

 ST. CHARLES <small>SINCE 1834</small>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 117 N 5 th Ave		
	Proposal:	Soffits & Gutters		
	Petitioner:	Frank Florizoone		
	Please check appropriate box (x)			
	PUBLIC HEARING		MEETING 10/17/18	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
<input type="checkbox"/>	Preliminary Review		Landmark/District Designation	
<input type="checkbox"/>	Discussion Item		Commission Business	
ATTACHMENTS:				
COA Application				
10-3-18 Meeting Minutes				
Architectural Survey Page				
Description and pictures of items to be replaced				
Proposed Soffit & Gutter Information				
EXECUTIVE SUMMARY:				
<p>Proposed is the replacement of old soffits and gutters with either engineered wood or aluminum and K-style gutters.</p> <p>This application was discussed at the 10/3/18 meeting and was tabled until the applicant could be present to discuss possible restoration options.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: 9/26/18 COA #: _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 117, N 5th AVE, St. Charles, 60174

Use of Property: Commercial, business name: _____

Residential Other: _____

Project Type:

Exterior Alteration/Repair

Windows

Doors

Siding - Type: Soffit & gutter

Masonry Repair

Other _____

Awnings/Signs

New Construction

Primary Structure

Additions

Deck/Porch

Garage/Outbuilding

Other _____

Demolition

Primary Structure

Garage/Outbuilding

Other _____

Relocation of Building

Other _____

Description:

Replacement of old soffits & gutter as per attached explanation.

Applicant Information:

Name (print): Frank Florizoone

Applicant is (check all that apply):

- Property Owner
 Business Tenant
 Project contractor
 Architect/Designer

Address: 3714 King Charles Lane, St. Charles

Phone: 262 865 3283

Email: flrizoone Frank@yahoo.com

Property Owner Information (if not the Applicant)

Name (print): _____

Address: _____

Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: _____

Date: Sep 26, 2018

Historic Preservation Commission

Minutes – October 3rd, 2018

Page 3

approved by the Commission as well as a matching single door gate. Mr. Pretz home is adjacent to this property and his fence is set one foot in from the lot line. The applicant's interest in trying to close their yard is for their dogs. In order to enclose the yard based on the existing fence, they would like to extend that fence on to Mr. Pretz's property.

Mr. Pretz requested, as a resident of the St. Charles community, if this homeowner could be required to install another gate that would allow Mr. Pretz access to that property. He would prefer not having the eastern neighbor come on to his property with their fence. In order for Mr. Pretz to be able to get to his fence to do any repairs on the outside, the applicant would be required to put another gate in to allow Mr. Pretz appropriate access to their yard without having to seek permission. Mr. Colby said the applicant cannot construct this portion of the fence on Mr. Pretz's property without his permission. All of the neighbors existing fencing do not physically connect with each other. In the application, the applicant displays their fence as being attached to existing fencing. With Commission approval, the plans submitted would have to be modified to demonstrate that a portion of it will be the gate.

Dr. Smunt recommended a 24 inch gate be installed on the property line with one foot on both properties.

A motion was made by Ms. Malay and seconded by Mr. Smunt, to approve the COA contingent upon the addition and accessibility of a twenty four inch matching gate with one foot placed on the 214 Chestnut Ave. property and one foot placed on the 303 N. 3rd Ave. property.

Mr. Pretz Abstained. Remaining Commission members all in favor.

b. 117 N. 5th Ave (Soffits & Gutters)

Homeowner Frank Florizoone was unable to attend the meeting, but notified staff that someone came to the house to do the roof insulation. The roofer said that due to the use of closed cell foam, vented soffits were not needed and therefore Frank would not be installing vented soffits. The Commissioners felt that the vented soffits were needed for ventilation to minimize moisture. Chairman Norris questioned whether the foam was carried throughout the top of the ceiling or just in the vent. He speculated that the foam was just sprayed into the vent and closed off airflow, which would cause more problems. He noted that of this was in fact done, it would be against code.

Dr. Smunt noted that the issues found on the soffit were due to a serious moisture problem. He said that this was probably due to blocked rain gutters. He felt that if the fascia board was replaced and new gutters were put on and were flashed properly, the soffit would not need to be replaced.

Ms. Malay noted that this would be a prefect project to apply for the Residential Façade Grant. She said that she would rather have the applicant apply for the grant and have the work done right.

Historic Preservation Commission

Minutes – October 3rd, 2018

Page 4

Overall, the Commission felt that the soffits should be properly repaired and not replaced.

A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous vote to table the COA application until the applicant could be present.

c. 21 S. 4th St. (Addition/Garage)

Two additions to the home are being proposed – an addition of a bedroom to the second floor on the southeast side and a two-car garage on the west side. These additions will require new vinyl windows and 5" vinyl siding. This application was tabled at the September 19, 2018 meeting until the applicant could provide revised plans depicting suggested changes to the garage.

The plan for a two-car garage was reduced in size to a one-car-and-a-half garage, to eliminate the removal of a large walnut tree in the backyard and to adhere to the City's code to set the garage back another 5 feet. The Commission is in favor of the new garage plan.

Dr. Smunt said there is a grant program that could offset the additional cost of the new siding if the applicant were to consider using “smart siding” – engineered wood products such as Hardy or LP Siding. Mr. Colby explained that a grant application would need to be submitted, come before this Commission for review and if recommended, to City Council for final approval. The grant is a 50/50 matching grant up to a maximum of \$5,000 with an agreement depicting what has been approved. Documentation would be submitted by the applicant showing payment for the work and a reimbursement of 50% would be made. The homeowner will investigate this option further.

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the COA as presented.

d. 207 Walnut Ave (duplex)

This COA Application was presented at the 9/3/18 meeting by Mr. Greg Derrico. The application was tabled and the Commission requested the applicant provide a streetscape of the whole block displaying elevations of all buildings, as well as a plat showing setbacks of all other homes on the block. No new information has been submitted. Mr. Derrico requested that this item be placed back on the agenda for review.

Mr. Derrico stated that he felt the information requested by the Commission was not needed, as it would support their conclusions that the proposed structure would tower over the rest of the buildings on the block. However, he noted that across the street the parking structure also placed a large presence over the buildings, and that further down the street the back of the Arcada has a large tower like brick building. He stated that the proposed drawings fit in with the height and general streetscape feeling of other buildings further down the street. He further stated that the proposed building has a similar front setback to those other buildings on the street. Mr. Derrico expressed that his design fits into the standards and concepts laid out in the Zoning Ordinance for



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 type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> Additions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sensitive to original | <input 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

ARCHITECTURAL SIGNIFICANCE

- | |
|--|
| <input type="checkbox"/> Significant |
| <input checked="" type="checkbox"/> Contributing |
| <input type="checkbox"/> Non-Contributing |

BUILDING CONDITION

- | |
|--|
| <input checked="" type="checkbox"/> Excellent: Well-maintained |
| <input type="checkbox"/> Good: Minor maintenance needed |
| <input type="checkbox"/> Fair: Major repairs needed |
| <input type="checkbox"/> Poor: Deteriorated |

ARCHITECTURAL DESCRIPTION

Style: Craftsman

Date of Construction: 1905-1930

Source: A Field Guide to American Houses

Features:

One story brick structure with hipped roof and dormers, often referred to as the Bungalow style. Large overhanging eave is enclosed. Totally enclosed front porch. Paired windows at porch



Address:

117 North 5th Avenue

Representation in Existing Surveys:

- | |
|----------------------------------|
| <input type="checkbox"/> Federal |
| <input type="checkbox"/> State |
| <input type="checkbox"/> County |
| <input type="checkbox"/> Local |

Block No. 38

Building No. 6

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 30

117, 5TH AVE, ST. CHARLES, IL 60174

PROPOSED WORKS - OUTSIDE

Replacement of soffits and gutters

Present situation: the wooden soffits and metal gutters have peeling paint, quite a lot of sections of the soffits are rotten and the gutter is rusty inside and outside and bend.

The estimated cost for repair and repainting is around \$6,000, which is more than what we can afford.

The proposed works here will replace all soffits with either engineered wood (preferred) or aluminum (similar to the neighbor) and K-style gutters. This comes out much more affordable at around \$4,000-4,500 as we can do the works ourselves.





For the Soffits, option 1 in engineered wood Approx. \$ 1,800



DESCRIPTION ITEM	\$/UNIT	UNITS	COST
LP® SmartSide® 3/8 x 16 x 16' Textured Engineered Wood Strand Vented Soffit	\$ 31.00	35	\$ 1,085.00
Soffit wood edge x 16Ft	\$ 8.00	17	\$ 136.00
12' Brite White Steel L-6 Fascia	\$ 13.80	23	\$ 317.40
misc. nails, chaulk,....	\$ 200.00	1	\$ 200.00
			\$ 1,738.40

For the Soffits, option 2 in Aluminum Approx. \$ 2,350



DESCRIPTION ITEM	\$/UNIT	UNITS	COST
12' Brite White Steel Soffit J-Trim	\$ 14.80	23	\$ 340.40
Sell Even White Pvc Coat 16" X 12' Aluminum Vented Soffit	\$ 26.00	52	\$ 1,352.00
12' Brite White Steel L-6 Fascia	\$ 13.80	23	\$ 317.40
Soffit wood edge x 16Ft	\$ 8.00	17	\$ 136.00
misc. nails, chaulk,....	\$ 200.00	1	\$ 200.00
			\$ 2,345.80

For the gutters approx. \$1,200



DESCRIPTION ITEM	\$/UNIT	UNITS	COST
Pro-Steel 6" x 16' Brite White K-Style Steel Gutter	\$ 35.00	11	\$ 385.00
Pro Steel Brite White 6" Outside Corner	\$ 22.00	4	\$ 88.00
Pro Steel Brite White 3" x 4" Downspout = 10Ft	\$ 20.00	4	\$ 80.00
Pro Steel Brite White 3" x 4" "A" Front Elbow	\$ 5.30	4	\$ 21.20
Pro Steel Brite White Downspout Bands	\$ 2.80	10	\$ 28.00
Pro Steel 3" x 4" Outlet	\$ 2.90	2	\$ 5.80
Pro Steel Hidden Hanger with 1/4" Hex Screw	\$ 2.10	135	\$ 283.50
misc. nails, chaulk,....	\$ 200.00	1	\$ 200.00
			\$ 1,091.50