 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4c
	Title:	Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 8 Indiana St.	
	Presenter:	Rachel Hitzemann, Planner	
Meeting: Planning & Development Committee		Date: August 14, 2023	
Proposed Cost: \$15,228		Budgeted Amount: \$40,000 for FY	Not Budgeted: <input type="checkbox"/>
TIF District: TIF 7 - Central Downtown (VOTING RESTRICTION)			
Executive Summary (if not budgeted, please explain):			
<p><u>Program Description</u></p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in Special Service Area 1B (Downtown Revitalization) or in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements and up to 25% for maintenance work. Up to \$10,000 is available for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period.</p> <p><u>Proposal</u></p> <p>Kelsey Shipton, on behalf of the Preservation Partners of the Fox Valley, has requested a Façade Improvement grant for the property located at 8 Indiana St., historically known as The Beith House. The project scope includes repair and replacement of all soffits, fascia and crown molding. Adding six-inch half round galvanized steel gutters and repairing and treating the cedar shake roof.</p> <p><u>Historic Commission review – 7/19/23</u></p> <p>The Historic Commission reviewed the project and unanimously voted to recommend approval, because the Organization is producing molding and trim board as close to the original as possible, is using historic materials and is maintaining the high integrity of the structure.</p> <p><u>Grant Amount</u></p> <p>Total Cost of Project: \$46,015</p> <p>The project is eligible to receive up to \$20,000, based on 50% reimbursement for preservation of the integrity of the building. However, the applicant is only requesting \$15,228 because they have also received donations and the Grand Victoria Riverboat Grant. The Preservation Partners of the Fox Valley is a non-profit organization.</p>			
Attachments (please list):			
Historic Commission Resolution, Program Requirements, Location Map, Façade Improvement Grant Application, Current Photos, Grant Agreement			
Recommendation/Suggested Action (briefly explain):			
Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 8 Indiana St.			

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 6-2023

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(8 Indiana St.)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 8 Indiana St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds said Façade Improvement Grant Application to be in conformance with the program requirements.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application, because the Organization is producing molding and trim board as close to the original as possible, is using historic materials and is maintaining the high integrity of the structure.

Roll Call Vote:

Ayes: Rice, Kessler, Pretz, Smunt, Malay

Nays: None.

Abstain: None.

Absent: Kramer, Dickerson

Motion Carried.

PASSED, this 19th day of July, 2023.

Chairman

FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

MAY 1, 2022

COMMUNITY DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
 - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1st and 3rd Wednesdays of each month at 7:00pm.
 - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

The earliest the grant agreement can be approved by the City Council is the third Monday of May. Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

3. Commercial Façade Grant

- Eligible Properties:
Commercial or Multi-Family Residential Buildings (two or more units) located within either:
 - Special Service Area #1B
 - Historic District or Landmark SiteProperties that are at least 50 years of age are given first priority until Sept. 1st. Applications received for structures less than 50 years of age will not be reviewed until Sept. 1st.
- Application Priority Hierarchy
Preference will be given to received applications in the following order:
 1. Structures 50+ years of age
 - a. Restoration projects
 - b. Renovation Projects
 2. Structures less than 50 years of age
- Minimum Project Cost: \$2,500
- Grant for Front or Side Facades (visible from street): Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade. A facade is defined as a thirty-foot-wide span along the front or side of a building facing a public street, measured along the building wall generally parallel to the right of way line. For building fronts or sides exceeding thirty feet, a pro rata amount will be applied.
- Grant for Rear Entrance Improvements: Maximum grant amount of \$10,000, available for buildings with an existing or proposed rear entrance that is accessible to the public from a dedicated public street, alley, or other right of way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access. The rear entrance to be improved must provide public access to a business or businesses within the building.
- Maximum Grant Limits:
 - Total grant amount during any five-year period is capped at \$20,000.
 - For properties on the National Register of Historic Places or Locally Designated Landmarks, the total grant amount for any five-year period is capped at \$30,000.
- Eligible Improvements:
 - 50% Reimbursement for:
 - For Historic structures, maintenance utilizing Historic Preservation practices:***
 - ✓ Repair or restoration of historic features
 - ✓ Replacement of deteriorated historic features with like-in-kind materials to preserve or restore historic features
 - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
 - ✓ Extensive restoration/repair of historic masonry material
 - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting
 - Building improvements:***
 - ✓ Exterior building upgrades or enhancements that will restore or preserve the historic character of a building
 - ✓ Improvement, replacement or installation of storefront systems, doors, windows and trim materials.
 - ✓ Removal of architecturally inappropriate features on buildings

- 25% Reimbursement for Maintenance when done congruently with major restoration or renovation:
 - ✓ Cleaning, patching, caulking of exterior surfaces.
 - ✓ Re-coating of paint on exterior surfaces (without extensive surface preparation)
 - ✓ Re-roofing visible roof surfaces with non-historic material (such as 3-tab or architectural grade asphalt shingles)
 - ✓ Spot masonry repairs or tuckpointing

- 50% Reimbursement for Architectural Services (Up to \$5,000)
 - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.

- Ineligible Improvements:
 - Signs and Awnings, unless in connection with other eligible improvements.
 - Building additions; unless work falls under the rear entrance requirements
 - Any interior improvement or finishes
 - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
 - Any site improvements, including sidewalks, parking lots and landscaping.
 - Maintenance when not done congruently with major restoration or renovation, including painting, spot masonry or tuckpointing, re-roofing with non-historic material, cleaning, patching, and caulking. If not specifically listed, it is at the Historic Commission's discretion to determine if a project is considered maintenance.

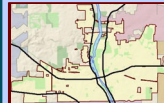
- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
 - Building Permit fees and related costs.
 - Extermination of insects, rodents, vermin and other pests.
 - Title reports and legal fees.
 - Acquisition of land or buildings.
 - Financing costs.
 - Sweat equity.
 - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**



Subject Property



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: August 8, 2023 12:11 PM



0 41 81 Feet

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FACADE IMPROVEMENT GRANT APPLICATION



COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES

Grant Type (select one):

- Commercial Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

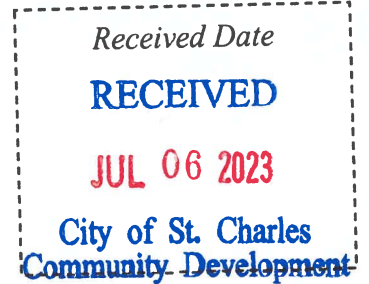
8 Indiana St., St. Charles, IL

Property Identification Number:

09-34-129-005

Applicant Name:

Preservation Partners of the Fox Valley



Project Description:

1. Repair or replace all soffits, fascia, and crown molding
2. Add six-inch half round galvanized steel gutters and four-inch round downspouts
3. Repair and treat cedar shake roof

Total Cost Estimate:

\$ 46,015

Submittal Checklist:

- \$50 Application Fee
- Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.
- W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

Applicant Contact Information:

Phone Number: 630-377-6424

Email Address: Shipton@pplv.org

Statement of Understanding:

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature:  Date: 7/6/2023
Applicant

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: _____ Date: _____
Owner

July 6, 2023



Historic Preservation Commission
City of St. Charles, Illinois
2 E. Main Street
St. Charles, IL 60174

Dear Historic Preservation Commission,

As we shared with you last year, Preservation Partners of the Fox Valley (PPFV) is embarking on a multi-year capital improvement campaign for the historic landmarked 1850 William Beith House at 8 Indiana Street in downtown St. Charles. The Beith House currently serves as office space for PPFV, a meeting place for small groups interested in historic preservation, and as a living learning resource on historic preservation. The first phase of this rehabilitation project is to make necessary repairs to the exterior and create a secure building envelope. In future years, upgrades to the HVAC, electrical, security, fire suppression, and plumbing systems will be undertaken in phases so PPFV can responsibly manage its financial responsibility towards its members and donors. Today we are submitting a Certificate of Approval (COA) for part of the first phase of exterior work and applying for a St. Charles Façade Improvement Grant to assist us in this work.



1850 William Beith House, East Façade

The mission of Preservation Partners of the Fox Valley is to offer heritage education and to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.

P.O. Box 903 • St. Charles, Illinois 60174 • (630) 377-6424 • ppfv.org

PROJECT SCOPE

The primary focus of the first part of the exterior rehabilitation phase is adding gutters to the house. The lack of gutters has damaged the exterior, interior, and foundation walls. In order to add the gutters, we will first be repairing or replacing the soffits, fascia, and crown molding, all of which are rotting in places. The cedar shake roof will also be repaired to ensure watertightness for several more years. These improvements “will restore or preserve the historic character of a building” as required in the grant application to be eligible for grant funding.



Damage to limestone on north façade



Damage to south crown molding, fascia, and soffit

Soffits, Fascia, and Crown Molding

For this project, replacement materials will be either African Mahogany or TruExterior Poly-ash for the soffit, fascia, and crown molding. These materials will be cut to match the existing historic profiles. TruExterior poly-ash is a manufactured product with significantly increased rot resistance and has a twenty-year limited warranty (see attachment). African Mahogany is an old-growth hard wood that is more resistant to rot than commercially-available new-growth wood. The product that will ultimately be used will be determined based on product price and availability at the time of construction. Poly-ash has a similar appearance to wood once painted. The paint color will be the same as is currently on the soffit, fascia, and crown molding—a color that was matched through paint analysis of the original as part of the 1980s restoration.

The wood fascia, soffits, and crown molding of the Beith House have rotted in places, most severely on the southeast corner as indicated in the picture above right. Adding gutters to the home will decrease potential wood rot of the fascia, soffit, and crown molding. Commercially-available new-growth wood has a wider, more porous grain than historically-available old-growth wood and is not as rot resistant as the original wood used or the planned replacement materials. While synthetic material is not recommended by the Secretary of the Interior’s Standards for historic rehabilitation, we believe it is the best choice for protecting the limestone façade, reducing maintenance costs, and extending the home’s life. TruExterior Poly-ash’s similar look to wood can preserve “Distinctive

stylistic features, finishes and construction techniques or examples of skilled craftsmanship, which characterizes a building, structure or site...” (City of St. Charles Ordinance 17.32.080.G3d). Furthermore, in recent years, the St. Charles Historic Preservation Commission has approved synthetic materials for front façades, decks, fences, etc. due to their improved durability and proximate appearance to wood. The use of TruExterior Poly-ash will be visually indistinguishable from the existing and replacement trim materials. See page 9 for examples from the manufacturer.

Six-Inch Half Round Galvanized Steel Gutters

Also, to further protect the building’s limestone, we will be adding gutters to the home. While the home does not currently have gutters, the house had some gutters, similar to what we will be adding, prior to its restoration in the early 1980s (see photo at right). The six-inch half round galvanized steel gutters and four-inch round smooth downspouts will drastically reduce water damage experienced by the limestone façades and foundation walls. The photo on the previous page shows the water damage the limestone is suffering because of the lack of gutters. It is common for historic homes in the Fox Valley to use half round galvanized steel gutters and downspouts (see page 10).



Some galvanized steel gutters c. 1970



6 1/2" galvanized steel half round gutters

To prevent damage to the historic profiles of the crown molding and fascia, the gutters will be attached to the house through the use of galvanized straps that will be secured to the roof. This is a common method for fastening gutters to historic structures. The Durant-Peterson House Museum is an example that utilizes this fastening method (see page 10).

Roof

Roof repair and treatment will be completed to lengthen the roof’s lifespan. We will be using similar wood shake shingles as are currently on the roof to replace damaged or missing shingles. The roof will be cleaned by hand and an anti-fungal inhibitor will be applied to prevent further fungal growth. All ridge caps will be refastened or replaced, and necessary areas will be caulked.



Please refer to the attached documents for details on the materials and contractors we plan to use.

FAÇADE IMPROVEMENT GRANT

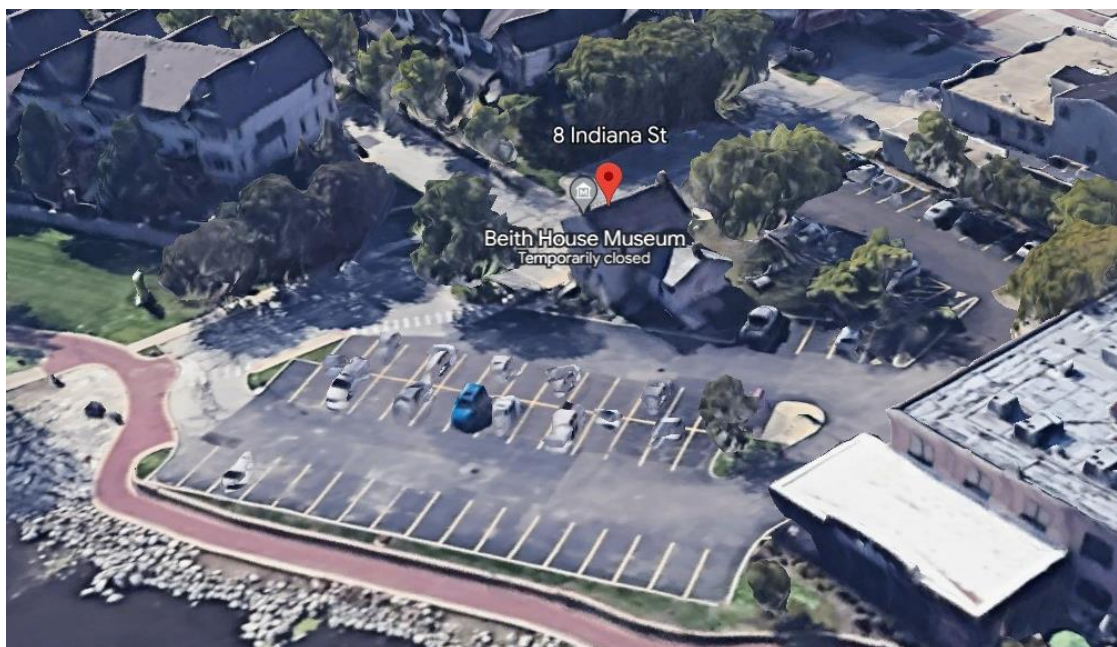
In furtherance of the City of St. Charles's Façade Improvement Grant purpose to recognize "the quality and vitality of downtown St. Charles," Preservation Partners of the Fox Valley (PPFV) is applying for a grant of \$15,228 for the work noted above.

Significance

The Beith House is one of the very few surviving examples in Kane County of river stone houses from the 1840-1850s which has not been covered in stucco or significantly altered. The historic home is at its original location in downtown St. Charles, and its Greek Revival architecture is very visible to walkers and bikers traveling along the Fox River recreational paths and to drivers crossing over the Fox River on St. Charles' Main Street. Unfortunately, many of the river stone structures in the Fox River Valley have been lost to the bulldozer. The Beith House has endured with generous support from the community and remains the oldest structure in St. Charles with direct access to the Fox River. Further recognizing of the significance of the Beith House is the recent award of \$26,392 from the Kane County Board with a Grand Victoria Riverboat Grant.

Façades

The Beith House is unique in that all four façades, as the pictures below indicate, are visible from either the street or the Fox River. While St. Charles's Façade Improvement Grants are typically for front or side façades, we are requesting funding for all four façades since the entire exterior is clearly visible from public spaces as seen in the Google Earth and street view images below.





West street view



South street view



East street view



North street view

The horizontal length of each façade is as follows:



East façade length 37'-6.5"



North façade length 30'-6"



West façade length 37'-7"



South façade length 30'-9.5"

According to the grant application, the “Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade.” The total horizontal length of all four façades is 136'-4" thus exceeding the maximum of 30 ft per façade by 12%. The grant request will therefore apply toward 88% of the façade expenses indicated below.

Costs

Soffit, fascia, and crown molding: \$42,560 (see Attachment)

- Labor (includes scaffolding and disposal): \$25,686
- Soffit, fascia, and crown molding: \$9,326
- Painting: \$7,548

Gutters: \$4,150 (see Attachment)

SUB-TOTAL: \$46,710

SUB-TOTAL APPLICABLE FOR FAÇADE GRANT (88%): \$41,105

Roof: \$4,910 (see Attachment)

TOTAL APPLICABLE FOR FAÇADE GRANT: \$46,015

Funding

We will be matching the requested \$15,228 St. Charles Façade Improvement Grant with a designated donation of \$10,000 we received in 2022 and \$26,392 from a Grand Victoria Riverboat Grant that was awarded July 11.

History

William Beith was born in Scotland in 1818. He learned stone masonry from his father. Beith came to St Charles in 1843 and, with his father, built his first limestone home between 1843 and 1845 on 713 Prairie St. in St. Charles. That home still stands but has been significantly altered. In the spring of 1844, he took his first building contract to erect the Congregational Church of St Charles, a river stone structure which has since been covered by stucco. Beith then built the house at 8 Indiana Street between 1845 and 1850.

Over the next 15 years, Beith was considered one of the most prominent contractors and builders in Kane County, erecting a papermill, factories, many buildings in Batavia, several churches, as well as the Jennings Seminary, a five-story stone building, and Dunning Block in Aurora. His operations extended to Chicago, where, with a partner, he was primarily interested in contracting.

In addition to building, Beith was largely involved in starting the manufacture of drain tile in Aurora, supplying tile for hundreds of miles for low and marshy land in Kane County, making it one of the foremost counties for rich farmland.

PPFV rescued the Beith House from demolition in 1980 and restored it to operate as a Preservation Study House. Then known as the William Beith House Museum it included exhibits showing mid-19th century decorative arts, and the techniques used to restore the interior features and exterior

structure. In 1987, following an extensive proposal by landscape historian, Daryl Watson, PPFV completed a full design plan to emulate how the property surrounding the house may have been landscaped in the 1850s.

Today, the Beith House serves as offices for Preservation Partners of the Fox Valley, a nonprofit organization that operates four historic sites in Kane County: the Durant-Peterson House Museum, Sholes School Museum, the Fabyan Villa Museum, and the Fabyan Japanese Garden. Preservation Partners also educates the Tri-Cities about the importance and stewardship of our local built environment. Besides PPFV's office space the Beith House currently serves as a meeting place for small groups interested in historic preservation and interior restoration of historic homes.

The United States Department of the Interior listed the William Beith House on the National Register of Historic Places on December 7, 1983, and the house has been a designated local landmark since 1994.



1850 William Beith House, c. 1980

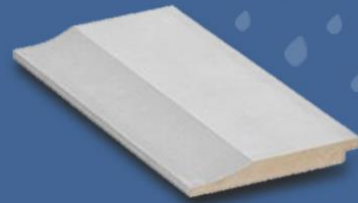
BENEFITS OF TRUEXTERNAL POLY-ASH

Bring On The Rain

- Ideal for high humidity and rainy environments
- Resists damage from freezing rain, snow and freeze thaw conditions
- Ideal for ground contact or contact with masonry

Resists Rot, Bugs and Decay

Poly-ash is an inorganic material that offers no food source to carpenter ants, termites, wood-boring bees and more.



Example of soffit, fascia, and crown molding in Poly-ash



Example of window casing in Poly-ash

EXAMPLES OF HALF-ROUND GALVANIZED STEEL GUTTERS ON HISTORIC HOMES IN THE FOX VALLEY



606 Cedar Street, St. Charles



Fabyan Villa Museum, Geneva



Durant-Peterson House Museum, St. Charles



MILLER'S MILLWORK, INC

MICHAEL GEORGE MILLER
225 EAST GALENA BLVD.
AURORA , IL 60505-3415

shop & fax (630) 906-6360
cell (708) 502-1072
email millersmillworkinc@yahoo.com
website millersmillwork.net

PROPOSAL

Tuesday, February 28, 2023

To: Preservation Partners of the Fox Valley
P.O. Box 903
St. Charles, IL 60174
attention: Kelsey Shipton

phone: 630-377-6424
email: info@ppfv.org
Kelsey mobile: 734-634-6577
Kelsey email: shipton@ppfv.org

For: William Beith House
8 Indiana Street
St. Charles, IL 60174

Job: Window sash replacement, Soffit, Fascia, Crown and Fascia returns

This proposal is for the manufacturing, painting and installation of components listed.
The following specifications apply:

Window storm sash

Wood species: African Mahogany
Glass: Clear double strength (1/8" thick)
Glass mounted in traditional glazing putty, typical glazing application
Standard sash profiles with daylight openings and midrail to match existing windows
Sash to be provided primed, with final paint color applied
(2)two Sash hangers and (4)four turn buttons provided per sash
Glass cleaning done after painting, upon final install.
Permanent mounting not recommended for cleaning and condensation
Paint brand and color provided by *Kelsey*
Disposal of all debris

East Elevation repairs

Wood species: African Mahogany
Composite material: TruExterior Poly-ash
Components to be provided primed, with final paint color applied
Threshold masonry repair by others
Disposal of all debris

Exterior Soffit, fascia and crown replacement

Fascia Crown Molding Wood species: African Mahogany
Composite material: TruExterior Poly-ash
Scaffolding set up and removal
Internal framing rot replacement as necessary (see special note)
Manufacturing and installation of new Fascia Crown and nailer backing to match existing profile

- Rake and standard crown profiles required
- Custom knives required

Primer and paint applied to all components

- Existing freeze board and freeze crown included

Disposal of all debris

Window Storm Sash cost breakdown

*Cost includes all labor and materials required to manufacture, paint and install

*Price per item

South Elevation

Second floor left	\$825.00	
Second floor right	\$825.00	
First Floor	\$898.00	
Basement left	\$140.00	painting only
Basement right	\$140.00	painting only

West Elevation

Second floor left	\$825.00
Second floor right	\$825.00
First floor left	\$898.00
First floor right	\$898.00
Addition left	\$898.00
Addition Right	\$898.00

North Elevation

Second Floor	\$825.00
First Floor	\$898.00

East Elevation

Second floor left	\$825.00
Second floor right	\$825.00
First floor left	\$898.00
First floor right	\$898.00
Addition	\$898.00

Window Storm Sash project total \$14,137.00**East Elevation repairs cost breakdown**

*Cost includes all labor and materials required to manufacture, paint and install

*Price per item

Addition door threshold	\$321.00	
Addition basement window	\$985.00	Includes jamb,& primary sash with fixed panel for existing HVAC vent
Main door plinth blocks	\$250.00	material: TruExterior Poly-ash

East Elevation repairs project tota \$1,556.00**Exterior Soffit, fascia and crown replacement cost breakdown**

Labor	\$25,686.00	Includes scaffolding and disposal
Crown molding	\$3,887.00	Fascia Crown Molding Wood species: African Mahogany
Soffit and fascia	\$5,439.00	Composite material: TruExterior Poly-ash
Painting	\$7,548.00	

Soffit, fascia & crown project total \$42,560.00

Special note: Price contingent upon exploratory demo to determine extent of existing rot and replacement necessary for soffit and fascia roof framing.

Payment

A down payment of 50% of project total due to begin manufacturing .

Balance of project total, plus any extras due upon completion .

Price includes : All materials, Shop Labor, Painting and/or Finishing, Delivery and Installation unless noted.

Any extras, will be added to final invoice.

Terms: The Above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work, as specified. The customer by verbal or written agreement agrees to payments by terms and conditions stated. Any and all legal fees will be customer responsibility if full payment is not received within 30 days of invoice and legal recourse is required.

Respectfully:

Michael George Miller

Authorized Signature *Michael George Miller*

Date: _____ / _____ /2023 Signature _____

TruExterior™ Trim

LIMITED PRODUCT WARRANTY

In General. This express limited warranty (“Warranty”) covers performance of trim products (“Trim Product”) manufactured by Westlake Royal Building Products Inc. (“Westlake Royal”). This Warranty does not cover trim manufactured by others, accessory materials, or installation labor provided by others.

Who is Covered. This Warranty extends only to the original residential or commercial owner(s) of the residence or building (“Structure”) on the date the Trim Product is installed (the “Owner”). Coverage under this Warranty shall cease upon the transfer of ownership of the Structure or upon the death of the last original Owner.

Terms of Warranty. Westlake Royal warrants that each Trim Product is free from manufacturing defects such that the Trim Product: 1) will not decay due to rot; 2) will not excessively swell from moisture; and 3) will resist termite damage in each case to the extent such properties are proven in the tests set forth in the Westlake Royal TruExterior Trim Product Data Sheet, as amended from time to time, which is located at the TruExterior.com website. The duration of this Warranty is twenty (20) years from the date the Trim Products were originally purchased from an approved Westlake Royal vendor.

Warranty Exclusions. This Warranty does not apply to any problems with non-defective Trim Product caused by conditions or handling beyond Westlake Royal’s control. This Warranty does not cover claims, damage to or failure of the Trim Product resulting from the following: 1) damage to the Trim Product caused during installation; 2) Trim Product not installed in accordance with appropriate local building codes and acceptable trade practices in that specified area; 3) damage caused due to failure to follow painting guidelines provided by Westlake Royal; 4) intentional or unintentional misuse of or damage to the Trim Product; 5) damage to Trim Product or structure caused by impact of foreign objects, earthquakes, fire, flood, lightning, ice, tornado, hurricane, windstorm, or any other Acts of God; 6) movement, settlement, distortion, warping or cracking of the Trim Product’s structural supports or accessories used in connection therewith; 7) physical abuse, vandalism, riot, insurrection, improper maintenance, use of incompatible accessories; 8) color fading, color changes or variations of the color hue or physical deterioration of the color for any reasons including, but not limited to pollution, mold, mildew, acid rain, weathering, oxidation, air pollutants, or application of harmful chemicals or vapors to the Trim Product.

Remedies. If Westlake Royal finds that any of the Trim Product does not meet the Warranty set forth herein, after inspecting and testing the Trim Product, Westlake Royal will furnish at its sole option new Trim Product, free of charge, to replace each defective area of Trim Product or refund the purchase price of the defective Trim Product. These remedies are the Owner’s exclusive remedies for breach of warranty. This express Warranty excludes all costs of labor, installation, reinstallation, freight, taxes or any other charge related to defective Trim Product.

Claims Procedure. To make a Warranty claim, the Owner must: (1) notify Westlake Royal in writing within ninety (90) days after the facts on which the claim is based become known, (2) provide Westlake Royal an

opportunity to investigate and approve the claim, and (3) provide Westlake Royal an opportunity to inspect and test the Trim Product, its installation, and the environment in which it was used prior to removal by the Owner. Warranty claims must be made during the duration of the Warranty. Failure to comply with these notice and inspection provisions shall void this Warranty. Claims may be submitted online at www.truexterior.com or by calling 800-521-8486.

Replacement and Product Variations. Westlake Royal reserves the right to remove and examine sufficient undamaged Trim Product as well as alleged damaged Trim Product before providing any replacement Trim Product or reimbursement. Westlake Royal will attempt to replace defective Trim Product with new Trim Product having the same color and design; however, the exact color or design may no longer be available, and Westlake Royal reserves the right to replace the defective Trim Product with Trim Product of similar design and color. This Warranty shall be void if anyone makes repairs or modifications to Trim Product that are not first approved in writing by Westlake Royal, except for necessary emergency repairs.

Warranty Limitations. THE FOREGOING IS THE ENTIRE EXPRESS LIMITED PRODUCT WARRANTY OF WESTLAKE ROYAL FOR THE SIDING PRODUCT. WESTLAKE ROYAL HEREBY DISCLAIMS ALL OTHER EXPRESS, IMPLIED AND STATUTORY WARRANTIES WHERE ALLOWABLE BY LAW FOR THE SIDING PRODUCT INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. WESTLAKE ROYAL SHALL IN NO EVENT BE LIABLE UNDER ANY CIRCUMSTANCES FOR INDIRECT, INCIDENTAL, PUNITIVE, CONSEQUENTIAL OR OTHER DAMAGES, FOR LOST PROFITS OR FOR ANY DAMAGES TO ANY PROPERTY OR ITS CONTENTS OR ITS OCCUPANTS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

This is the entire Warranty between Westlake Royal and the Owner with respect to the Trim Product. This Warranty supersedes all prior and contemporaneous agreements, representations, or understandings, whether oral or written, relating to Trim Products. No person, employee, agent or otherwise, is authorized to vary or change the terms of this Warranty, and any statements contained in Westlake Royal’s advertising or other printed materials do not constitute a warranty and shall not be binding on Westlake Royal except as expressly set forth in this Warranty. Westlake Royal reserves the right, in its sole discretion, to modify or withdraw this Warranty, in which event this Warranty will not be applicable to any purchases of Trim Products that occur after the date of modification or withdrawal.

Legal Rights. This Warranty gives the Owners of the Trim Products covered by this Warranty specific legal rights, and they may have other rights which may vary from state to state. If the laws of a particular state require terms other than or in addition to those contained in this Warranty, this Warranty shall be deemed modified so as to comply with the appropriate laws of such state, but only to the extent necessary to prevent the invalidity of this Warranty or any provision of this Warranty or to prevent the imposition of fines, penalties or any liability.

Boral Composites Inc.
 200 Mansell Court East, Suite 305
 Roswell, Georgia 30076
 Toll Free 888-9BORAL9 (888-926-7259)
 Website www.BoralTruExterior.com
 E-mail info@TruExterior.com

February 2013

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat*, *SectionFormat*, and *PageFormat*, as described in *The Project Resource Manual—CSI Manual of Practice, Fifth Edition*.

This section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all “Specifier Notes” after editing this section.

Section numbers are from *MasterFormat 2010 Update*.

SECTION 06 65 00

EXTERIOR SYNTHETIC TRIM

Specifier Notes: This section covers Boral Composites Inc. Boral TruExterior® exterior synthetic (poly-ash) trim. Use of Boral TruExterior Trim may contribute toward LEED credits. Consult Boral Composites Inc. for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Exterior synthetic (poly-ash) trim.

1.2 RELATED REQUIREMENTS

Specifier Notes: Edit the following list of related sections as required. Delete related sections not required. List other sections with work directly related to this section.

- A. Section 09 91 00 – Painting: Painting exterior synthetic trim.

1.3 REFERENCE STANDARDS

Specifier Notes: List reference standards mentioned in this section, complete with designations and titles. This article does not require compliance with reference standards, but is merely a listing of those used.

- A. ASTM C 1185 – Standard Test Methods for Sampling and Testing Non-Asbestos Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards.
- B. ASTM D 570 – Standard Test Method for Water Absorption of Plastics.
- C. ASTM D 1761 – Standard Test Methods for Mechanical Fasteners in Wood.
- D. ASTM D 6341 – Standard Test Method for Determination of the Linear Coefficient of Thermal Expansion of Plastic Lumber and Plastic Lumber Shapes Between -30 and 140°F (-34.4 and 60°C).
- E. ASTM E 84 – Standard Test Method for Surface Burning Characteristics of Building Materials.
- F. AWPA E1 – Standard Method for Laboratory Evaluation to Determine Resistance to Subterranean Termites.
- G. AWPA E10 – Standard Method of Testing Wood Preservatives by Laboratory Soil-Block Cultures.

1.4 SUBMITTALS

Specifier Notes: Edit submittal requirements as required. Delete submittals not required.

- A. Comply with Section 01 33 00 – Submittal Procedures.
- B. Product Data: Submit manufacturer's product data, including installation instructions.
- C. Samples: Submit manufacturer's sample of exterior synthetic trim, minimum 1 inch by 4 inches by 8 inches long.
- D. Manufacturer's Certification: Submit manufacturer's certification that materials comply with specified requirements and are suitable for intended application.
- E. Warranty Documentation: Submit manufacturer's standard warranty.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Storage and Handling Requirements:
 1. Store and handle materials in accordance with manufacturer's instructions.
 2. Keep materials in protective covering until installation.
 3. Store materials in clean, dry area.
 4. Store exterior synthetic trim on flat, level surface.
 5. Keep exterior synthetic trim covered and free of dirt and debris.
 6. Protect materials and finish during storage, handling, and installation to prevent damage.

1.6 WARRANTY

- A. Warranty Period for Exterior Synthetic Trim: 20-year limited warranty.
 - 1. No decay due to rot.
 - 2. No excess swelling from moisture.
 - 3. Resist termite damage.

PART 2 PRODUCTS

2.1 MANUFACTURER

- A. Boral Composites Inc., 200 Mansell Court East, Suite 305, Roswell, Georgia 30076. Toll Free 888-926-7259. www.BoralTruExterior.com. info@TruExterior.com.

2.2 EXTERIOR SYNTHETIC TRIM

- A. Exterior Synthetic (Poly-ash) Trim: Boral TruExterior® Trim.
- B. Composition:
 - 1. Post-Industrial Recycled Content: Minimum 70 percent, by weight.
 - 2. Post-Consumer Recycled Content: Minimum 2 percent, by weight
 - 3. Pigments and dyes.
- C. Physical Properties:
 - 1. Density, ASTM C 1185: 40 to 50 pcf.
 - 2. Water Absorption, ASTM D 570: Less than 1.5 percent.
 - 3. Fungi Rot, AWPA E10:
 - a. White Rot: Negligible loss.
 - b. Brown Rot: Negligible loss.
 - 4. Termite Resistance, AWPA E1: Greater than 9.0, with 10 being impervious.
- D. Mechanical Properties:
 - 1. Flexural Strength, ASTM C 1185: Greater than 1,600 psi.
 - 2. Nail Withdrawal, ASTM D 1761: Greater than 40 lbf/in.
- E. Thermal Properties:
 - 1. Coefficient of Linear Expansion, ASTM D 6341, Typical: 1.40E-05 in/in/degree F, tested at minus 30 to 140 degrees F.
 - 2. Flame Spread, ASTM E 84: Between 25 and 29
 - 3. Smoke Developed, ASTM E 84: Less than 450.
- F. Trim Sizes:

Specifier Notes: Specify the required trim sizes here or indicate on the Drawings. Consult Boral Composites Inc. for availability of trim sizes.

1.

Nominal Size	Actual Size
1 by 4	3/4" by 3-1/2"
1 by 6	3/4" by 5-1/2"
1 by 8	3/4" by 7-1/4"
1 by 10	3/4" by 9-1/4"
1 by 12	3/4" by 11-1/4"
5/4 by 4	1" by 3-1/2"
5/4 by 6	1" by 5-1/2"
5/4 by 8	1" by 7-1/4"
5/4 by 10	1" by 9-1/4"
5/4 by 12	1" by 11-1/4"
5/8 by 6 Beadboard	5/8" by 5 1/4"

2. Manufacturing Tolerances:
- Width: Plus or minus 1/16 inch.
 - Thickness: Plus or minus 1/16 inch.
 - Length: Plus 2 inches, minus 0 inch.
 - Edge Cut: Plus or minus 2 degrees.

Specifier Notes: Boral TruExterior® Trim is reversible, with woodgrain texture on one side and smooth texture on the other side. Specify texture to be exposed.

3. Exposed Texture: [Woodgrain] [Smooth].

2.3 FINISHES

- A. Primer:
- Acrylic based.
 - Low VOC.
 - Factory applied on all sides.

2.4 FASTENERS

Specifier Notes: Specify minimum 16 gage fasteners with head and finish suitable for the environment and specific application. Fasteners should be installed with adequate penetration to hold to solid substrate.

- A. Type: [Nails] [Screws] [As indicated on the Drawings].
- Size: [_____] [As indicated on the Drawings].
 - Finish: [Galvanized] [Stainless steel] [As indicated on the Drawings].

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine surfaces to receive exterior synthetic trim.
- B. Notify Architect of conditions that would adversely affect installation or subsequent use.
- C. Do not begin installation until unacceptable conditions are corrected.

3.2 INSTALLATION

- A. Install exterior synthetic trim in accordance with manufacturer's instructions at locations indicated on the Drawings.
- B. Do not install exterior synthetic trim in structural or load-bearing applications.
- C. Install exterior synthetic trim plumb, level, and square.
- D. Install exterior synthetic trim with flush, tight joints.
- E. Install Fasteners:
 - 1. Maximum of 24 inches on center.
 - 2. Within 2 inches of end of boards.
- F. Fill nail and screw holes with acrylic caulk, wood filler, or auto body filler.
- G. Repair minor damages to exterior synthetic trim in accordance with manufacturer's instructions and as approved by Architect.
- H. Remove and replace damaged exterior synthetic trim that cannot be successfully repaired as determined by Architect.

Specifier Notes: Boral TruExterior® Trim must be painted with a top coat over the factory-applied primer. Failure to paint the exterior synthetic trim will void the warranty. Include section number that specifies painting the exterior synthetic trim.

- I. Painting:
 - 1. Apply top coat to exterior synthetic trim over factory-applied primer.
 - a. Within 150 days of installing trim.
 - b. As specified in Section 09 91 00.

3.3 PROTECTION

- A. Protect installed exterior synthetic trim to ensure that, except for normal weathering, trim will be without damage or deterioration at time of Substantial Completion.

END OF SECTION



PREMIER EXTERIORS

244 S. River St.
Aurora IL 60506

Estimate

DATE	ESTIMATE NO.
11/10/2022	8703

NAME / ADDRESS
Dante Cesario Vale' Home Services LLC 214 N Woodlawn St Wheaton IL 60187

Ship To
8 Indiana St. Charles IL

P.O. NO.	TERMS	DUE DATE	REP	PROJECT	
	C.O.D.	11/10/2022	PM		

DESCRIPTION	QTY	TOTAL
6" 1/2 ROUND GUTTERS AND 4" SMOOTH DOWNSPOUTS		
COPPER MATERIALS & LABOR	1	7,350.00
GALVANIZED MATERIALS & LABOR	1	4,150.00
PAINTED ALUMINUM MATERIALS AND LABOR	1	3,770.00
IF PRODUCT IS STRAPPED TO ROOF ADD \$ 1350.00		
SERVICE REPAIRS, REMOVE CROWN AND SAVE ON SOUTH SIDE, INSTALL HAND SELECT PINE BOARDS, PAINTED SIMILAR, SCREW CROWN ON NORTHSIDE TEMPORARY FIX. METAL FLASHING IF NEEDED ON S/E CORNER.	1	1,250.00
NOTE: GALVANIZED GUTTERS ARE ONLY 20' LONG, SO SEAMING WILL HAVE TO HAPPEN.		
Thank you for the opportunity to bid.	TOTAL	\$16,520.00

SIGNATURE _____

Phone #	Fax #	E-mail	Web Site
630-897-0774	630-897-0869	phil@premierexteriors.com	www.premierexteriors.com

LIC # 104.016551
LICENSED - BONDED - INSURED

(630) 585-3923 (847) 438-3127 Fax (630) 585-3923
WWW.CEDARROOFEXPERTS.COM -TOM@CEDARROOFEXPERTS.COM

8 Indiana Street St. Charles, IL 60174

Shake repairs X

Replacement of missing & badly damaged Shakes/shingles throughout roof as needed. Also replacing missing / damaged felt underlayment.

Rust prevention

Application of a rust inhibiting primer & paint To all rusted valleys , Flashings & Roof pipes.

Ridge cap fastening & Repairs X

Refastening of all ridge caps & Replacement of damaged/Missing ridge caps. Refastening of all loose shakes & ridge caps & nails pop

Chimney waterproofing

Application of Crown-seal chimney cap sealant. Application of Seal-krete to bricks & masonry joints. Protecting your chimneys from water penetration.

Roof Cleaning X

Cleaning areas of organic growth by hand & Application of anti fungal inhibitor To help prevent further future growth.

Cedar-guard cedar roof treatment X

Heavy application of our three part cedar roof treatment To your cedar roof. That protects your roof from Sun , Moisture & prolongs future organic growth.

Caulking X

Caulking of all skylightsValleys Flashings & roof pipes.

X Indicates recommended work to be done

ROOFING REPAIR TOTALS / FLASHING MEASUREMENTS & CHIMNEY INSPECTION NOTES LISTED BELOW

Roof Repair Totals :

Amount Of Shake Replacements : 3 bundles of shingles
Amount of ridge-cap replacements : 1.5 bundles of ridge cap
Amount of Ridge-cap Refastens : -0- Refastens
Amount Of Roof Vents Replacements : -0- All roof vents are in good working order
Plumbing Boot replacements :-0- All plumbing boots are in good working order

Chimney Repair & Waterproofing

Tuck-Pointing: -0-
Cap- Crown repair:-0-
Crown-seal: -0-
Seal-krete masonry sealer:-0-
Stainless steel spark caps Lifetime warranty: -0-

Valley & Flashing Rust Prevention Totals

Lineal ft of valley to prime & paint : -0- Ft (Copper - will never rust)
Lineal ft of flashing to prime & paint : -0- Ft (Copper - will never rust)

Roof Cleaning & Cedar-Guard Roof Treatment / Preservative

Cleaning moss & mold on roof by hand & Apply fungal detergents to help prevent regrowth in heavily affected areas
Apply our eco friendly cedar roof treatment to entire cedar shake roof (Saturating all shakes & ridge-caps)

Gallons of roof treatment 65 Gallons

TOTAL FOR ALL ROOF REPAIR AND TREATMENT \$ 4,910.00

PLEASE PROVIDE SIGNATURE AND DATE AND EMAIL BACK TO ACCEPT THIS WORK PROPOSAL ,
BY SIGNING THIS DOCUMENT YOU HEREBY AUTHORIZE THE ABOVE MENTIONED WORK
AGREE TO PAY THE WRITTEN AMOUNT ON COMPLETION OF THE JOB MAKE CHECKS PAYABLE TO THOMAS HAMILTON

SIGNATURE _____ DATE _____

THOMAS HAMILTON**IL Lic # 104.016551****(630) 585-3923****(847) 438-3127****Fax (630) 585-3923****WWW.CEDARROOFEXPERTS.COM****Thank you for letting us inspect your cedar shake roof.****We are pleased to submit the following proposal , First a few things you should know .****We only use the following materials.****All aluminum perforated 5 & 6 Inch gutter screens with lifetime warranty****Blue label # 1 Grade vertical grain shakes - shingles (No Flat Grain)****Double hot dipped galvanized nails on your roof****Two part epoxy rust preventing primer & Paint on rusted valleys , Flashings & Roof Pipes.****Our exclusive three part EPA registered Cedar-Guard roof treatment****The do's****#1 Ensure all cedar roofing companies that inspect your roof can provide several references in your neighborhood complete with names phone numbers & address' .****#2 Ensure all cedar roofing companies are licensed to perform roofing in Illinois It is the state law .****Some companies are not licensed to practice roofing .****If they can not provide a certified copy of there state license they should not be on your roof .****#3 Review all quotes to compare the amount of work stated in each proposal which should include the following : The amount of shakes/ shingles to be replaced ,****Gallons of roof treatment to be applied , Flashing replacement , Flashing rust proofing & warranty information .****The dont's****#1 We do not use clay based roof stains as they can be hazardous to landscaping & Health to household pets .****#2 We do not use oil based roof treatments such as chevron shingle oil****(Oil based products are harmful to the environment , your health , and landscaping)****(Oil based roof treatments also promote rapid fungal growth in areas with heavy shade & tree coverage)****#3 WE DO NOT POWER WASH , Power washing will cause irreversible damage to the cedar and greatly increase the opportunity to create roof leaks , by forcing thousands of pounds of pressure to flashings / skylights & Roof penetrations .****We provide a detailed description of your roofing needs ,**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Greek Revival

Date of Construction: 1850

Source: NRHP Nomination Form

Features: Beith House

Rough stone building by prolific mason Wm. Beith. Gabled roof with classical entablature. Lower one story addition to the north of two story original house. Elaborate door surround added in 1984.

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing



Address:

8 W. Indiana Street

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 21

Building No. 4

SURVEY DATE:
MAY 1994

ROLL NO. 3

NEGATIVE NO. 12



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

8 W. Indiana Street

Remarks:

South Elevation

Block No. 21

Building No. 4

ROLL NO. 3

NEGATIVE NO. 11

Address:

8 W. Indiana Street

Remarks:

Block No. 21

Building No. 4

ROLL NO.

NEGATIVE NO.

**CITY OF ST. CHARLES
FACADE IMPROVEMENT AGREEMENT**

Program Year: May 1, 2023 to April 30, 2024

THIS AGREEMENT, entered into this 21st day of August, 2023, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name:	Preservation Partners of the Fox Valley
Tax ID# or Social Security #	23-7421954

For the following property:

Address of Property:	8 Indiana St.
PIN Number:	09-34-129-005

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

WHEREAS, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

WHEREAS, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

SECTION 1:

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not

replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit "I".

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the

OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: Work should be completed in compliance with any conditions proposed by the Historic Commission.

SECTION 10: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

CITY OF ST. CHARLES

Mayor

ATTEST: _____

City Clerk

EXHIBIT "I"

Total Reimbursement Amounts

Commercial Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Routine Maintenance Improvements	\$	25%	
Historic Preservation Improvements	\$ 46,015	50%	\$23,007.5
Building Improvements	\$	50%	\$
Architectural Services	\$	100% (not to exceed \$4000)	\$
TOTAL	\$	-	\$23,007.5 \$15,228 Max Grant

Residential Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Historic Preservation Improvements	\$	50%	\$
Architectural Services	\$	100% (not to exceed \$2000)	\$
TOTAL	\$	-	\$

EXHIBIT “II”

Plans, Design drawings, Specifications and Estimates

Attachments:

Estimate from Miller’s Millwork Inc. Dated Feb. 28th 2023

Estimate from Premier Exteriors. Dated Nov. 10th 2022

Estimate from Thomas Hamilton. Dated Mar. 21st 2023