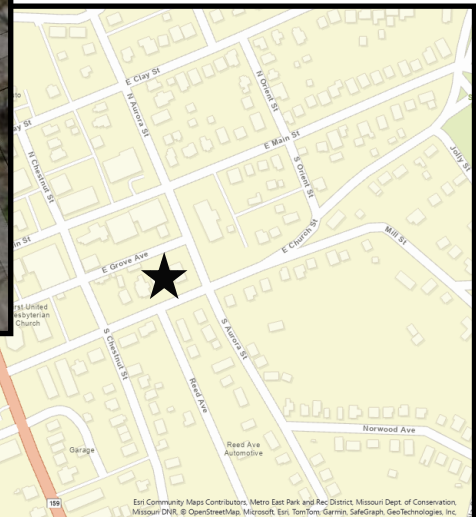




REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

APPLICATION NUMBERS:	COA 25-05
APPLICATION NAME:	Kennedy House - Balcony Renovation
APPLICANT:	John Leskera 120 E. Church Street Collinsville, IL 62234
PROPERTY OWNER:	John Leskera 120 E. Church Street Collinsville, IL 62234
APPLICANT REQUEST:	A request by John Leskera for a Certificate of Appropriateness to allow for the replacement of windows at a landmark residential property (401 E. Church Street).
SITE ADDRESS:	401 E. Church Street (Kennedy House)
PARCEL ID NUMBER:	13-2-21-34-05-102-018
EXISTING ZONING DISTRICT:	"B-2" Commercial District
TOTAL SITE AREA:	Approximately 0.2 Acres (8910 Square Feet)
COMMISSION MEETING DATE:	October 1, 2025
CASE MANAGER:	Joseph Williamson, Associate Planner
RECOMMENDATION:	Approval



REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS



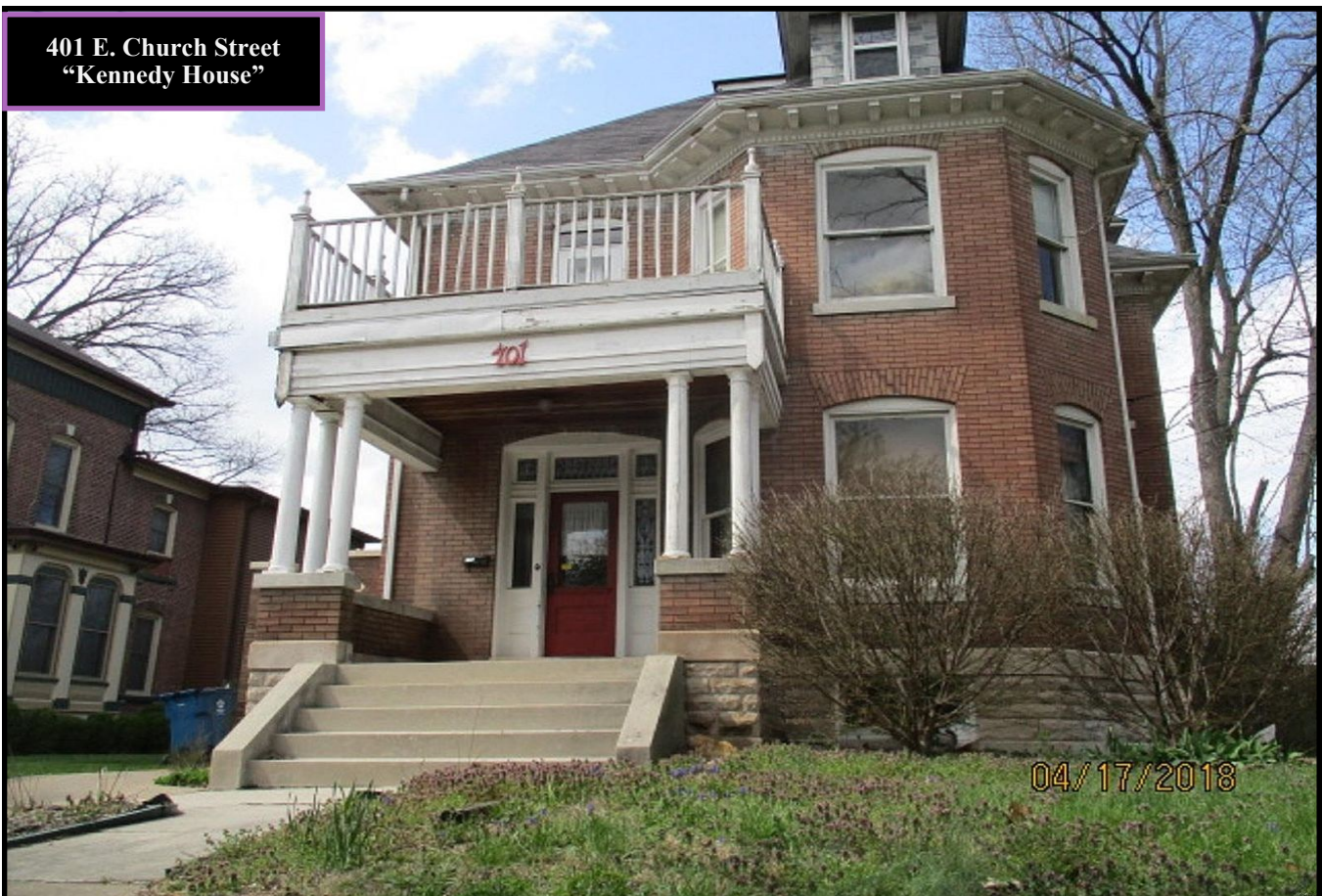
EXISTING CONDITIONS & SITE HISTORY

The subject property is approximately 0.2 acres (8910 sq. ft.). The property was first purchased by locally renowned architect John William Kennedy in 1906. The house was designed and built by Mr. Kennedy, of whom also designed a multitude of structures in Collinsville that still stand today (Original Fire Department, Old Collinsville Township Highschool). The Kennedy House has been through more major renovations prior to this, such as a sunroom addition over the balcony in the late 1920's or early 1930's that was later removed. The windows of the Kennedy House are original, as is the tuckpointing, porch, dentil moldings, and other prominent features. As of August 13, 2025, the HPC moved to approve the demolition/reconstruction of the front balcony.

APPLICANT REQUEST

The windows of the Kennedy House are original per the applicant/owner, John "Jay" Leskera. Mr. Leskera is proposing to remove the current windows and replace with a modern, more usable window. The problem that Mr. Leskera faces with the original windows is that the original windows are single-paned and very thin, allowing the elements outside to sneak into the house, raising electricity bills significantly. Other concerns such as the windows being easily breakable, and will break into large shards instead of "spiderwebbing" as more contemporary windows do. This creates a hazard not only for the current owner, but for any visitors to the property, especially children that could harm themselves with the glass or an opened, non-screened window. The applicant also notes that the windows have become increasingly harder to open, and fears that they will soon not open at all, or shatter with the force of opening the stuck window, which leads back to the safety concern.

401 E. Church Street
"Kennedy House"





REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

APPLICANT REQUEST (CONTINUED)

Along with this request, the applicant previously applied for Certificate of Appropriateness and was approved via HPC in 2025 to allow the applicant to demolish and reconstruct the balcony on the front of the house (COA 25-03). The plans call for the color of the windows to be returned to the original black color that is was when the house was built in the early 20th century. Currently, the window trim and balcony are white in color. With these proposed renovations, the applicant plans to return the original black color to all window trim as well as the balcony to match as well as replace the glass to double-paned. These window upgrades will not only make the house match with the surrounding area better in color harmony, but will also be a safer alternative to the current single-paned glass that is prone to shatter into dangerous shards. This will also amplify the usability of the home for the owner, as the windows will then be able to open & close with ease, whereas (per the applicant's narrative) some of the windows aren't currently operable, and if they *do* work it then presents a challenge in just closing them correctly.

Existing Windows & Trim



Proposed Windows & Trim



REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS



RENOVATION HISTORY - 401 E. CHURCH STREET (KENNEDY HOUSE)

The Kennedy House, as seen in the pictures presented in various periods of it's life on the bottom of this page, has not drastically changed in style regarding the windows, if at all. Per the applicant at the hearing for COA 25-03, the window glass itself is purely original in nature. The only real change in the windows has been the color of the trim, when it was changed to a white color almost 100 years ago. The owner plans to change back to the original Most of the windows in the house are unable to be opened ,and if they are opened they then pose a risk in breaking trying to close them once again. The antique single-paned glass windows are known to shatter and shard instead of spiderweb such as modern windows, which makes the original glass a hazard to the homeowner if they would like to continue to use the windows functionally and safely. This is added onto the fact that half of these windows are on the second story that poses an even greater risk if broken; especially in the case of a child living at the residence. However, even though the homeowner is doing this based mostly on aesthetic to match the newly approved black colored balcony, staff believes that the possible safety concerns that regard the windows are enough on their own merit to recommend approval on this project.

**401 E. CHURCH STREET
(KENNEDY HOUSE)
COMPARISON PHOTOS FROM NORTHWESTERN ANGLE**

EARLY 20TH CENTURY



POST-1930 (1960's OR 1970's)



MID-LATE 20TH CENTURY





REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

CERTIFICATE OF APPROPRIATENESS ANALYSIS

Per the Collinsville Municipal Code ([Sec. 17.200.150. - Criteria for certificate of appropriateness](#)), in the case of any maintenance, alterations, etc. of a landmark or of a building, structure or area within a historic district, the owner of record of the property shall be required to obtain a certificate of appropriateness from the Historic Preservation Commission prior to reconstruction, new construction, excavation or other undertaking. Although exact duplication of the previous landmark, building, structure, or area may not be required, the exterior design of the property shall be in harmony with:

1. The exterior design of the landmark, building, structure, or area prior to damage: and,
2. The character of the historic district.

Per the municipal code, the replacement of 401 E. Church Street's of original single-paned windows requires a Certificate of Appropriateness. This proposal will include changes to the physical design of the landmark with the switch to double-paned windows, as well as the aesthetic design with the switch of color from white to the original black trim. **Staff finds that the proposed window replacement for The Kennedy House meets the two requirements of Section 17.200.190 by maintaining the character and footprint of the original windows and trim as it has historically remained, maintaining the same character to the neighboring area, and allowing the homeowner to utilize more of the historic property in a safer manner. The design/style of the windows will not be altered. Because of the necessity of the alteration with regard to safety, as well as the applicant's willingness to maintain the original character of the windows, staff finds that the window replacements proposed by Mr. Leskera meets the intent of the Code as written.**

When reviewing applications for changes on historic properties, the Historic Preservation Commission is required to hold a hearing, review, vote on approval/disapproval, and submit to the applicant its determination in writing. The Commission shall consider the intent and criteria below when making its determination.

Criteria for Certificate of Appropriateness (Sec. 17.150.080)

A. Intent

The intent of this section is to ensure that designated landmarks, and historic districts, be in harmony with other structures located therein. It is not the intent of this article to regulate the use of land as otherwise allowed in this chapter, to require the reconstruction or restoration of individual or original buildings or to prohibit the demolition or removal of such buildings or to impose architectural styles from particular historic periods. In considering new construction, the Historic Preservation Commission's and the City shall encourage the incorporation of contemporary design which is harmonious with the character of the landmark's surrounding environment or historic district.

B. Criteria

In making a determination whether to approve or deny an application for a certificate of appropriateness, the Historic Preservation Commission's or the City's decision shall be based on substantial compliance with the Historic Preservation Commission's adopted *Historic Preservation Design Standards*, as amended from time to time by the Historic Preservation Commission; and *"The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitations, Restoring, and Reconstructions Historic Buildings"* as amended.

PLANNER'S COMMENTS

With the new Historic Preservation Guidelines updated within the last year, The City of Collinsville has an up-to-date comprehensive document detailing standard of procedure and criteria for historic repairs, maintenance,

REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS



CERTIFICATE OF APPROPRIATENESS ANALYSIS (CONTINUED)

et cetera. With these new criteria, Staff are able to review incoming submittals for Certificate of Appropriateness and make a recommendation based upon those guidelines, which are supplemented by the Secretary of the Interior's Standards for Rehabilitation. These two lists of criteria will also aid the decision of the Historic Preservation Commission.

CITY OF COLLINSVILLE'S HISTORIC DESIGN GUIDELINES

From Collinsville's Historic Guidelines, staff has filtered the main criteria that are relevant to this particular case. From the Porches & Balconies section of the Historic Design Guidelines:

- 1. Whenever possible retain, repair and restore historic windows, trim, and surrounds. If a portion or component of the window is broken or deteriorated, repair and replace the individual component versus replacing the entire window unit . ✓**
 - ⇒ The windows at 401 E. Church Street are in need of replacement due to the safety hazard the historic single-paned windows present, especially the ones upstairs that are not tempered glass. These replacements will be in the same footprint as the original with same shape and style. Only changing color of the trim and updating the frame & glass within the frame.
- 3. Replace deteriorated historic original windows in-kind when they are beyond feasible repair. Typically, wood is the most preferred material for a replacement window for historic original windows. However, alternative materials such as vinyl and composite windows are permitted. Replacement windows should match the original window's configuration in material, size, shape, profile, operation, and glass configuration. X**
 - ⇒ The footprint of the balcony will remain the exact same. The design of the window features will remain, and will look exactly like the original, only in a new (but original to the structure) black color for the trim.
- 4. Removal of historic leaded glass, art glass, stained glass, beveled glass, or prismatic glass is prohibited, unless it is damaged and beyond repair ✓**
 - ⇒ Glass is being changed on account of the single-paned being an unsafe, shatter-prone material, and will be changed to a material safer for foot-traffic, especially in the upstairs area. The current glass is not stained or artistic in any way.
- 5. All replacement windows shall operate in the same fashion as the existing historic windows. For example, if a one over one window is being replaced, it should be with a new one over one window. ✓**
 - ⇒ These windows will be a same-for-same replacement in terms of operation and fashion. They will open the same, close the same, all while being a safer and easier-to-use than the originals.
- 7. Replacement glass:**
 - a. May be insulating glass;
 - b. If historic glass was clear, replacement glass should be clear;
 - c. "Low-E" or other light absorbing or highly reflective coatings will not be permitted unless it



REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

CERTIFICATE OF APPROPRIATENESS ANALYSIS (CONTINUED)

can be documented that these would have been historically used ✓

⇒ Windows will be insulating glass, but all other features will remain the same. These are not specialty windows such as stained glass or artistically designed in any way.

8. Maintain the historic pattern of window openings, particularly on primary facades. Avoid the elimination or enlargement of the original window openings visible from the public street. Restoration of the original window openings previously enclosed is strongly encouraged. Retain the existing door openings ✓

⇒ The window openings are not changing in placement, only receiving new window panes and trim coloring. No changing of the size of the portholes is proposed with this renovation.



Pictured Above:

401 E. Church Street from the mid-late 20th century that clearly shows the original windows with screens. The proposed windows will mirror this style with new trim and safer, more durable glass.

REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS



CERTIFICATE OF APPROPRIATENESS ANALYSIS (CONTINUED)

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

From the Secretary of the Interior's Standards for Rehabilitation's Guidelines, staff has filtered the main criteria that are relevant to this particular request:

2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.



⇒ The historic character of the property will be retained and preserved by the replacement of the windows, and the style of the windows are not changing at all. They will only be changing in trim color (going back to the original) and a thicker set of panes.

5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



⇒ The applicant has taken care to ensure that the windows are styled to the building as it has been historically. To the naked eye, there will be a minimal if any noticeable change to the windows other than that of the trim color change that will match the new balcony color. By changing the trim and windows, the owner is actually preserving the house more to its original state more so with this change.

6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



⇒ The reason for this change is not due to a repair needing to be performed, but rather this is a change for safety concerns and usability regarding the glass itself. The applicant also during the HPC meeting for COA 25-03 that the change in windows was due to the windows not being able to be opened properly, and for the sake of usability to get air flow in the house, they will need to be changed.

9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



⇒ The exterior alteration of the windows and their trim will not change or destroy any features of the house, and in will in fact enhance the house's features to be more in line with the other changes made to the balcony with the approval of COA 25-03. The only historic feature (the glass) is being replaced due to safety concerns for the applicant, and just as the balcony replacement; furthers the usability of the property for the owner/applicant.

10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



⇒ Please see the answer for Questions #2 & #5 above.



REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

CONCLUSION ANALYSIS

The Historic Design Guidelines along with the Secretary of the Interior's guidelines are imperative to considering a historic structure (or part thereof) for demolition, repairs, alterations, or other maintenance of any kind. As imperative as the criteria are, it is paramount to consider the safety of the applicant and their family. The criteria revolve more around the historic status of the structure and the usability of structure by the owner. By allowing this alteration to the windows, this will only improve the house; not only for the owner, but for the public that would like the area to be maintained in its historic character. With the alterations of the trim to a black color, the trim will match the original that was on the house at its construction, as well as matching the new balcony build that was approved via COA 25-03 in 2025. This will maintain usability with safer glass (especially on the second story) as well as more contemporary albeit historically designed, operable windows.

STAFF RECOMMENDATION

Ultimately, Staff finds that the proposed alteration of the windows at 401 E. Church Street, meeting all criteria presented (Historic Preservation Guidelines (Adopted 2024) & the Secretary of the Interior's Standards for Rehabilitation) is a alteration of an unsafe, non-operable window set, while also replacing the trim to maintain the original character of the structure. This will be a minor change in the overall scope of the house, as it will not change the style of window, and to the naked eye will be almost unnoticeable other than the switch in color from white to black trim to match the balcony build. The glass itself is a danger to life/safety, especially the glass on the second story, as it is easily breakable and shatters into large, cuttable shards instead of spiderwebbing as contemporary glass tries to do when breaking. Although the windows are original ,per the owner, staff feels that from a life/safety aspect of the applicant's request for alteration, that he be granted the ability to alter the original, unsafe, and easily breakable glass, to mitigate any emergent problems before they even happen. The owner is taking great care in his steps to demonstrate historical accuracy in this alteration with using the same style of window, only double-paned, and ensuring safety of the occupants, and bolstering the usability of the house.

Statement #5 in the Historic Preservation Purpose & Scope (page 2 of Historic Design Guidelines) states that "fostering and encouraging preservation, regular maintenance, restoration, rehabilitation, reconstruction, new construction of buildings, structures, areas, and neighborhoods, and thereby preventing future urban blight.". By allowing Mr. Leskera to alter the windows to further utilize the space safely and with more comfort in mind, on top of the aesthetical alteration that will accompany; preventing any potential urban blight in the future with the upkeep of the property.

**STAFF THEREFORE RECOMMENDS THE HISTORIC PRESERVATION
COMMISSION APPROVE THE REQUEST AS SUBMITTED.**



EXHIBITS

A. HOME DEPOT'S CONSTRUCTION ESTIMATE

ATTACHMENTS

A. APPLICANT NARRATIVE

B. HISTORICAL PICTURES OF 401 E. CHURCH STREET

C. CURRENT PICTURE OF 401 E. CHURCH STREET (AS OF JULY 16, 2025)



REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

EXHIBIT A: HOME DEPOT'S CONSTRUCTION ESTIMATE

CUSTOMER PRICE QUOTE

Date:	07/31/2025	Branch:	Chicago South
Design Consultant:	Sarah Shields	Customer Support Center: 1800 HOME-DEPOT	
Phone #:	(618) 570-9184	License(s)	

Installation Address	401 E Church St.		
City, State, Zip	Collinsville	IL	62234
Job #	F53183702		

Purchaser(s):	Work Phone	Home Phone	Cell Phone
John Leskera			(618) 972-8748


Quote Name: Updated with double hung

Your Project Price		Quote Total
Home Depot Everyday Low Price:	Guaranteed until 08/30/2025	\$46,608.00
Buy More Save More Savings		-\$6,991.20
Current Promotions: Valid through promotional period only		
Your Price Today:		\$39,616.80

This is a price quote and does NOT constitute a Sales Contract
IMPORTANT: Promotional discounts may end and are not guaranteed for the duration of the quote.
See promotion & financing options below or ask your Design Consultant for details.


PROFESSIONAL INSTALLATION

Licensed, insured and trusted Experts from measurement to Installation to cleanup




TOTAL PROJECT MANAGEMENT

Team of dedicated professionals Assigned to oversee every step of Your project



SUPERIOR WARRANTIES

The Home Depot stands behind Your job; labor, materials and Your satisfaction guaranteed by The Home Depot



Quote Name: Updated with double hung Page of

405 HDE Customer Price Quote (E) (03 Apr. 25) Generated Date 07/31/2025 Lead/PO# F53183702 v 3.0.0

REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS



ATTACHMENT A: APPLICANT NARRATIVE

Written Narrative

The nature of the project is replacement of the windows at 401 E. Church St. The replacement windows are black which was the original color of the windows at the time the home was constructed. The current windows are white. Most of the current windows do not open and contain single pane glass which shatters creating a safety concern. Those which do open are difficult to get open. The new windows will provide safe suitable ventilation and will bring the color back to black.



REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS

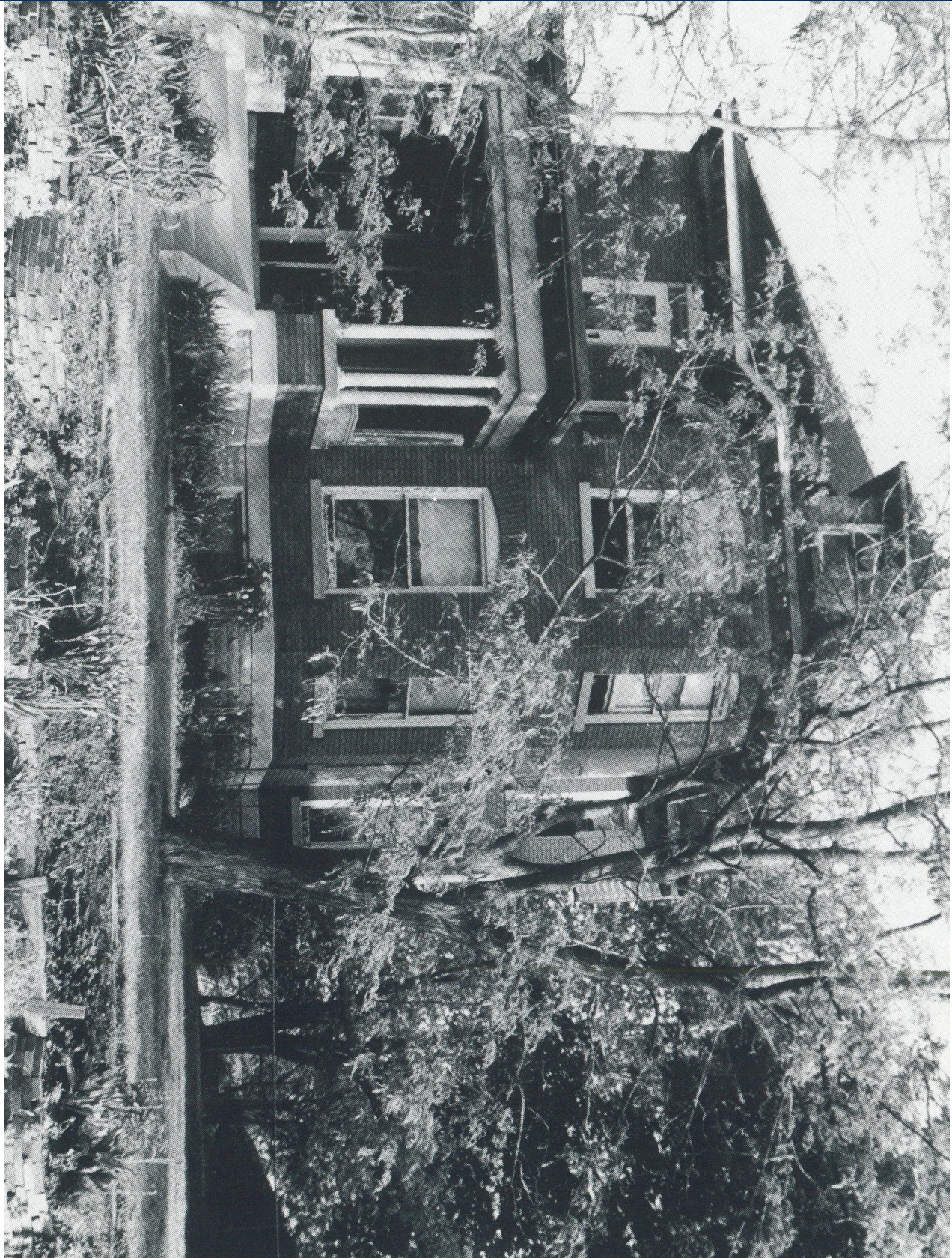
ATTACHMENT B: HISTORICAL PICTURES OF 401 E. CHURCH STREET



REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS



ATTACHMENT B: HISTORICAL PICTURES OF 401 E. CHURCH STREET





REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS

ATTACHMENT B: HISTORICAL PICTURES OF 401 E. CHURCH STREET



REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS



ATTACHMENT C: CURRENT PICTURE OF 401 E. CHURCH STREET

