



REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

APPLICATION NUMBERS:	COA 26-01
APPLICATION NAME:	Buchana House—Porch Rehabilitation
APPLICANT:	John Galvin 315 East Church Street Collinsville, IL 62234
PROPERTY OWNER:	Steve Cox 503 East Clay Street Collinsville, IL 62234
APPLICANT REQUEST:	A request by Steve Cox for a Certificate of Appropriateness to allow for the use of vinyl spindles (balustrads) and columns with the rehabilitation of the porch (503 E Clay Street).
SITE ADDRESS:	503 E Clay Street (Buchana House)
PARCEL ID NUMBER:	13-2-21-27-17-307-012
EXISTING ZONING DISTRICT:	“R-1” Single Family Residential
TOTAL SITE AREA:	Approximately 9,936 Square Feet
COMMISSION MEETING DATE:	April 1, 2026
CASE MANAGER:	Travis Taylor, AICP, Community Development Director
RECOMMENDATION:	Deny



REPORT TO HISTORIC PRESERVATION COMMISSION

CITY OF COLLINSVILLE, ILLINOIS



EXISTING CONDITIONS & SITE HISTORY

503 East Clay, sitting on the corner of East Clay and North Aurora was originally constructed by Thomas Sauer, a local home builder, in 1910. The property features both Queen Anne and Victorian turn of the century architecture with a wrap around porch and a two story octagonal tower. The property was recognized by Collinsville Progress in 2001 and formally designated as a local landmark in 2004 via Ordinance No. 3554.

APPLICANT REQUEST

The property owner, Steve Cox, is seeking to rehab the currently failing wrap-around porch. The scope of work includes:

- ⇒ Replacement of decking (Fir Pine)
- ⇒ New rim boards
- ⇒ New joists
- ⇒ 8 new columns (vinyl)
- ⇒ 8 new handrails (vinyl)
- ⇒ New balustrades/spindles (vinyl)

The majority of the improvements include the replacement of the current materials with like materials. These improvements are considered a “minor work” under the City’s Certificate of Appropriateness regulations and only require ministerial approval by City Staff. Those improvements which call for the replacement of currently wood materials with vinyl substitutes require approval by the Historic Preservation Commission.





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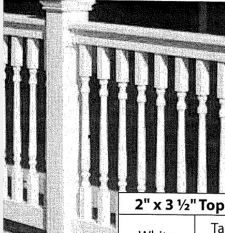
APPLICANT REQUEST (CONTINUED)

As can be seen below, the applicant is proposing vinyl materials similar in style to the current materials. The applicant is seeking approval of load-bearing vinyl for its lower maintenance and durability compared to its wood counterparts.

Existing



Proposed



Sections include rails, aluminum stiffeners, spindles, brackets & screws.
Posts, caps, & skirts are **not included**. Please order separately.
Spindle spacing = 3-3/4"
Spindle size = 1-1/2" x 1-1/2"
Additional bracket kits available
Add \$4.96/ft (LIST) for 42" tall rail.

	2" x 3 1/2" Top Rail		ALZAR Top Rail	
	White	Tan (A) Adobe (C)	White	Tan (A) Adobe (C)
'14 spindles)	65R-S 244.79	IA or CIESR-S 281.51	65RA-S 254.28	IA or CIESRA-S 292.42
'19 spindles)	85R-S 315.74	85SR-S 363.10	85RA-S 328.35	85SRA-S 377.60
'24 spindles)	105R-S 398.96	105SR-S 458.80	105RA-S 417.71	105SRA-S 480.37
'29 spindles)	125R-S 521.45	125SR-S 599.67	125RA-S 539.15	125SRA-S 620.02
n (11 spindles)	65SR-S 244.79	65SSR-S 281.51	65SRA-S 254.28	65SSRA-S 292.42
n (15 spindles)	85SR-S 315.74	85SSR-S 363.10	85SRA-S 328.35	85SSRA-S 377.60
n (19 spindles)	105SR-S 398.96	105SSR-S 458.80	105SRA-S 417.71	105SSRA-S 480.37

Standard with a center leg.

STAIR RAILS
Minimum stiffeners. Sold Separately.

White	Colors
I 30.37	IA or CIESR 34.93
I 40.48	85R 46.55
R 50.91	105R 58.55
R 61.04	125R 70.20

Adjustable Bracket Option:
To have your flat or stair rail sections packaged with **adjustable brackets** rather than the standard fixed brackets please add to the section cost:
White **28.58** (List)
Colors **34.30** (List)



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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, 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 the exterior design of the landmark, building, structure, or area prior to damage. Per the municipal code, the replacement of the 503 East Clay Street porch with vinyl materials requires a Certificate of Appropriateness.

When reviewing applications for changes on historic properties, the Historic Preservation Commission is required to hold a public hearing and make a final determination on approval/disapproval prior to issuance of any building permits. 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, the City of Collinsville has a comprehensive document detailing standard procedures and regulations for historic repairs and maintenance. The Guidelines often detail those items important to maintaining the historic character of the structure, including acceptable materials. In the pages following, staff will provided an analysis of the proposed renovations against the criteria established by the Secretary of Interior and the Historic Preservation Commission.



REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

CERTIFICATE OF APPROPRIATENESS ANALYSIS (CONTINUED)

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 Exterior Siding and Trim section of the Historic Design Guidelines:

Exterior Siding and Trim

- 1. Whenever possible, retain, repair and restore all original wood siding, bays, and balustrades. X**
- 2. Whenever possible, retain, repair and restore all original wood trim materials, such as cornices , brackets, doorway pediments, friezes, brackets, railings, surrounds, and drip caps. X**

The applicant is proposing the replacement of several wood elements of the porch with load-bearing vinyl substitutes. This, in staff's opinion, is not consistent with the City's Historic Design Guidelines as noted above. While the original design of those elements is being retained as best as possible, the Commission should determine to what degree it places importance on maintaining and/or replacement with like materials on historic homes. Throughout the City's adopted Design Guidelines, wood is preferred for most restoration projects with vinyl routinely prohibited and only expressly allowed in a few rare instances (such as window replacement when restoration of original materials is not practical).

Further, staff evaluated the Secretary of Interior's recommendations related to "Entrances and Porches." The Interior's recommendations focus on preserving the original features through material, size, and style and specifically states that utilization of substitute materials is only recommended if it can "convey the same appearance as the surviving components." The City's more detailed regulations are intended to step in where the Interior's regulations may be ambiguous or be up for interpretation. It is clear for Staff that the proposed changes do not meet the approved design regulations. It is up to the Commission, however, to determine if they are willing to accept vinyl substitutes for historic features and to what extent.

CONCLUSION AND RECOMMENDATION

The Historic Design Guidelines along with the Secretary of the Interior's guidelines are listed specifically within the City's municipal code as documents which must be considered with improvements to historic properties. Using these as a guide, staff must rely on the previously approved design guidelines for direction as to what should and should not be permitted with renovations to historic properties. These guidelines consistently deter from utilizing vinyl substitutes when wood is a viable option. As the porch is a historically significant and contributing factor to the property's landmark designation, staff recommends denial of the requested Certificate of Appropriateness.

This denial is based purely on the recommendations of the Historic Preservation Guidelines. The permissibility of vinyl in these circumstances is up to the discretion of the Commission. Should the Commission maintain a different view on the use of vinyl in these circumstances, staff recommends approval of the request and specific recommendations for staff regarding revisions to the current design guidelines, expanding the permissibility of vinyl. This would insure consistency for similar rehabilitations in the future and the potential for staff to properly advise property owners and contractors proposing work on historic structures.



ATTACHMENTS

APPLICANT NARRATIVE

SPEC SHEETS

PICTURES OF 503 E CLAY STREET



REPORT TO HISTORIC PRESERVATION COMMISSION
CITY OF COLLINSVILLE, ILLINOIS

ATTACHMENT A: APPLICANT NARRATIVE (OWNER)

Travis Taylor

From: conjongal <conjongal@aol.com>
Sent: Thursday, March 19, 2026 5:58 PM
To: Travis Taylor
Subject: FW: [External Sender] Why I want my porch done

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

----- Original message -----

From: Steven Cox <scox13@sbcglobal.net>
Date: 3/19/26 5:51 PM (GMT-06:00)
To: conjongal@aol.com
Subject: Why I want my porch done


The wraparound porch that surrounds the front and side of my house at 503 East Clay Street in Collinsville is in dire need of replacement. The porch column that most directly faces the weather has deteriorated to the point where it's starting to come apart at the seams, and the base of the column has now decayed to the point that it has split apart, separated, tilted and is now struggling to support the overlying roof. The floor boards surrounding the column are now starting to warp as well. The other wooden columns, railings, floor, and latticework of the porch are now also starting to deteriorate - even breaking apart in a few places. I would like for this porch to be rebuilt with much more durable materials (such as vinyl) that will be able to stand up to the weather and the test of time.

Steve Cox
503 East Clay Street
Collinsville

Collinsville Historical Preservation Committee,

- 1 To REPLACE A FRILING porch that may collapse AT ANY TIME. The condition of the porch is
- 2 CRITICAL AND NEEDS ATTENTION
- 3 We are proposing to REPLACE AND IMPROVE the structure & the appearance of this project
- 4 If we do NOT move quickly it may also DAMAGE the house also. The structure is slowly collapsing.
- 5 I have already submitted a plan to Codes office.
- 6 The new structure will look a lot how it looks now! We will update the new porch with modern low maintenance products. Very much like the Blum House
7. It will markedly improve the curb appeal of 503 East Clay
- 8 It is necessary because the current porch is DANGEROUS, MAYBE EVEN HAZARDOUS.

Thank You

John Curran




REPORT TO HISTORIC PRESERVATION COMMISSION CITY OF COLLINSVILLE, ILLINOIS

ATTACHMENT B: SPEC SHEETS (PORCH POSTS)

LOAD BEARING PORCH POSTS

	SKU	1-9
A 4" x 9' Traditional	SPP-44	
A 5" x 9' Traditional 400 Series	SPP-400	
A 5" x 9' Traditional - TAN/CLAY	SPP-T/A	
B 5" x 10' Plain	SPP-P	
B 5" x 10' Plain - TAN/CLAY	SPP-PT/A	
C 5" x 9' Madison (Colonial)	SPP-M	
D 6" x 9' Recessed Panel	SPP-RP	
E 6" x 9' Vintage	SPP-V	
F 8" x 10' Tapered Round	SPP8R-10	
F 10" x 10' Tapered Round	SPP10R-10	

Quantity Discounts

Total Posts (same series)	
10-19	
20+	

Maximum Weight Ratings

SIZE	LBS
4 x 4	10,500
5 x 5 400 Series	10,500
6 x 6	15,500
8" & 10"	18,000

The 400 Series structural post feature a continuous aluminum core along with stainless steel spacers.

All porch posts include mounting hardware. Trim skirts/sets are not included.

Vinyl Posts/Bases/Wraps

Traditional
Plain
Madison
Recessed
Vintage
Tapered Round

Round Trim Set	
For 8"	8RSKRT
For 10"	10RSKRT

Round Trim Set is **REQUIRED** for installation of Tapered Round Columns.

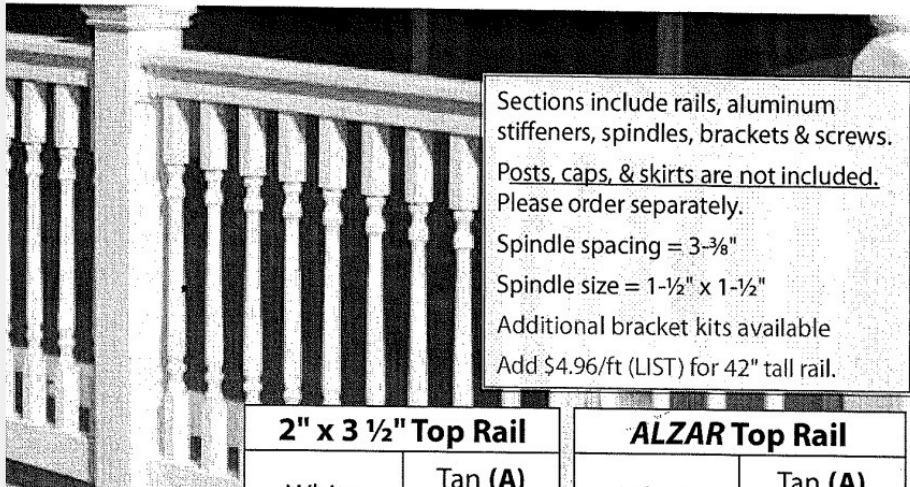
Trim Set Dimensions	8" Post	10" Post
Top	9-3/4"	11-3/4"
Bottom	11"	13"
Bottom Height	4-1/4"	4-1/4"





ATTACHMENT B: SPEC SHEETS AND PLANS (SPINDLES)

VICTORIA



Sections include rails, aluminum stiffeners, spindles, brackets & screws.
Posts, caps, & skirts are not included.
 Please order separately.
 Spindle spacing = 3-3/8"
 Spindle size = 1-1/2" x 1-1/2"
 Additional bracket kits available
 Add \$4.96/ft (LIST) for 42" tall rail.

	2" x 3 1/2" Top Rail		ALZAR Top Rail	
	White	Tan (A) Adobe (C)	White	Tan (A) Adobe (C)
(14 spindles)	6SR-S 244.79	(A or C)6SR-S 281.51	6SRA-S 254.28	(A or C)6SRA-S 292.42
(19 spindles)	8SR-S 315.74	__8SR-S 363.10	8SRA-S 328.35	__8SRA-S 377.60
(24 spindles)	10SR-S 398.96	__10SR-S 458.80	10SRA-S 417.71	__10SRA-S 480.37
(29 spindles)	12SR-S 521.45	__12SR-S 599.67	12SRA-S 539.15	__12SRA-S 620.02
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Vinyl Rail

Standard with a center leg.

STAIR RAILS

Minimum stiffeners. Sold Separately.

White		Colors	
R	30.37	(A or C)6SR	34.93
R	40.48	__8SR	46.55
R	50.91	__10SR	58.55
R	61.04	__12SR	70.20

Adjustable Bracket Option:
 To have your flat or stair rail sections packaged with **adjustable brackets** rather than the standard fixed brackets please add to the section cost:
 White **28.58** (List)
 Colors **34.30** (List)





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ATTACHMENT B: SPEC SHEETS AND PLANS (RALING)

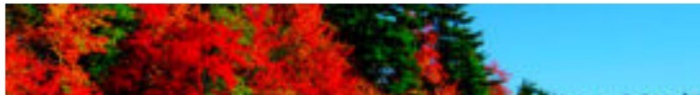


Denali Colonial Railing

The Denali Colonial Vinyl Railing system by Husker Vinyl is engineered for strength and will handle everyday use. The classic colonial balusters will add charm and character to your home while providing you with years of maintenance free style.

(Select Height)

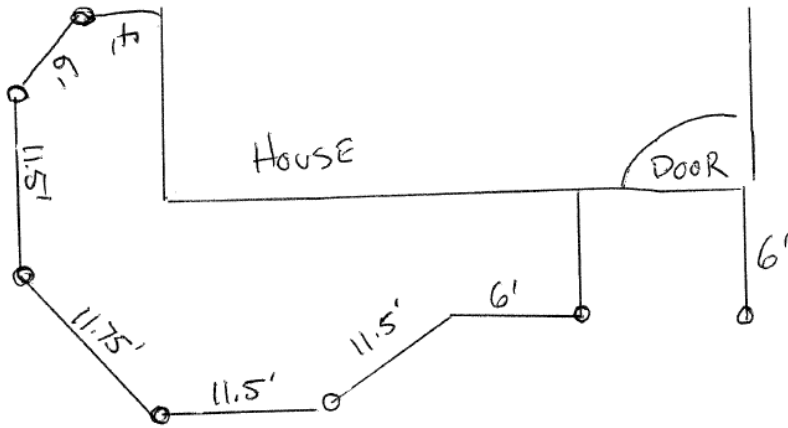
- 3 ft.
- 3.5 ft.



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ATTACHMENT B: SPEC SHEETS AND PLANS (PLANS)



503 EAST CLAY
COLLINSVILLE, IL

JOHN GALVIN
31.5 EAST Church

DAN NICKLIN

- 8 NEW COLUMNS
- 8 NEW HANDRAILS
- 2x8" NEW JOISTS
- 2x10" RIM BOARDS
- FOOTINGS? WE WILL KNOW MORE
WHEN WE TEAR IT OUT
- BEAM 2x10"
- NEW DECKING FIR PINE JUST
LIKE BLUM HOUSE



REPORT TO HISTORIC PRESERVATION COMMISSION
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ATTACHMENT C: PICTURES OF 503 EAST CLAY STREET



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CITY OF COLLINSVILLE, ILLINOIS



ATTACHMENT C: PICTURES OF 503 EAST CLAY STREET





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