrial air conditioning equipment on the premises? Yes No
 - a. If so, does the equipment have an air washer on the premises? Yes No
 - b. Does the equipment have a condenser washer on the premises? Yes No
- 2. Do you have an industrial grease trap on your property? Yes No

Important Notice:

The Illinois Environmental Protection Agency and the Illinois Department of Public Health require hose vacuum breakers to be attached to all outdoor faucets. These devices protect the plumbing system from being contaminated by any substance which might enter the water hose (lawn fertilizer, herbicide, soap, etc.). Hose vacuum breakers are available at most hardware stores or through your local plumbing contractor.

Comments:

Your comments are important in the cross-connection control program. Use this space for any comments or address corrections.

PLEASE DO NOT INCLUDE WATER BILL PAYMENTS IN THE RETURN ENVELOPE.

The information provided in this survey form is an accurate and current description of the water system at this address:

 _____ 2/2/2026
Signature of person completing this survey Date

For office use only:

- Type 1 residential Type 2 residential Type 3 residential
- Type 1 commercial Type 2 commercial Type 3 commercial

Signature of person making decision Date



Water Service Size Calculation

Project Address: _____

Applicant: _____

Date: _____

Fixture	Occupancy	Type of Supply Control	Load Values in Water			Quantity	Total
			Cold	Hot	Total		
Water Closet	Public/Private	Flush Valve	10	-	10		
Water Closet	Public/Private	Flush Tank	3	-	3		
Urinal	Public	1" Flush Valve	10	-	10		
Urinal	Public	¾" Flush Valve	5	-	5		
Urinal	Public	Flush Tank	3	-	3		
Service Sink	Offices, ect.	Faucet	2	2	3		
Drinking Fountain	Offices, ect.	3/8" Valve	0.25	-	0.25		
Lavatory	Private	Faucet	0.75	0.75	1		
Bathtub	Private	Faucet	1.5	1.5	2		
Shower Stall	Private	Mixing Valve	1	1	2		
Kitchen Sink	Private	Faucet	1.5	1.5	2		
Laundry Trays (1 to 3)	Private	Faucet	2	2	3		
Dishwashing Machine	Private	Automatic	0	-1	1		
Laundry Machine (8lb)	Private	Automatic	1.5	1.5	2		
Laundry Machine (16lb)	Public/General	Automatic	3	3	4		
Other							
Total WSFU							

Water Service: _____

Water Meter: _____

If Irrigation System Is To Be Installed (Requires Additional _____ WSFU) :

Water Service: _____

Water Meter: _____

Signature: _____ Date: _____

Section 890.APPENDIX A Plumbing Materials, Equipment, Use Restrictions and Applicable Standards

Section 890.TABLE N Water Supply Fixture Units (WSFU) for a Supply System with Flush Tanks Water Closets

WSFU	Demand (GPM)	Pipe Size (Inches)	Pressure Loss (PSI/100' of Pipe)	Velocity (Ft./Sec.)	Meter Size (Inches)
2	2	½"	4.2	2.7	⅝"
4	3	½"	8.7	4.2	⅝"
6	5	½"	22.5	7.0	⅝"
8	6.5	¾"	6.3	4.3	⅝"
10	8	¾"	9.0	5.4	¾"
12	9.2	¾"	11.5	6.1	¾"
14	10.4	¾"	15.0	6.9	¾"
16	11.6	¾"	18.0	7.7	¾"
20	14	1"	7.2	5.6	¾"
25	17	1"	10.0	6.6	¾"
30	20	1"	13.6	8.0	1"
35	22.5	1¼"	5.8	5.7	1"
40	25	1¼"	7.0	6.3	1"
45	27	1¼"	8.2	6.9	1"
50	29	1¼"	9.5	7.4	1"
60	32	1½"	5.0	5.8	1½"
70	35	1½"	6.2	6.4	1½"
80	38	1½"	7.0	7.2	1½"
90	41	1½"	8.0	7.5	1½"
100	43.5	1½"	8.7	7.8	2"
120	48	2"	2.7	5.0	2"
140	52.5	2"	3.1	5.4	2"
160	57	2"	3.6	5.8	2"
180	61	2"	3.9	6.1	2"
200	65	2"	4.5	6.6	2"

CITY OF EDWARDSVILLE RESIDENTIAL CODE HIGHLIGHTS

HIGHLIGHTS OF SOME GENERAL REQUIREMENTS
FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION

NOTE: IT IS THE RESPONSIBILITY OF THE APPLICANT TO FORWARD THIS INFORMATION TO THEIR BUILDERS AND SUB-CONTRACTORS.

IT'S EASIER TO SOLVE A PROBLEM AT THE PLAN STAGE THAN ON THE JOB.
PLEASE CONTACT THE BUILDING INSPECTION OFFICE WITH ANY QUESTIONS.

A. GENERAL

- A1. This list is compiled for the purposes of highlighting some of the general requirements for single family residential and townhouse construction three stories or less. Following is information that needs to be understood at the plan stage of a residential project in order to avoid unnecessary expense and delay as the home is constructed. The information contained herein is taken from the **2021 International Residential Code** (2021 I.R.C) and Edwardsville standards. For simplicity, wording is not always verbatim from the code, the actual code should be used for the detailed, complete requirements, exceptions, and alternatives or specific applicable provisions from other regulations. This list is not intended to indicate any change in the codes by inference or omission. If any errors are found, please notify the department as soon as possible for clarification and revision.
- A2. Design for the City of Edwardsville shall comply with the requirements for:
- | | |
|----------------------------------|----------------------|
| a. Frost Line Depth | 42 inches |
| b. Assumed Soil Bearing Pressure | 1,500 psf |
| c. Seismic Zone | C |
| d. Basic Wind Speed | 110 mph (3 sec gust) |
| e. Ground Snow Load | 20 psf |
- A3. Plans shall be DRAWN TO SCALE, 1/4" = 1' or larger, and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the codes and all relevant laws, ordinances, rules and regulations.
- A4. Applicant to verify conformance with Subdivision Covenants and Restrictions. The City of Edwardsville does not review for compliance or enforce Subdivision Covenants and Restrictions.

B. SITE PLAN

- B1. See “Site and Drainage Plan Requirements” in permit application package.
NOTE: Construction must comply with all zoning regulations.
- B2. Site shall be graded such that the ground slopes away from the foundation dropping at least six (6) inches within 10 feet of the foundation.
- B3. Based upon a ruling provided by the Illinois Department of Financial and Professional Regulation, a Structural Engineer or Architect licensed in the State of Illinois must seal retaining wall plans if total height is 4 feet or greater from bottom of footing to top of wall. Plans prepared and sealed by a “Professional Engineer” will not be accepted.
- B4. Homes located in potential flood hazard areas will be required to have elevation certificates prior to construction and after completion.

C. FOOTING AND FOUNDATION REQUIREMENTS

- C1. Must be in accordance with Chapter 4 of the 2021 IRC and match the approved plan sheets.

D. EMERGENCY ESCAPE AND RESCUE OPENINGS

- D1. All newly constructed basements and all sleeping rooms must have a code compliant emergency escape and rescue opening.

E. STAIRWAYS, RAMPS, GUARDS, & HANDRAILS

- E1. All stairs, ramps, guards and handrails must comply with 2021 I.R.C

F. SMOKE ALARMS

- F1. Smoke alarms must be installed in all sleeping rooms, outside of sleeping rooms within 15 feet of room door, and on each additional story of the dwelling unit.
- F2. Smoke alarms in New Construction Homes are required to be A/C powered with battery back-up and inter-connected.
- F3. Smoke alarms are required in Additions and Remodels and may be A/C powered with battery back-up or battery powered, but must be inter-connected.
- F3. Smoke Alarms must be in compliance with Section R314 of the 2021 I.R.C

G. GLAZING

- G1. Tempered glass and safety glazing are required in all hazardous locations described in Sec. R308.4 2021 I.R.C.

H. DRILLING & NOTCHING OF WOOD FRAMING

- H1. Drilling and notching of non-load bearing and load bearing wood framing members must comply with 2021 I.R.C Section R602.6 and Section R502.8.

I. FIRE BLOCKING REQUIRED

- I1. Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Section R602.8 of 2021 I.R.C.

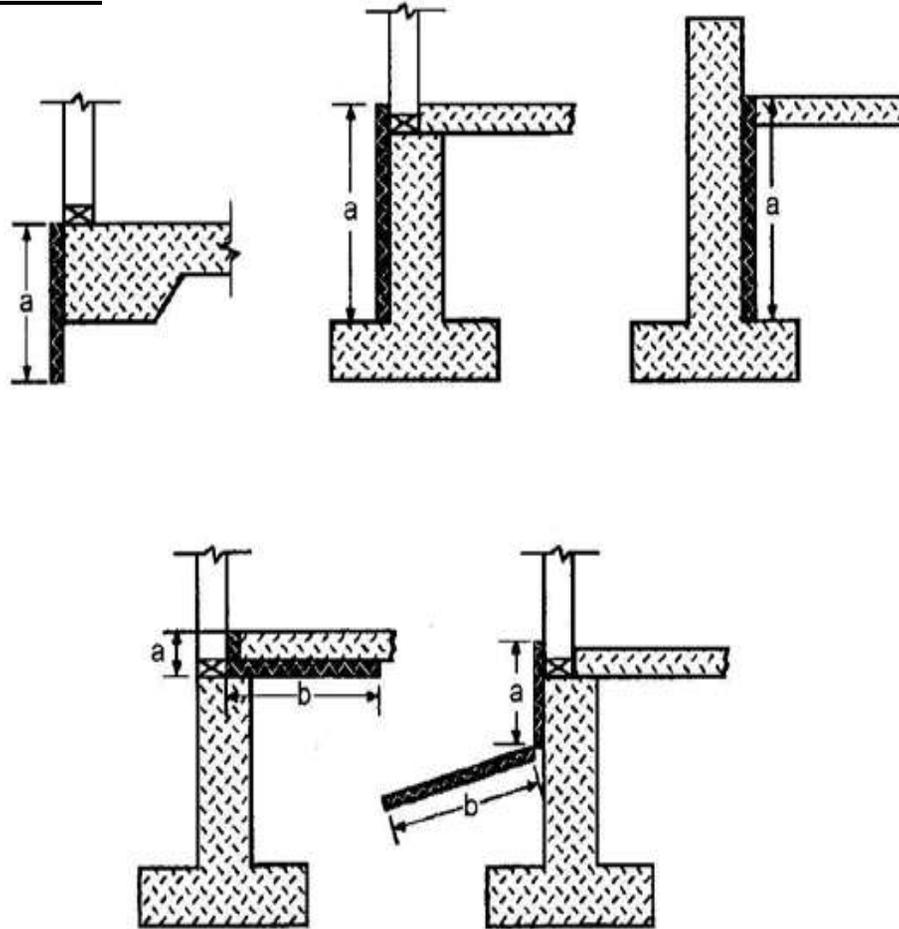
City of Edwardsville

Footing and Foundation Handout

FOOTING AND FOUNDATION REQUIREMENTS

- All footing and foundations must comply with the requirements of Chapter 4 of the 2021 IRC
- Site specific Soil information must be included with submittal. This must include soil classification and bearing capacity (psf)
- Foundation walls must be designed and submitted the same time the permit application is submitted. Foundation wall designs must also conform to the vertical and horizontal reinforcement requirements of Chapter 4 of the 2021 IRC.
- An approved inspection by the Building Inspector is required before placement of concrete and is to be approved prior to ordering concrete for footings and foundations. (No photographs allowed).
- $\frac{1}{2}$ " galvanized anchor bolts, minimum 7" embedment, are required at a minimum of 6 feet on center and within 12 inches of the ends of each sill plate section. NOTE: If anchor bolts are not properly located during wet concrete placement, contractor must install Simpson Strong-Tie Anchor Retrofit Galvanized Titen HD $\frac{1}{2}$ " x 6" (Model # THD50600HMG), or equal fasteners. Submittal of fastener specification sheet is required prior to use and approval.
- Washers for $\frac{1}{2}$ " diameter anchor bolts shall consist of galvanized steel and be placed between the foundation treated sill plate and the nut. Galvanized cut washers are required for slotted plates.
- A second foundation inspection is required prior to backfill for inspection of drain tile, rock, waterproofing, interior footings, sill plate, anchor bolts, galvanized washer plates and foundation wall. NOTE: Floor framing is not permitted to begin until this foundation inspection has been approved.
- Basement floor is required to have a ten (10) mil polyethylene vapor barrier between a 4" granular base course and a 4" concrete slab. NOTE: The vapor barrier must be inspected and approved before placement of slab.

R-10 Rigid Insulation



$$a + b = 24 \text{ inches}$$

SLAB EDGE INSULATION METHODS







Illinois
Department of
**Natural
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271

www.dnr.illinois.gov

December 18, 2025

Name of Place: AT&T Booster Station
119 S. Main Street
Edwardsville – Madison County

Breana Buncher, City Planner
City of Edwardsville
118 Hillsboro, PO Box 407
Edwardsville, IL 62025

Via Electronic Mail: bbuncher@cityofedwardsville.com

Dear Ms. Buncher:

The above nomination has satisfied the National Register standards for documentation by the State Historic Preservation Office. Before it is presented to the Illinois National Register Advisory Council (INRAC) on February 27, 2026, however, you as a Certified Local Government have an opportunity to review, comment, and solicit public remarks on the nomination as provided by 36 CFR, Part 61.

By these same regulations, you have the opportunity to advise why the subject place does or does not satisfy the National Register criteria and explain the reasons for the advice. Please send me the written recommendations of the Edwardsville Historic Preservation Commission no later than February 13, 2026. Your comments are welcome, and a copy of your written remarks will be furnished to the INRAC with the draft nomination.

Please contact me at 217-785-4324 or andrew.heckenkamp@illinois.gov if you have any questions.

Sincerely yours,

Andrew Heckenkamp
National Register Coordinator

United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name AT&T Booster Station

other names/site number Bank of Madison County

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 119 S. Main Street not for publication

city or town Edwardsville vicinity

state Illinois county Madison zip code 62025-1903

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide ___ local

Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Illinois Department of Natural Resources - SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

DRAFT

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property

(Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
	1	structure
		object
1	1	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/Communications Facility

Current Functions

(Enter categories from instructions.)

COMMERCE/Financial Institution

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Art Deco

Materials

(Enter categories from instructions.)

foundation: STONE/Limestone

walls: BRICK

STONE/Limestone

roof: SYNTHETICS

other:

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The 1931 AT&T Booster Station is located at 119 South Main Street in Edwardsville, Madison County, Illinois (pop. ~26,000). The Art Deco building itself is not large, being one story over a raised basement and containing approximately 6,000 square feet. A flat roof covers the rectangular brick and limestone building. Character-defining Art Deco features include stepped pilasters, the limestone floret sculptures, and the bronze entrance doors with etched glass above them. The window bays remain intact; however, the windows themselves have been replaced throughout the years and some of the basement windows have been filled in. The building underwent rehabilitation in 2022, which included renovating the interior of the structure, adding office spaces and modern bank features such as a bank teller station and updated bathrooms. The 2022 renovations also included a small addition on the northwest corner of the building and a drive-through structure in the parking lot to the west of the building. The additions were designed to be minimally visible from the streets and provide a modern entrance for the building which is now being used as a Bank of Madison County. The exterior of the building, in particular the façade and south elevation, retain a high degree of historical integrity. The original building materials, such as the limestone material, buff brick, and etched glass, remain. The building retains historic integrity.

Narrative Description

SETTING & SITE

Edwardsville is a small city in southern Illinois, located close to the Missouri border. It has a prominent local historic district, which includes the AT&T Booster Station (*Figures 1 & 2*). The Booster Station is located at the east end of Edwardsville's historic central business district in a predominantly commercial area (*Figure 3*).

The AT&T Booster Station is located at the northwest corner of Main and Park streets. Lying west of the building is the (~11,000 square feet) parking lot. On the southern end of the parking lot is the drive-through bank structure. This 800 square foot drive through canopy is a non-contributing structure. Directly north of the AT&T Booster station is the Berleman House, which was added to the National Register in 1980.

EXTERIOR

The AT&T Booster Station is a one-story building with a flat roof behind a limestone capped parapet (*Photo 1*). It has a buff brick exterior with decorative limestone pieces and a limestone water table on three elevations (*Photo 2*). All the windows are non-historic within historic masonry openings unless noted otherwise. The window openings have soldier course lintels, limestone sills, and brick panels under the windows. The historic entrance is marked by recessed limestone and has bronze doors (*Photo 3*). Above this entrance is a historic flagpole.

DRAFT

AT&T Booster Station
Name of Property

Madison County, Illinois
County and State

PRIMARY (EAST) ELEVATION

The façade faces east onto Main Street (*Photos 1 & 2*). Six bays organize this elevation. The southernmost bay contains the historic entrance. Five identical window bays fill the remainder of the wall. The windows have soldier course brick lintels and brick frieze panels below. Stepped brick pilasters separate the window bays, giving the building a sense of verticality and geometry that is characteristic to the Art Deco style. The stepped pilasters include decorative brick chevrons and stepped limestone caps that rise slightly above the limestone parapet cap. Decorative limestone floret sculptures adorn each window bay above the windows (*Photo 6*). Below each window opening is a small basement window within the limestone foundation, which forms a raised water table and acts as the base to the pilasters. Glass block fill the historic openings, and non-historic translucent plexiglass panels cover the blocks. The entrance bay breaks from the window and pilaster pattern. The entrance is separated from the windows and pilasters by a small, recessed shaft of brick. The entrance itself is set back into the building and has a stepped limestone surround as well as a soldier brick lintel. It has two historic full light bronze doors with a historic three-part transom window containing etched glass. A limestone medallion adorns the upper façade above the entrance; it differs in design from those above the windows, having three chevrons in place of the floral motif (*Photo 3 & 4*).

SOUTH ELEVATION

The design of the east elevation repeats onto the south elevation. Four window bays organize this narrower elevation, which faces Park Street. The same stepped pilasters divide the centered bays, with brick chevrons and stepped limestone caps that rise above the roofline. One notable difference between the east and south elevations is that the basement windows in the limestone foundation. Buff brick, similar to the original brickwork, fills three of the openings, and limestone fills the other, possibly a historical condition (*Photo 10*).

WEST ELEVATION

The west (rear) elevation faces what is now the bank's parking lot (*Photo 10*). This elevation is a simplified version of the east elevation, containing fewer decorative elements. The 2022 addition wraps the northwest corner. The historic portion of the elevation is a simplified brick wall with a limestone parapet cap and does not continue the pattern of stepped pilasters, limestone florets, or the limestone water table. Buff brick fills the basement window openings. Five typical windows pierce this wall. Near the south end of the wall is a smaller, horizontal rectangular window that was part of the 2022 renovations. A square brick chimney rises from the south end of the elevation (*Photo 8*). A geometric pattern of recessed bricks decorates the top of the chimney, and limestone caps the structure.

The non-historic addition at the north end of the elevations supports the building's current role as a bank,

DRAFT

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

primarily providing an accessible entrance (*Photo 9*).¹ This addition protrudes around twelve feet. Cast stone and fiber cement panels clad the addition. The cast stone consists of two different shades, a limestone color and a darker gray color. The limestone shade of the cast stone is the material that is primarily visible on the west elevation. The addition contains a curtain wall window and entrance door made of glass and an aluminum frame. To the north of the entrance door is an inlaid ATM. Behind the entrance vestibule a wall of fiber cement in a dark gray color can be seen (*Photo 7*).

NORTH ELEVATION

The north elevation has two window openings with soldier course lintels, limestone sills, and a brick frieze panel below. There is a stylized floret above the eastern window, and the raised limestone foundation is only visible for that front window bay, connecting the bay visually with the façade. A new set of concrete stairs that lead to the basement have been installed, as well as a canopy over the stairs that intersects one of the historic window openings. The addition covers the west half of this elevation. There is a fiber cement accent panel with a fiber cement parapet above it and a drainpipe on the side. There is an additional wall constructed in the cast stone limestone shade that is visible on the north elevation. No openings pierce the addition on this elevation (*Photo 5*).

INTERIOR

The historic main entrance is from Main Street to the east. The entrance vestibule has the original historic floor tiles and etched glass (*Photo 3*). A half flight of stairs leads up from the vestibule to the main floor level. It is here that the 2022 renovations can first be seen. The open space of the building that is in the center of the floor plan functions as the primary space for the Madison County Bank, the current occupant. The floor tiles, office spaces, walls, and partitions, are all new as of 2022. The structural columns remain the same. The renovations kept floor plan open; the office walls are predominantly glass, which helps visually bring the space together. The ceiling has been painted white but left exposed (*Photos 11 through 13*). The addition to the northwest corner of the building includes an elevator that connects the first floor to the basement. There is also the same half flight of stairs here as in the historic entrance, visually tying these two parts together with the new renovations.

The historic stairs that lead to the basement are located near the historic entrance in the southeast portion of the building. Next to the basement stairs is another historic staircase that leads to the roof. The basement has a similar open floor plan to the first floor, with the same structural columns placed throughout. The flooring for the basement shows different alterations made throughout the building's history. There are red tiles, concrete, and black tiles, which are all exposed (*Photo 14 & 15*). The glass blocks filling the basement windows can be seen from the interior. The brick walls are covered in plaster in the unrenovated portions and drywall in the

¹ The addition was designed in conjunction with the review of the Edwardsville Historic Preservation Commission to ensure the addition's compatibility, using the guidance in *Preservation Brief Number 14: Exterior Additions to Historic Buildings*.

DRAFT

AT&T Booster Station
Name of Property

Madison County, Illinois
County and State

2022 renovations. The renovated parts of the basement include a landing for the elevator, two bathrooms, a staff break room, and an IT room. These are all located in the northeast part of the building. The basement also contains a mechanical room in the northwest section. There is an unrenovated room in the southeast corner that appears to have been an old bathroom. It contains historic floor tiles.

INTEGRITY

The AT&T Booster Stations retains historic integrity as an excellent local example of Art Deco architecture and as a communications facility. The building remains within its historic location at the edge of the central business district.

The station retains most of its historic exterior design and materials, including the pilasters that project above the roofline, the decorative limestone and brickwork, Art Deco-style florets, the original bronze entry doors and transom, the original flagpole on the rooftop, and the chimney. Even secondary elevations retain the original limestone parapet caps, the original fenestration pattern, brick lintels, and limestone windowsills. The first-floor windows were originally six-over-six metal windows, but they have been replaced at least twice by subsequent owners (*Figures 7 & 8*). The basement windows were originally three-light metal windows but those on the façade have been replaced with glass block windows many years ago, possibly while AT&T was still using the building when their rear parking lot raised the grade above the rear basement windows.

The building has been renovated into a bank. There is a small, unobtrusive addition (constructed to create an entrance from the parking lot) nestled around the northwest corner, incorporating the area along the rear of the building. Positioned on the northwest corner opposite the street corner facades, the new addition is minimally visible from both streets. On the interior, the building has been remodeled several times throughout its history, including within the period of significance. It was first remodeled by the phone company in 1946 to add counters and offices when the phone company moved its business offices into the building. The building was remodeled again in 1976 when the Stahly Cartage Company purchased the building and moved their offices into it. After Stahly left the building, the next owner removed all of the non-original frame and drywall partitions as well as floor coverings, including glued tile in the basement and shag carpeting on the first floor, but never completed his renovation of the interior.

Now owned by the bank, their renovations include new offices on the first floor positioned along the perimeter walls of the building as partial height, glass walls to preserve the feel of the original open floor plan. New rooms in the basement are also confined to the perimeter and retain the historic brick wall rooms. The historic mosaic tile floor in the entry vestibule and exposed concrete ceilings remain, as do the columns with inverted pyramidal capitals. The half stairs from the entry to the first floor have had a concrete slurry added to the treads but is otherwise unchanged while the stairs to the basement and the roof are in the original condition.

DRAFT

AT&T Booster Station
Name of Property

Madison County, Illinois
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNICATIONS

Period of Significance

1931-1974

Significant Dates

1931

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Vonnegut Bohn & Mueller

DRAFT

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The 1931 AT&T Booster Station, located at 119 South Main Street, Edwardsville, Madison County, Illinois, is locally significant under Criterion A in the area of COMMUNICATIONS for its role as a booster station for AT&T's long distance telephone system and under Criterion C in the area of ARCHITECTURE as an excellent local example of Art Deco architecture, which is an extremely rare style in Edwardsville. The building was completed and put into service in 1931, and AT&T remained in the building until 1974, making the period of significance 1931 to 1974.² The AT&T Booster Station is an important building in the history of communications because as a booster station it was a key part of the success of the long distance telephone system. Booster stations (sometimes called amplifying stations) were needed every fifty miles along a long-distance line because the electrical signal would weaken over distance and needed to be amplified to complete the call. Because of the important role that booster stations played in the long-distance telephone system, Edwardsville's AT&T Booster Station is an important example of a building that was a key component in the telephone system. In addition, The AT&T Booster Station is an excellent example of Art Deco design, with brick relief work in geometric and chevron patterns, pilasters that project above the roofline, and with limestone detailing in the florets, stepped parapet caps, the window lintels, the raised water table and the entry surround. The buff brick building is not only an excellent example of Art Deco design, it is one of the only examples of Art Deco design in Edwardsville and the only example of an Art Deco commercial building downtown.³

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The first European to explore the area that would become Edwardsville was David Badgley, a Baptist preacher, in 1799.⁴ In 1809 Benjamin Stephenson and Ninian Edwards moved to the area from Kentucky after Edwards was appointed governor of the Illinois Territory.⁵ Madison County was organized in 1812 and Edwards picked the Kirkpatrick farm as the best location for the county seat and in return, Kirkpatrick named the new town Edwardsville in the governor's honor.⁶ The first jail (a log cabin) was constructed in 1814 while the courthouse was completed in 1817.⁷ Edwardsville continued a slow but steady growth so that by 1818 there was a

² Polk's *Edwardsville (Madison County, Ill.) City Directory* (Taylor, MI: EL Polk and Company, 1932), 43; *Polk's Edwardsville (Madison County, Ill.) City Directory* (Taylor, MI: EL Polk and Company, 1974) 56; *Polk's Edwardsville (Madison County, Ill.) City Directory* (Taylor, MI: E L Polk and Company, 1975) 60; Cindy Reinhart, "An Art Deco Classic Provided Beauty and Jobs," *The Intelligencer*, May 5-6, 2012, 3

³ Reinhart, "An Art Deco Classic Provided Beauty and Jobs," 3.

⁴ Dick Norrish, *A Pictorial History of Edwardsville and Glen Carbon* (Edwardsville: The Intelligencer, 1991), 4; James S. Flagg; *Our 150 Years: Madison County, Illinois, 1812-1962* (Edwardsville: Madison County Sesquicentennial Committee, 1962), 10. Ephraim Connor was the first to settle in the area, but he quickly moved on.

⁵ "Early History of Edwardsville;" "History of Edwardsville and Glen Carbon;" Norrish, *A Pictorial History of Edwardsville and Glen Carbon*, 6; "History of Edwardsville," TownSquare Publications, accessed August 26, 2025, <https://townsquarepublications.com/history-of-edwardsville-il>.

⁶ "History of Edwardsville & Glen Carbon."

⁷ Norrish, *A Pictorial History of Edwardsville and Glen Carbon*, 6; "Early History of Edwardsville."

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

population of 166.⁸ Edwardsville continued to grow throughout the 1820s as stores and other businesses were started, including a hotel, so that by 1833 the town had a population of 350 people.⁹ This growth pattern continued throughout the 1830s as additional businesses were started, including a castor oil factory, a wool carding factory, and numerous mills while aspects of civil life were also forming, including two churches by the early 1830s.¹⁰ By 1847 the population was approximately 700 people.¹¹ In the 1850s, Edwardsville's economy developed a new source of income as coal mines began to be opened in the area fueling further growth in Edwardsville so that in 1853 it was reincorporated as a town.¹² By the start of the Civil War the population had grown to two thousand people.¹³ Although Edwardsville's growth slowed during the Civil War, the 1880s saw a number of businesses started, including additional mills, a sugar refinery, a carriage factory, machine shops, a soda factory, a cigar manufacturer, additional coal mines and coal companies, a brick yard, and a number of stores.¹⁴

EDWARDSVILLE AND THE AT&T BOOSTER STATION

The telephone entered Edwardsville in the 1880s as the population approached 2,887. The first phone was installed in 1882 and connected the Wabash Depot to Alton, although the local exchange had failed by 1885.¹⁵ Edwardsville once again had a telephone exchange in 1897 when the Central Union Telephone Company out of Chicago made Edwardsville part of the Alton exchange with an office at 131 North Main Street (non-extant).¹⁶

By 1930, the population had reached 6,235 people but the town, like the rest of the country, saw its economy weakened by the Great Depression. On August 20, 1930, David Hall, an attorney representing American Telephone and Telegraph (AT&T) announced plans for the construction of a booster station to amplify the long-distance signals along AT&T's New York-St. Louis Cable Line and the Chicago-St. Louis Cable Line in Edwardsville, an announcement that was met with enthusiasm in a town suffering from the effects of the Great Depression.¹⁷ The town was especially excited when AT&T announced that whenever possible materials would be bought locally and as many of the construction jobs as possible would be filled by local residents.¹⁸ The

⁸ Norrish, *A Pictorial History of Edwardsville and Glen Carbon*, 6; "Early History of Edwardsville." Flagg, *Our 150 Years*, 12.

⁹ "History of Edwardsville and Glen Carbon."

¹⁰ "History of Edwardsville and Glen Carbon."

¹¹ "History of Edwardsville and Glen Carbon."

¹² Norrish, *A Pictorial History of Edwardsville and Glen Carbon*, 6.

¹³ Norrish, *A Pictorial History of Edwardsville and Glen Carbon*, 10.

¹⁴ "History of Edwardsville & Glen Carbon."

¹⁵ Louise Ahrens, "History of the Telephone," Madison County Historical Society, Typewritten Manuscript, 1963, 3, 4.

¹⁶ Ahrens, "History of the Telephone," 3, 4.

¹⁷ Reinhart, "An Art Deco Classic Provided Beauty and Jobs," 3; "Edwardsville Is Chosen for Big Boosting Plant," *Edwardsville Intelligencer*, August 20, 1930, 1, 2; "Pass Ordinance to Permit New Cable Line Here," *Edwardsville Intelligencer*, September 3, 1930, 1; "Desirable Improvement," *Edwardsville Intelligencer*, August 21, 1930, 4.

¹⁸ Reinhart, "An Art Deco Classic Provided Beauty and Jobs," 3; "Edwardsville Is Chosen for Big Boosting Plant," 1; "Pass Ordinance to Permit New Cable Line Here," 1; "Desirable Improvement," 4.

DRAFT

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

construction of the AT&T Booster Station was hailed as a boon to Edwardsville because it would create over two hundred construction jobs in the struggling local economy, followed by as many as fifteen permanent engineering jobs and additional office jobs.¹⁹

Besides the construction of the booster station and the permanent jobs that would come with it, AT&T also announced that underground cable would be laid, including cable for the Illinois Bell Telephone Company, the Postal Telephone Company, and the Western Postal Telephone Company, further increasing the economic impact of the project and bringing the cost of the project to an estimated \$300,000, according to contemporary newspaper reports.²⁰ Hall's announcement noted that the company already had an option on the property of Louis Hartung at the northwest corner of South Main Street and Park Street with enough room on the property for ground additions to the planned 80' by 60' building made of concrete structural frame faced with brick, which would be designed with a foundation strong enough to add up to four additional floors.²¹

After the announcement, the Edwardsville City Council worked quickly to support the project and on September 2, 1930, the council passed an ordinance, authorizing AT&T to lay the cables for the booster station under the streets, on the condition that the company would repair the streets after the cables were laid.²² Two days later AT&T completed the transaction to purchase the Hartung property for a reported \$9,000, and by November 25, 1930, AT&T had hired the Hollrung Construction Company, based in nearby Alton to act as the general contractor, on the condition that as far as possible Edwardsville men would be hired to work on the project and Edwardsville companies would supply the construction materials.²³ Although AT&T had planned to start construction in the spring, Edwardsville mayor Charles E. Guetling encouraged the company to start work immediately to help with the unemployment in the city; as a result the excavation of the foundation began on December 3, 1930, and by January 28, 1931, the structural framing, plumbing and electrical work were underway.²⁴

As work on the excavation began, additional contracts were awarded to various subcontractors, including the Edwardsville Roofing Company, operated by Ray G. Grossman & Son, which would install a roof with an insulation layer of cork protected by a tar and gravel covering, while the contract for laying the cable was awarded to A. H. Ladd, an Edwardsville contractor who promised to use local men to do the work.²⁵

¹⁹ "How Mayor Has Aided in Relief of Unemployment," *The Edwardsville Intelligencer*, April 17, 1931, 1, 2.

²⁰ "Edwardsville Is Chosen for Big Boosting Plant," 1.

²¹ "Edwardsville Is Chosen for Big Boosting Plant," 1; "Steel Laid Today for Phone Station," *Edwardsville Intelligencer*, January 29, 1931, 2. Papers call it a two-story building, counting the main (first floor) and the raised basement as two stories.

²² "Desirable Improvement," 4; "Pass Ordinance to Permit New Cable Line Here," 1.

²³ "Closed Deal Today for New Building," *The Edwardsville Intelligencer*, September 4, 1930, 1; "Alton Firm Given Contract," *Edwardsville Intelligencer*, November 26, 1930, 1.

²⁴ "Steel Laid Today for Phone Station," 2; "How Mayor Has Aided in Relief of Unemployment," *Edwardsville Intelligencer*, April 17, 1931, 1; "Excavation Begun," *Edwardsville Intelligencer*, December 3, 1930, 1.

²⁵ "Local Roofers Given Job at Phone Building," *Edwardsville Intelligencer*, January 12, 1931, 1; "Ladd is Awarded Phone Cable Job to be Built Here," *Edwardsville Intelligencer*, January 7, 1931, 1.

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

Construction on both the booster station and cable continued into the new year, but in February 1931, Ladd developed a serious illness and the contract for the cables was transferred to Kesl and Sons; work began on the brick walls around the same time.²⁶ By July 9, 1931, the equipment was being installed as the finishing touches were being made to the construction of the booster station.²⁷

The AT&T Booster Station opened for operations in September 1931 while the switchboard and offices were located down the street at 131 North Main (non-extant, demolished in 1961 for the expansion of the Edwardsville National Bank).²⁸ In 1946, after interior alterations to the AT&T Booster Station, AT&T moved the switchboard and business office from the 131 North Main location into the AT&T Booster Station.²⁹ In 1958 technical improvements were started on the AT&T Booster Station to prepare for direct dialing, which was implemented in Edwardsville in 1962.³⁰ In 1974, construction was started on a new building at 220 St. Louis Street and in January 1975, the offices were moved from the AT&T Booster Station to the new building.³¹ The building was vacant in 1975 before the Stahly Cartage Company purchased and moved into the building in December 1976 and remaining there until 2011.³²

THE AT&T BOOSTER STATION'S ROLE IN COMMUNICATIONS HISTORY

In 1876, Alexander Graham Bell made the first telephone call to his assistant, revolutionizing the communications industry as people could talk to each other from afar without needing to learn Morse code.³³ The telephone used a membrane attached to a piece of carbon to convert the sound waves of a spoken voice into an electrical signal that could be transmitted across wires and then a similar membrane and carbon receiver would convert the electrical impulses back into sound waves.³⁴ The initial technology had extremely limited range; for instance, the first outdoor telephone line, constructed in 1877, was only three miles long. Thomas Edison quickly invented a transmitter that increased the distance, although it was still limited.³⁵

²⁶ "Anton Ladd Sick, Change Contract," *Edwardsville Intelligencer*, February 13, 1931, 1.

²⁷ "Equipment Being Placed at New Phone Booster," *Edwardsville Intelligencer*, July 9, 1931, 1.

²⁸ Reinhart, "An Art Deco Classic Provided Beauty and Jobs," 3; "Proposals Wanted," *Edwardsville Intelligencer*, May 19, 1961, 11.

²⁹ Reinhart, "An Art Deco Classic Provided Beauty and Jobs," 3; "Telephone Business Office to Move to New Location," *Edwardsville Intelligencer*, November 16, 1946, 3.

³⁰ Reinhart, "An Art Deco Classic Provided Beauty and Jobs," 3.

³¹ Reinhart, "An Art Deco Classic Provided Beauty and Jobs," 3.

³² *Polk's Edwardsville City Directory* (1976), 61; *Polk's Edwardsville City Directory* (1977), 61; "Open House," *Edwardsville Intelligencer*, December 11, 1976, 5; Charles Bolinger, "Memories Rekindled Amidst Illinois Bell Transformation," *The Intelligencer Online*, June 8, 2020.

³³ Jason Morris, "History of the Telephone," Independent Telecommunications Pioneer Association (ITPA), accessed August 13, 2025, <https://www.nationalitpa.com/history-of-telephone>.

³⁴ "Calling a Country Far Away," The Telecommunications History Group, Inc., accessed August 13, 2025, <https://www.telcomhistory.org/science-long-distance.html>.

³⁵ "Calling a Country Far Away," Morris, "History of the Telephone."

DRAFT

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

Originally, telephones had to be wired directly to each other and could only make calls between the two phones on that line. In 1877, Tivadar Pulska, a Hungarian inventor who worked for Thomas Edison, developed the idea for a telephone exchange that allowed a telephone to connect to more than one phone.³⁶ The following year, in 1878, George W. Coy, a Civil War veteran, approached Bell after a lecture and demonstration of his new invention and entered into a deal with Bell to set up the first telephone exchange, which opened in New Haven, Connecticut, and initially had twenty-one customers.³⁷ By 1882, the American Bell Telephone Company became the sole supplier for telephone equipment throughout the country, and by 1885 every major city in the United States had a telephone exchange.

While the American Bell Telephone Company focused on supplying the equipment, a subsidiary founded in 1885, the American Telephone and Telegraph Company (AT&T), built and operated a long-distance telephone system.³⁸ Even with Edison's transmitter, long-distance telephone calls were still limited geographically because the signal would degrade the longer the signal had to travel and the long-distance system had to be run on a separate network than local calls because of these technical limitations.³⁹ In 1892, the first call was made between New York and Chicago but that was effectively the limit of the technology at the time.⁴⁰ Not long after this first call, Michael I. Pupin invented the loading coil, which strengthened electrical signals and allowed for longer distance calls.⁴¹ His loading coils enable calls to be made up to 1,500 miles, as long as there were booster stations approximately every fifty miles.⁴² With the invention of the loading coils in booster stations, the first call from New York to Denver was made.⁴³ In 1907, Theodore Vail, the president of AT&T ordered researchers at the Bell Labs to develop an amplifier that would make coast-to-coast calls possible.⁴⁴ These researchers soon developed an amplifier that in combination with the loading coil technology made these long distance calls possible, as long as there were enough booster stations between the two points.⁴⁵

The AT&T Booster Station in Edwardsville was constructed to be the junction point between the trans-Continental Cable and the Chicago-St. Louis Cable.⁴⁶ The booster station was instrumental to the development of the national long distance telephone system because it improved communications along two separate cables while also allowing those two cables to be connected to each other as the long-distance telephone system

³⁶ "Tivadar Puskás," ETHW, last modified February 19, 2020, https://ethw.org/Tivadar_Pusk%C3%A1s.

³⁷ Greg Daugherty, "The Rise and Fall of Telephone Operators," HISTORY, August 2, 2021, updated May 27, 2025, <https://www.history.com/articles/rise-fall-telephone-switchboard-operators>.

³⁸ "Bell Telephone System," U-S-History.com, last modified 2025, <https://www.u-s-history.com/pages/h1803.html>.

³⁹ "Calling a Country Far Away."

⁴⁰ "Calling a Country Far Away."

⁴¹ "Calling a Country Far Away."

⁴² "Calling a Country Far Away;" "Edwardsville Is Chosen for Big Boosting Plant," 1.

⁴³ "Calling a Country Far Away;" "Edwardsville Is Chosen for Big Boosting Plant," 1.

⁴⁴ "Calling a Country Far Away;" "Edwardsville Is Chosen for Big Boosting Plant," 1.

⁴⁵ "Calling a Country Far Away."

⁴⁶ "Desirable Improvement," 4.

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

developed and was improved. The booster station's important role in expanding the long-distance telephone system makes it an important building in the history of communications while also adding to the economy of Edwardsville in the midst of the Great Depression. Communications throughout the country were improved because each booster station in the network extended the reach of the system and increased the quality of the calls.⁴⁷ Although telephone exchange buildings (which housed the switchboards) were more common buildings, they were part of the local telephone system, and a separate system was used for long distance communication.⁴⁸ Booster stations were only needed every fifty miles, making them less common than exchanges, but they were an integral part of the long-distance telephone system.

AT&T BOOSTER STATION AND ART DECO ARCHITECTURE

The AT&T Booster Station is an excellent example of Art Deco design and the only Art Deco building in downtown Edwardsville.⁴⁹ Art Deco is defined by its linear or angular structures, often highlighting vertical components in its design. Geometric ornamentation is often seen around door and window openings as well as the roof edges or parapet.⁵⁰ This one-story (with a raised basement), buff brick building exhibits many of the traditional ornamentations of Art Deco design, highlighted by the stepped projecting pilasters that extend beyond the roof line, creating a vertical emphasis despite the fact that the building is only one-story (*Photo 2*).

Stepped projecting limestone capitals with recessed sections top the pilasters further highlighting the parallel lines created by the stepped pilasters and with the projecting center section of the capital leading into a stylized chevron, vertically recessed decorative brick pattern, demonstrating geometric forms common in Art Deco and further emphasizing the verticality of the design. Between the pilasters the decorative limestone florets above a stylized shield while the limestone modillion above the entry has a floret above three chevrons, typical of the stylized decorative elements of Art Deco. The windows have a recessed stepped limestone lintel, and the entry doors have a recessed stepped limestone surround, both of which demonstrate the use of setbacks to emphasize the geometry of the rectangular fenestrations, again demonstrating typical Art Deco elements.

The geometric forms of the Art Deco design are further expressed by recessed brick panels below the windows that have header bricks that are recessed even further within the panel, increasing the setback from the façade. The paired, full-light, bronze doors have a very tall three-light transom etched with a geometric tulip pattern that also emphasizes the verticality of the design while the stepped projecting limestone foundation increases the sense of depth on the façade. Overall, the AT&T Booster Station is both the only Art Deco building in downtown Edwardsville, but it is also an ideal example of the form, with stylized elements that emphasize the

⁴⁷ "Calling a Country Far Away."

⁴⁸ Ahrens, "History of the Telephone," 10.

⁴⁹ Karen Bode Baxter, "Windshield Survey of Downtown Edwardsville," April 1, 2023.

⁵⁰ John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (Nashville: American Association for State and Local History, 1977), 76-77.

DRAFT

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

verticality of the building through geometric forms. In addition, the setbacks typical in Art Deco design create geometric elements that further emphasize the verticality and geometry of the building.⁵¹

COMPARATIVE ANALYSIS

The following two comparative properties help to illustrate the phone network at the time of the construction of the Edwardsville Booster Station.

JEWETT BOOSTER STATION (1931)

Jewett, Illinois, is a small village in Cumberland County, approximately one hundred miles northeast of Edwardsville. Located at the intersection of Cumberland Road and 17th Street is a historic AT&T Booster Station with striking similarities to the Edwardsville AT&T Booster Station. Both buildings were built around the same time.⁵² The Jewett Booster Station is about 5,000 square feet, making it slightly smaller than the station at Edwardsville which sits at about 6,000 square feet. Both buildings were built in the same Art Deco style, with stepped pilasters between the façade windows, buff brick, decorative limestone ornamentation, and similar entrances with etched glass transom windows. The Jewett Booster station even once had a flagpole about the main entrance, just like at the Edwardsville Booster Station (*Figure 10 and Photo 2*).

The similarities between the Jewett and the Edwardsville stations are so many that discussing the slight differences between them is more illustrative. The transom window above the Jewett Booster Station entrance is shorter and has a slightly different design etched in it than the transom window in Edwardsville. Another difference is that the entrance for the Jewett Booster Station has stairs that lead up to it, which Edwardsville does not. The decorative limestone above the entrance at Jewett is completely different than the one in Edwardsville, although they are in the same style. The water table at Jewett is made primarily of brick, with some limestone, unlike the Edwardsville water table which is entirely limestone. The side elevations at Jewett have only three windows and neither side elevation has the continuation of the stepped pilaster design from the façade, which we do see on the south elevation at Edwardsville. One notable feature of the Jewett Booster Station is that it retains the original windows, both for the first floor and the basement.

The Jewett Booster Station was a smaller operation than the booster station at Edwardsville. At Jewett, the station was used only for one long distance cable, that from Terre Haute, Indiana, to Vandalia, Illinois.⁵³ The Jewett Booster Station was equipped with one cable, one amplifying unit, and only had three men assigned to

⁵¹ Blumenson, 76-77; John C. Poppeliers and S. Allen Chambers, *What Style is It?* (Hoboken, NJ: John Wiley and Sons, Inc., 2003) 122, 124.

⁵² "Equipment Being Placed at New Phone Booster," 1.

⁵³ "Booster Station of Phone Co. at Edge of Jewett," *Journal Gazette and Times Courier*, January 1, 1935, 3.

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

it.⁵⁴ The Jewett Booster Station, while almost identical to the Edwardsville Booster Station, was a much smaller operation and is located in a more remote area which might account for its current unused and unrestored state.

THE SOUTHWESTERN BELL REPEATER STATION (1930)

The beginning of the twentieth century saw a boom in the communications industry. With this increase in business, there was a need for communications infrastructure like the Edwardsville AT&T Booster Station. The American Bell Telephone Company needed buildings for their expansion, and these buildings were built in the styles of their time, one of which was Art Deco. Another example of a communications building built around the same time as the AT&T Booster Station in Edwardsville is the Southwestern Bell Repeater Station in Wright City, Missouri, located at 690 North Service Road, approximately sixty miles due east of Edwardsville (*Figure 9*).

The Southwestern Bell Repeater Station was built in 1930, within a year of the AT&T Booster Station in Edwardsville. The layout of the two buildings are similar, both being one story with a raised basement, limestone water tables that wrap around the building, brick chimneys, and flat roofs. These two buildings were both built because of the developing technology of the telephone industry, with one station allocated to be a booster station and the other to be a repeater station.⁵⁵ A booster station is an amplifier that restores the strength of a transmitted signal while a repeater station receives the signal and retransmits it without strengthening it.⁵⁶

The primary difference between the two comes from the fact that they were built in two different architectural styles. The AT&T Booster Station is Art Deco while the Southwestern Bell Repeater Station is Tudor Revival. These two communications buildings represent different architectural styles from the early twentieth century, but the buildings themselves are functionally similar. The Southwestern Bell Repeater Station was built using red brick, limestone, and terracotta. Much of the detail work is done in terra cotta, which can be seen in the main entrance bay. The other significant feature of this building is its decorative quoins which create a prominent contrast to the red brick.⁵⁷ While the AT&T Booster Station and the Southwestern Bell Repeater station are both significant parts of communications history, they also represent different architectural styles that were sweeping the nation at the time of their establishment.

⁵⁴ "Telephone Booster Station," *Journal Gazette and Times Courier*, January 1, 1935, 8.

⁵⁵ Matthew Bivens, "Southwestern Bell Repeater Station – Wright City [MO]," National Register of Historic Places Nomination form (Washington, D.C.: US Dept of the Interior, National Park Service, 2006), 7.

⁵⁶ "119 South Main AT&T Booster Station Edwardsville," Madison County Historical Society, last modified 2023, <https://madcohistory.org/119-south-main/>; A. E. Loring, *A Hand-Book of the Electromagnetic Telegraph* (New York: D, Van Nostrand, 1878), 53-54.

⁵⁷ Bivens, "Southwestern Bell Repeater Station," 7.

DRAFT

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

CONCLUSION

The AT&T Booster Station played a large role in the history of Edwardsville as well as the larger history of communications in the United States. This building was built at a pivotal time in the Great Depression and brought many jobs to the people of Edwardsville. It was also a vital connection for the New York—St. Louis as well as the Chicago—St. Louis cable lines. The building itself is a great example of early twentieth century Art Deco architecture. Its geometric shapes, vertical lines, and ornamental details showcase the style well. While the company that built it has moved to a different establishment, this sole example of Art Deco architecture in Edwardsville remains. The building is locally significant under Criteria A and C in the areas of COMMUNICATIONS and ARCHITECTURE, with a period of significance spanning from its construction in 1931 to AT&T's vacation of the building in 1974.

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

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AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

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DRAFT

AT&T Booster Station
Name of Property

Madison County, Illinois
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

DRAFT

AT&T Booster Station
Name of Property

Madison County, Illinois
County and State

10. Geographical Data

Acreeage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>38.810558</u> Latitude	<u>-89.955654</u> Longitude	3	_____ Latitude	_____ Longitude
2	_____ Latitude	_____ Longitude	4	_____ Latitude	_____ Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The building is on a 0.38 acre lot at the southeast corner of the intersection of Main Street and Park Street. The building has a footprint of approximately 90 feet north-south and 55 feet east-west. To the west of the building is a parking lot of approximately 100 feet north-south and 110 feet east-west.

Boundary Justification (Explain why the boundaries were selected.)

The boundary denotes the full tax parcel of the property at 119 S. Main St. in Edwardsville, IL, Madison County

11. Form Prepared By

name/title Phoebe Ronan Glimm, Based on Part 1 Draft by Karen Bode Baxter date August 2025
organization Heritage Consulting Group telephone (215-248-1260
pglimm@heritage-consulting.com
street & number 15 W. Highland Ave. email projects@heritage-consulting.com
city or town Philadelphia state PA zip code 19118

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

DRAFT

AT&T Booster Station
Name of Property

Madison County, Illinois
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: AT&T Booster Station

City or Vicinity: Edwardsville

County: Madison **State:** Illinois

Photographer: Ryan Reed, Heritage Consulting Group

Date Photographed: July 30, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 15:** Exterior, West and South Elevation, view looking northwest
- Photo 2 of 15:** Exterior, East Elevation, view looking west
- Photo 3 of 15:** Exterior, East Elevation, Detail of Main Entrance, view looking west
- Photo 4 of 15:** Exterior, East Elevation, Detail of Main Entrance, view looking west
- Photo 5 of 15:** Exterior, North and East Elevation, view looking southwest
- Photo 6 of 15:** Exterior, East Elevation, Detail of Window, view looking west
- Photo 7 of 15:** Exterior, West Elevation, view looking east
- Photo 8 of 15:** Exterior, West Elevation, view looking southeast
- Photo 9 of 15:** Exterior, West Elevation, Detail of Addition, view looking northeast
- Photo 10 of 15:** Exterior, West and South Elevation, view looking northeast
- Photo 11 of 15:** Interior, First Floor, view looking north
- Photo 12 of 15:** Interior, First Floor, view looking northwest
- Photo 13 of 15:** Interior, First Floor, view looking south
- Photo 14 of 15:** Interior, Basement, view looking northwest
- Photo 15 of 15:** Interior, Basement, view looking southeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

AT&T Booster Station

Name of Property

Madison County, Illinois

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 22

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

Figure 1: Map Locating the AT&T Booster Station

Figure 2: Aerial Image

Figure 3: Downtown Edwardsville Local Historic District Map

Figure 4: Site Plan

Figure 5: First Floor Plan

Figure 6: Basement Plan

Figure 7: Historic Plan and Elevation

Figure 8: Historic Plan and Elevation

Figure 9: Southwestern Bell Repeater Station

Figure 10: Jewett Booster Station

United States Department of the Interior
National Park Service

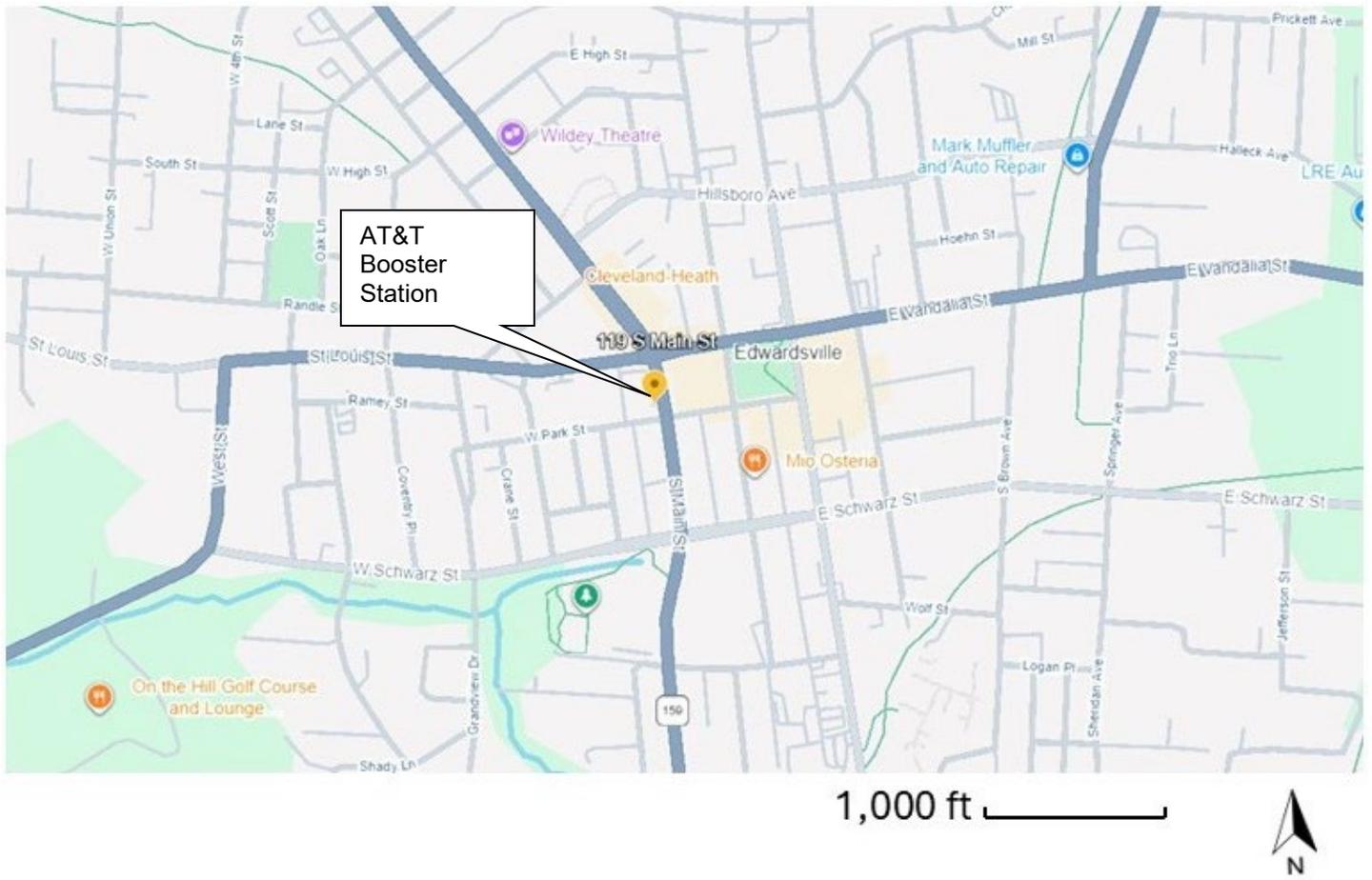
National Register of Historic Places Continuation Sheet

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 23

Figure 1: Contextual map, showing the location of the AT&T Booster Station within Edwardsville. Google Earth



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 24

Figure 2: Aerial site map of property.
Google Earth, May 2023 image.
38.810558,-89.955654



United States Department of the Interior
National Park Service

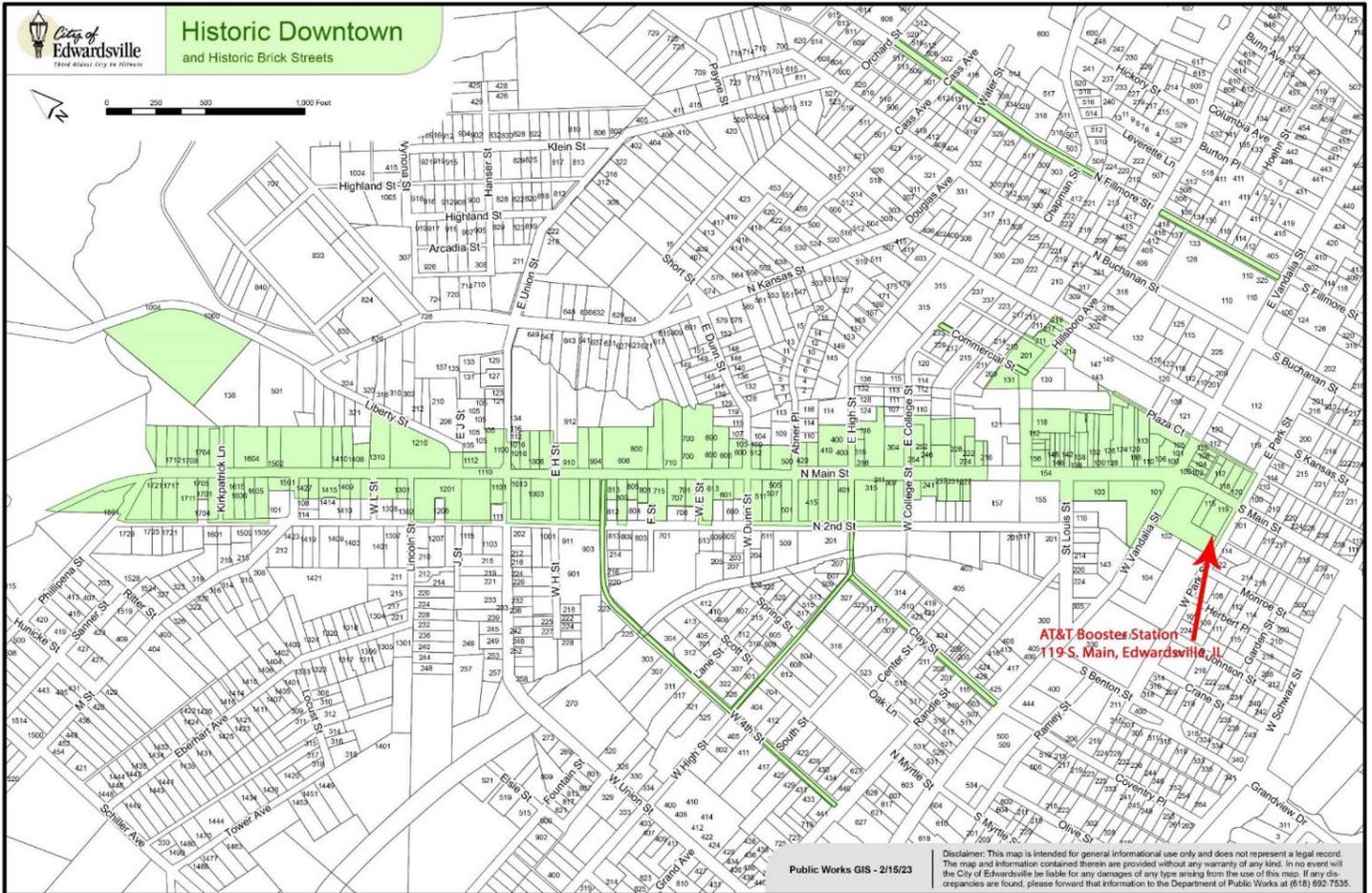
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AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 25

Figure 3: Downtown Edwardsville Local Historic District Map
City of Edwardsville. "Downtown Edwardsville Local Historic District Map." [Website] Available at: Historic-Downtown (cityofedwardsville.com), Accessed August 14, 2025.



United States Department of the Interior
National Park Service

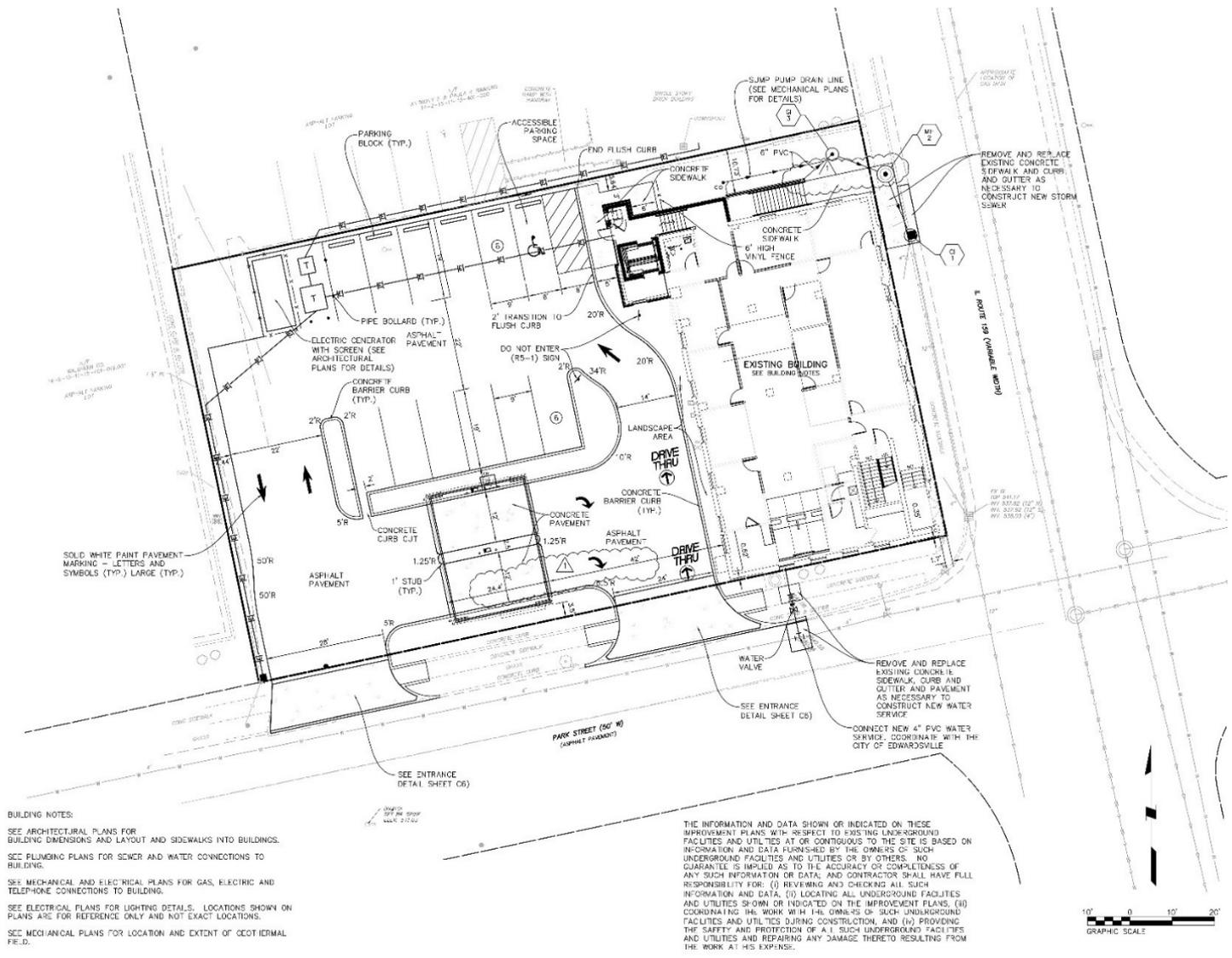
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AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 26

Figure 4: Site Plan
Millennia Professional Services. "Bank of Madison County." [Civil Plans] Glen Carbon, IL: Hurford Architects, 2022, C3.



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National Park Service

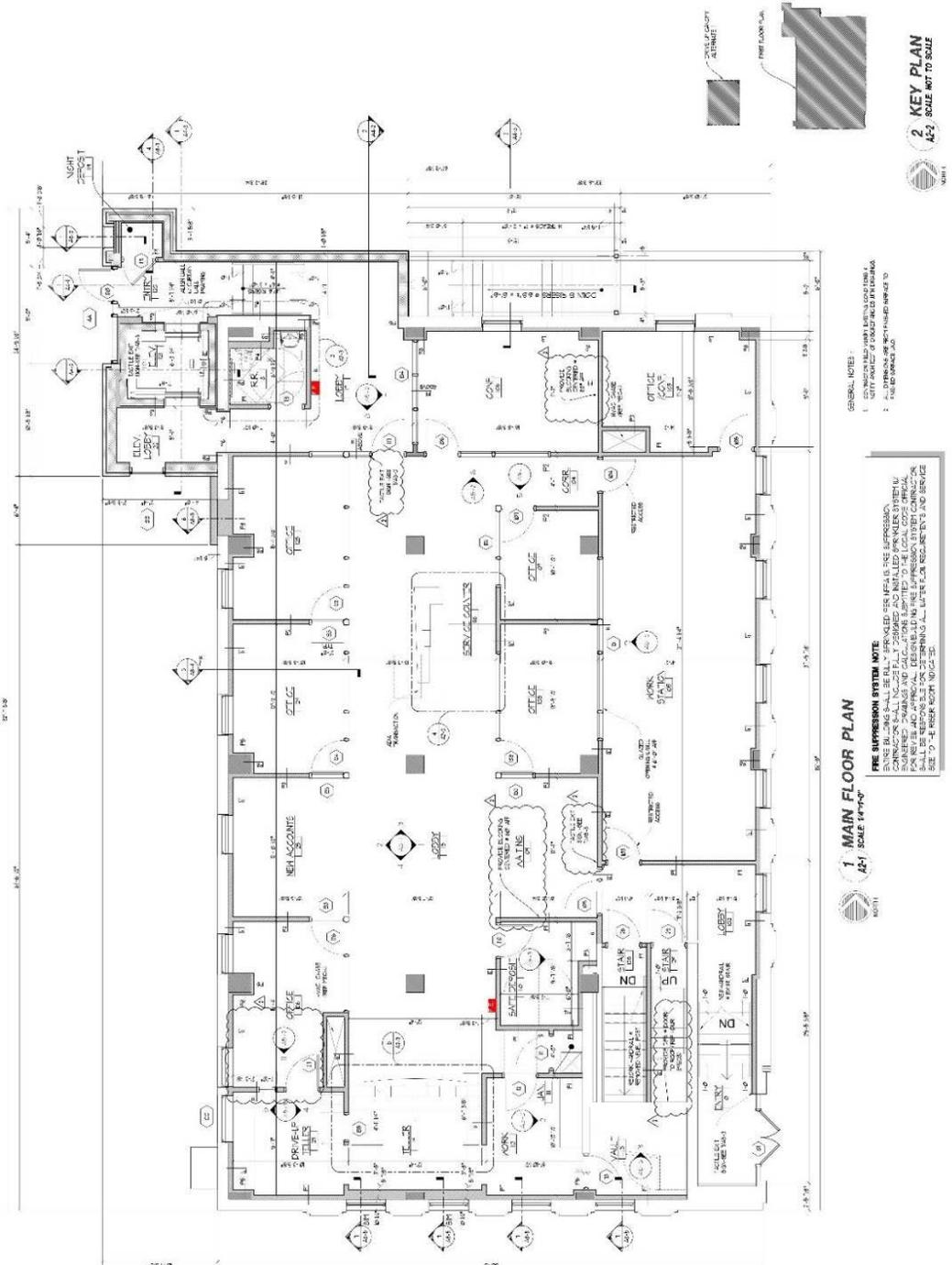
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National Register of Historic Places
Continuation Sheet

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 27

Figure 5: First Floor Plan
Hurford Architects. "Bank of Madison County." [Plans] Glen Carbon, IL: Hurford Architects, 2022, A2-2



United States Department of the Interior
National Park Service

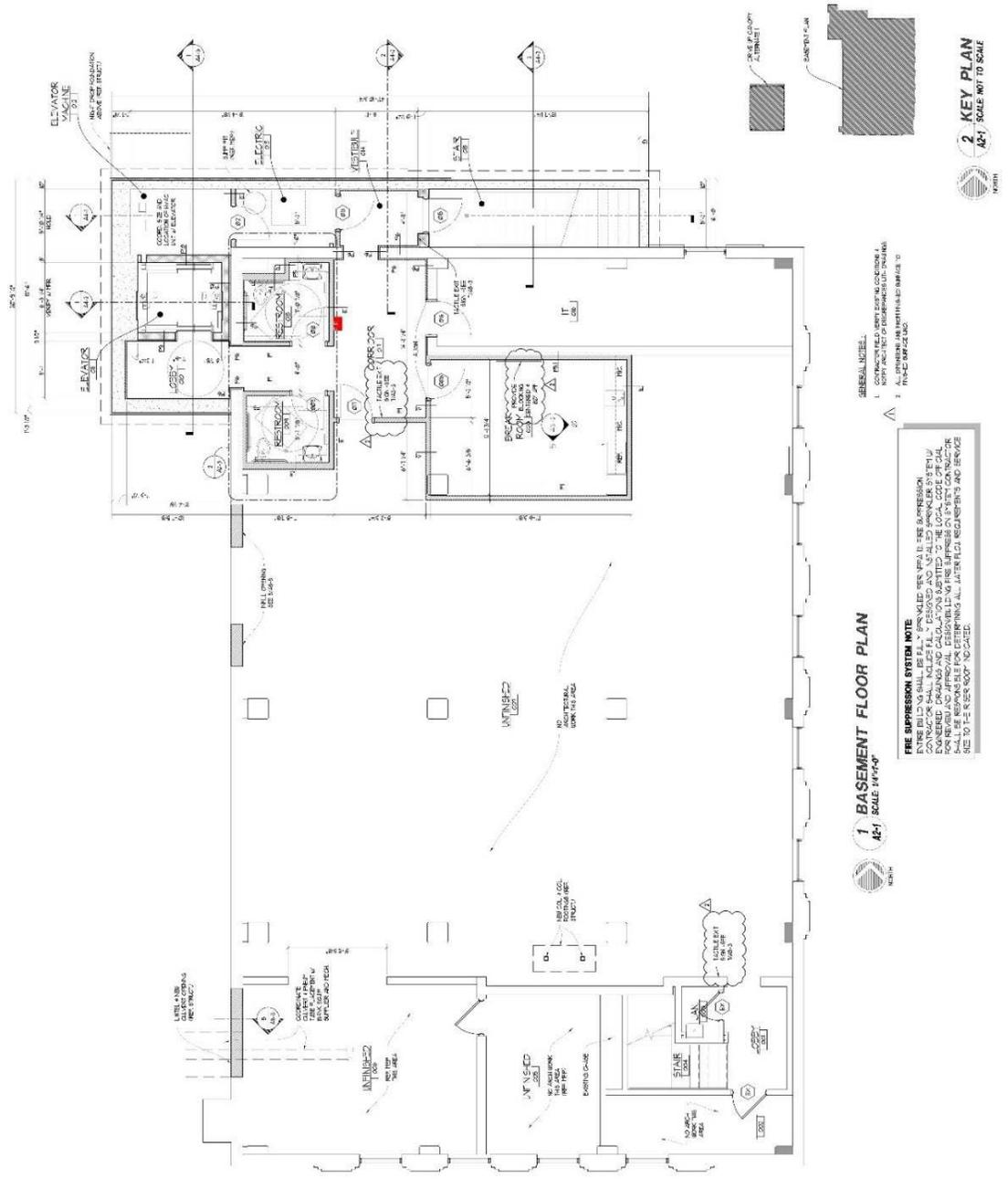
National Register of Historic Places Continuation Sheet

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 28

Figure 6: Basement Plan
Hurford Architects. "Bank of Madison County." [Plans] Glen Carbon, IL: Hurford Architects, 2022, A2-1.



United States Department of the Interior
National Park Service

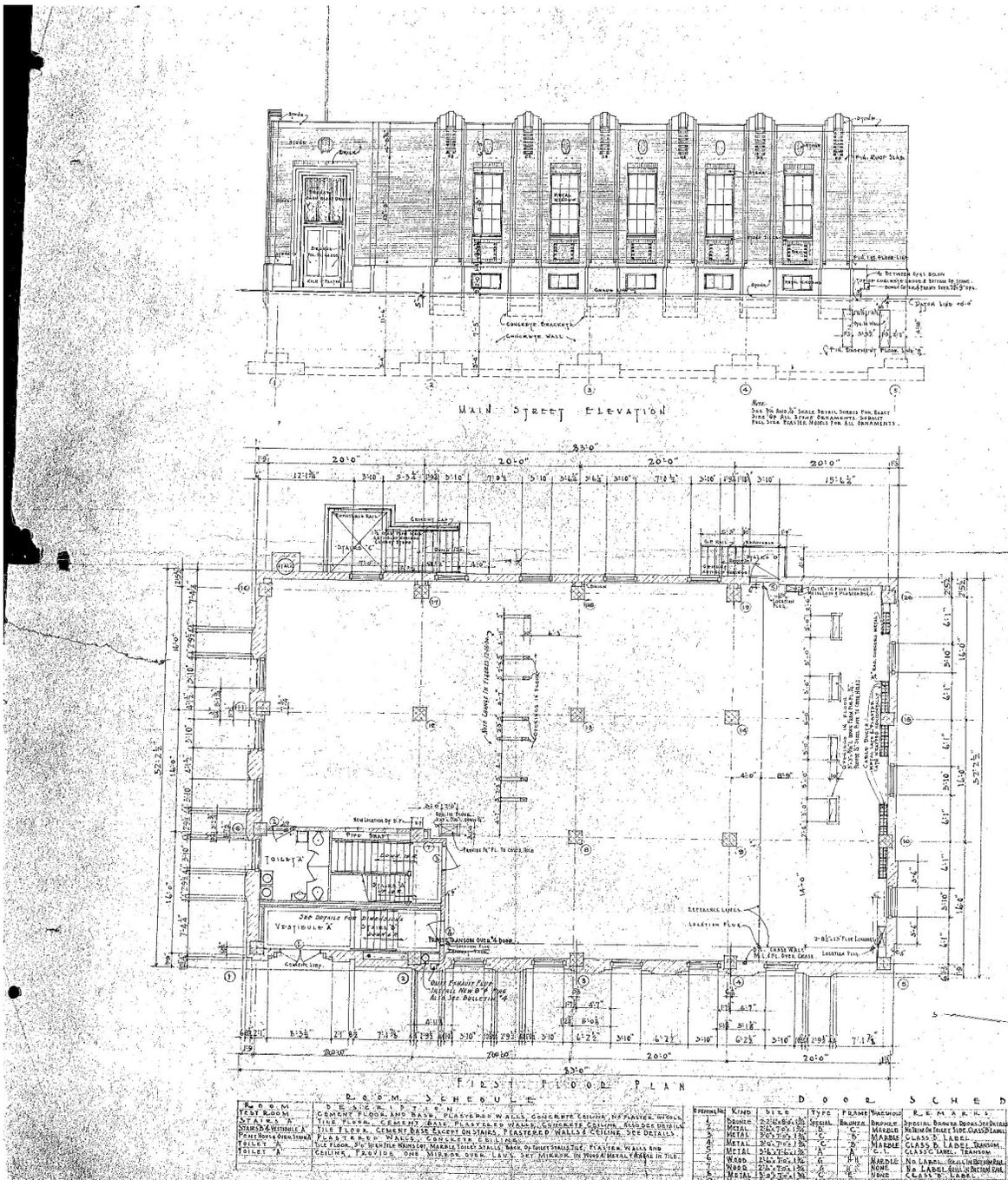
National Register of Historic Places Continuation Sheet

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 29

Figure 7: Historic Plan and Elevation
Vonnegut Bohn & Mueller. "Repeater Office, American Telephone and Telegraph Building, Edwardsville, Illinois." [Architectural Plans] Indianapolis, IN: Vonnegut Bohn & Mueller, 1930, Sheet 2.



United States Department of the Interior
National Park Service

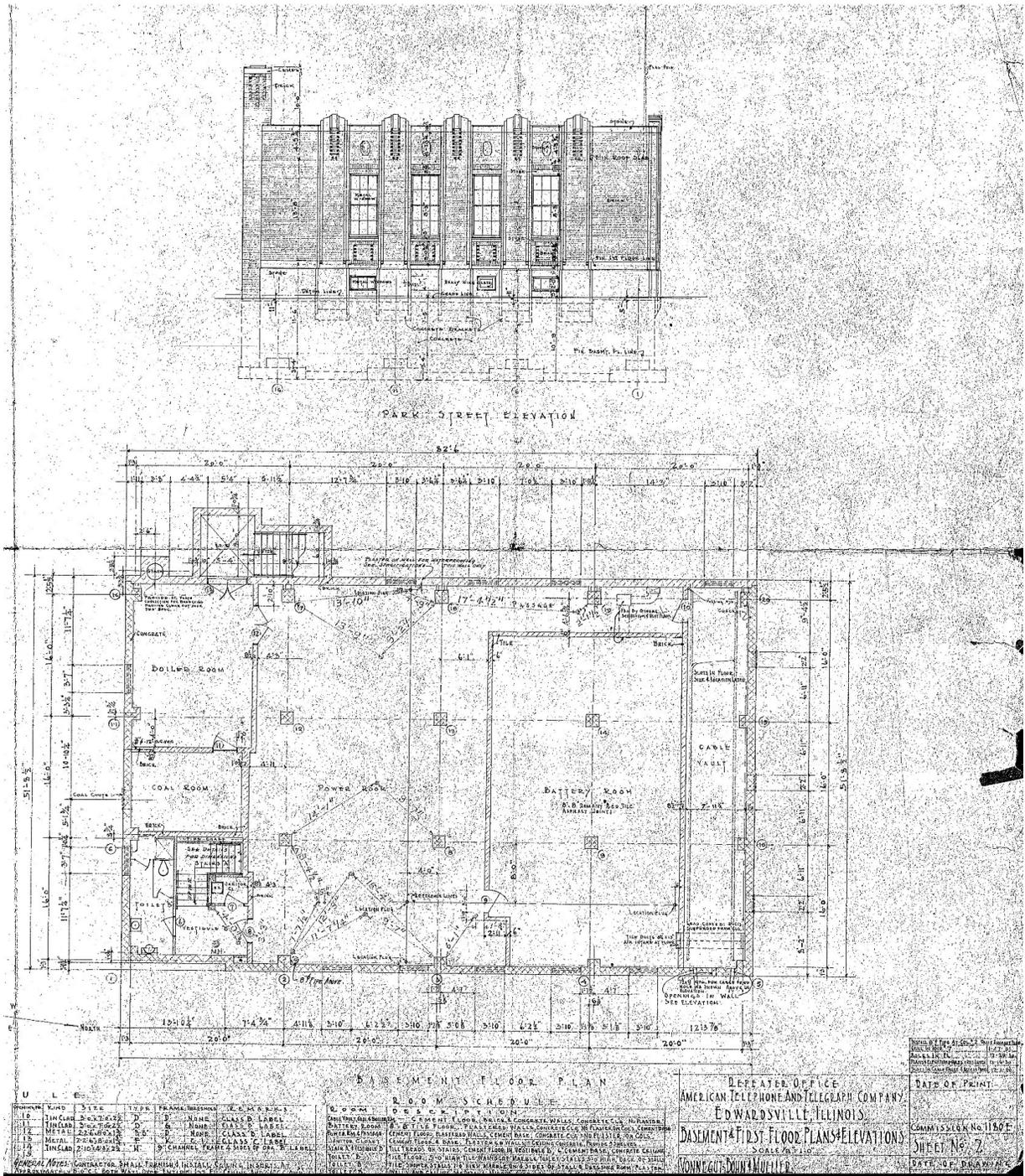
National Register of Historic Places Continuation Sheet

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 30

Figure 8: Historic Plan and Elevation
Vonnegut Bohn & Mueller. "Repeater Office, American Telephone and Telegraph Building, Edwardsville, Illinois." [Architectural Plans] Indianapolis, IN: Vonnegut Bohn & Mueller, 1930, Sheet 2.



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 31

Figure 9: Southwestern Bell Repeater Station
Matthew Bivens, "Southwestern Bell Repeater Station – Wright City [MO]," National Register of Historic Places
Nomination form (Washington, D.C.: US Dept of the Interior, National Park Service, 2006), 34.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 32

Figure 10: Jewett Booster Station
"Telephone Booster Station," *Journal Gazette and Times Courier*, January 1, 1935, 8.



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 33

Photo 1 of 15: Exterior, south and east elevations, view looking northwest.



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 34

Photo 2 of 15: Exterior, east elevation, view looking west



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 35

Photo 3 of 15: Exterior, east elevation, detail of main entrance, view looking west



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 36

Photo 4 of 15: Exterior, east elevation, detail of historic transom at main entrance, view looking west



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 37

Photo 5 of 15: Exterior, east and north elevations, view looking southwest



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 38

Photo 6 of 15: Exterior, east elevation, detail of window, view looking west



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 39

Photo 7 of 15: Exterior, west elevation, associated parking lot, and non-historic drive-through structure, view looking east



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 40

Photo 8 of 15: Exterior, west elevation, view looking southeast



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 41

Photo 9 of 15: Exterior, west elevation, detail of addition, view looking northeast



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 42

Photo 10 of 15: Exterior, west and south elevations, view looking northeast



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 43

Photo 11 of 15: Interior, First Floor, view looking north



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 44

Photo 12 of 15: Interior, First Floor, view looking northwest



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 45

Photo 13 of 15: Interior, First Floor, view looking south



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 46

Photo 14 of 15: Interior, Basement, view looking northwest



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

DRAFT

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 47

Photo 15 of 15: Interior, Basement, view looking southeast



United States Department of the Interior
National Park Service

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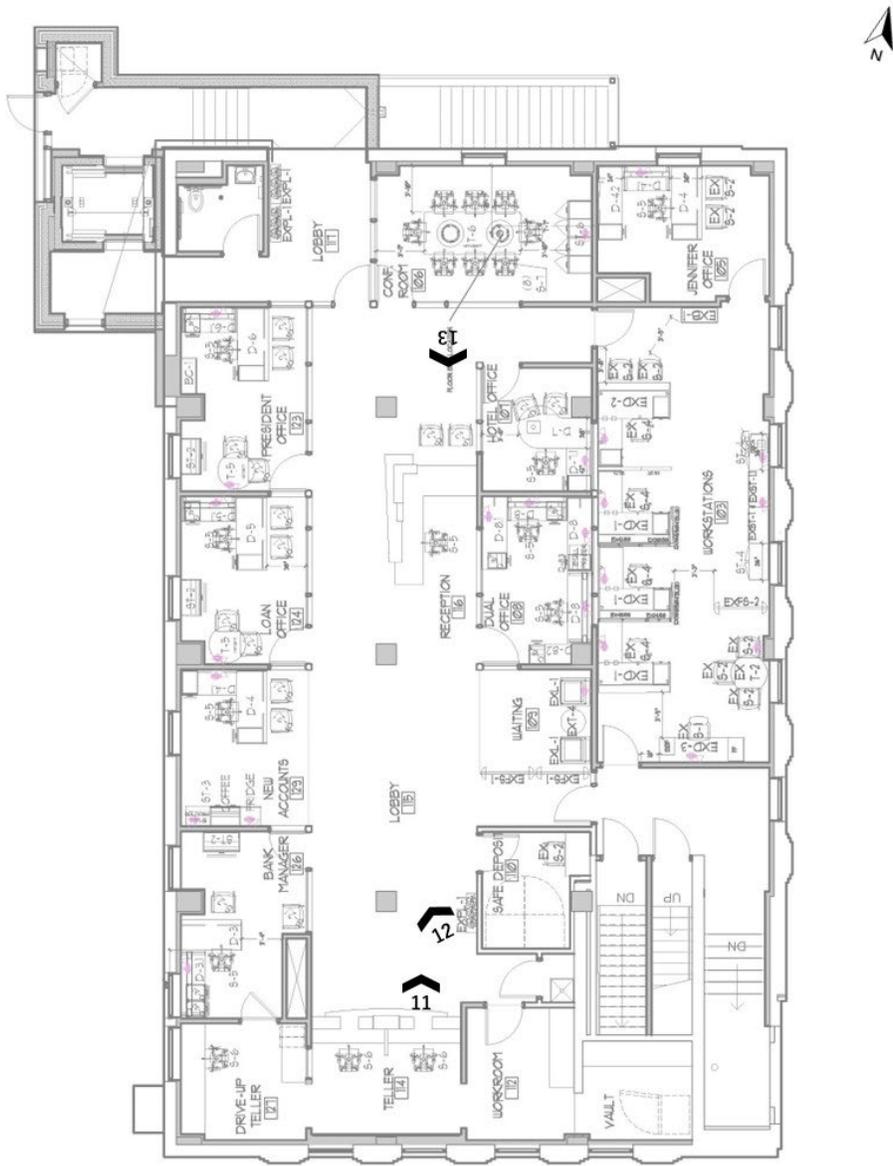
National Register of Historic Places Continuation Sheet

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 49

First Floor Photo Key

Hurford Architects. "Bank of Madison County." [Plans] Glen Carbon, IL: Hurford Architects, 2022, A2-2



United States Department of the Interior
National Park Service

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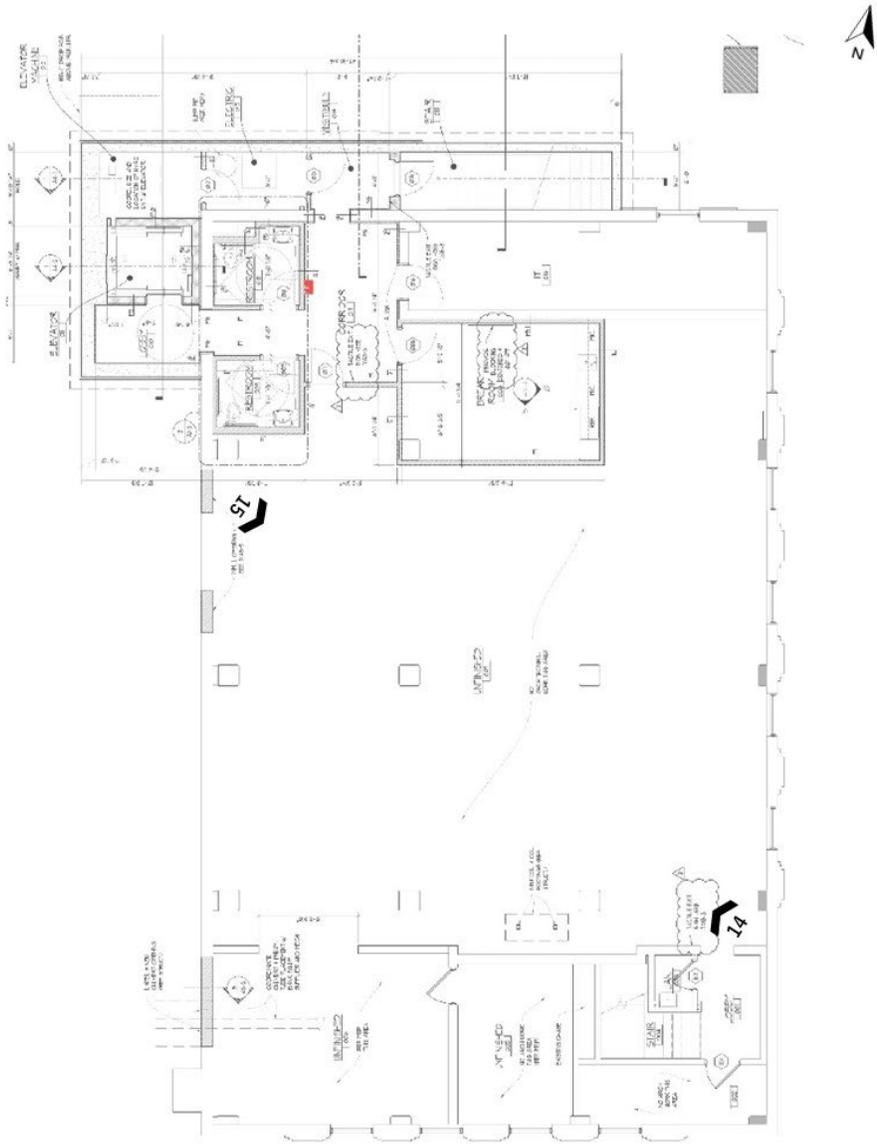
National Register of Historic Places
Continuation Sheet

AT&T Booster Station
Name of Property
Madison County, Illinois
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 50

Basement Photo Key

Hurford Architects. "Bank of Madison County." [Plans] Glen Carbon, IL: Hurford Architects, 2022, A2-2



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Owner and Local Elected Official Notification Information

The State Historic Preservation Office is federally required to notify the property owner(s), as well as the chief elected officials of the county and municipal political jurisdiction in which the property is located. Please make sure the information is current.

Name & Address of Property Owner. If there are multiple owners, you may need to send a separate spreadsheet:

Bank of Belleville
215 S. Illinois St, Belleville, IL 62220

Name & Address of Chief Elected Official of Municipality (Mayor/ Village President):

Art Risavy
118 Hillsboro Avenue, Edwardsville, IL 62025

Name & Address of County Board Chairperson:

Chris Slusser
157 North Main St., Ste. 165, Edwardsville, IL 62025