

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA: 225 W. Main St.		
		Proposal:		Façade improvements		
		Petitioner:		Ed Seaman		
		Please check appropriate box (x)				
		PUBLIC HEARING			MEETING 4/5/17	X
AGENDA ITEM CATEGORY:						
X	Certificate of Appropriateness (COA)			Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
ATTACHMENTS:						
Proposal Photos of building						
EXECUTIVE SUMMARY:						
<p>Last year, a Façade Improvement Grant was approved for the Home Brew Shop building at 225 W. Main St. A COA was also approved, for the following scope of work:</p> <ul style="list-style-type: none"> • Removal of EIFS and installation of stucco on the west and south elevations. • Installation of a stone veneer knee wall and stone sill along the bottom 3 ft. of the west elevation. • Installation of aluminum coping over the west parapet wall. <p>The applicant is now proposing some changes and additions to the scope of work:</p> <ul style="list-style-type: none"> • Installation of EIFS instead of stucco. • Installation of bronze metal coping over the south and west parapet walls. • Replacement of the second floor windows with double-hung windows. • Addition of one double-hung window on the south elevation. <p>The applicant will provide material samples at the meeting.</p>						
RECOMMENDATION / SUGGESTED ACTION:						
Provide feedback and recommendations on approval of the COA.						



Brad Colby- (331) 588-5336
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816 Park St. Batavia IL, 60510

Proposal

Job:	Home Brew Shop Exterior Remodel	Contact:	Ed Seaman
Address:	225 W Main St. St. Charles, Il 60174		(224) 238 9303 ed@homebrewshopltd.com
Proposal:	1225	Date:	3/29/17

We propose to provide material, labor, equipment, and waste removal to perform proposed exterior remodel to the West and South elevations of the Home Brew Shop. Processes, materials and specifications included are of the following.

- Procure all necessary approvals and building/right away permits from city of St. Charles as well as Historic Preservation Commission. All permitting fees included in proposal assuming permitting for re-side and re-roof not building alteration.
- Work with owner (Ed Seaman) to procure Facade Improvement Grant, as well as approval from neighbors to encroach on their property as needed during construction.
- Install barricades and 180' of temporary fencing with privacy screening around work area to contain debris. Maintain safe access to the store from front of building at all times.
- Provide provisions to protect existing sidewalk.
- Demo all existing E.F.I.S. and remove from site. Clean and power vacuum debris multiple times daily contain styrofoam debris.
- Inspect all newly exposed masonry, provide immediate plan for repair on Time and Material basis. See allowance.
- **Roofing**
 - Setup and establish safety, staging, coordination, etc with project manager and building owner.
 - Remove, haul and dispose of existing roof to the wood decking.
 - Inspect decking for damage or defect and repair/replace as needed at Time and Material basis, or see below for complete re-deck price.
 - Mechanically fasten 2 layers of 2.6" Polyisocyanurate Rigid Foam Insulation to meet Illinois State Energy Code of R30.
 - Install wood nailers at gutter edge and parapet wall as needed to match new deck height Over insulation.
 - Install a Firestone .060 UltrPly TPO Roof System, fully adhered.
 - All walls will be fully adhered.
 - All TPO components and accessories will be installed according to manufacturer specifications .
 - Install new Parapet Cap Metal per owner and historic preservation commission color selection.
 - Install new Gutters per owner color selection.
- **Cladding.**
 - Apply weather seal Liquid applied Waterproof membrane and air barrier with a vapor transmission of 12 perms to all exposed masonry surfaces to be covered.
 - Instal 1" Parex Drainable Exterior Finished Insulation System as shown on provided drawings. Color to be chosen by owner and Historic Preservation Commission.

- **Masonry**
 - Install Thin Stone Veneer as shown on provided drawings. **\$7.00** square foot stone allowance provide. Stone to be selected by owner, samples to be provided.
 - Install 2-1/4" rock faces limestone sills at top of all TSV.
 - Install sills to meet existing window frames and door ways.
 - Mortar to be natural grey.
 - Provide and install Mort Air Rainscreen venting system behind all masonry.
 - Upgrade masonry mesh to 3.4 lb for added durability.
 - Tuck Point existing chimneys as needed.
- **Carpentry**
 - **ROOF HATCH AND LADDER TO BE DONE PER OWNER REQUEST AT T&M BASIS.**
 - Provide and Install new apartment entry door.
 - Customize ground level store fronts to provide correct seal and flashing to accommodate new sills.
 - Produce and install custom flashing at masonry base, sills, windows and doors.
 - Fill in existing holes in foundation with concrete and apply trowlable liquid flashing to seam between sidewalk and foundation.

TOTAL **\$107,150.00**

- **Windows**
 - Fabrication and installation of temporary board up as needed.
 - Proposal includes demolition, rework and or replacement of existing window buck (immediate rough opening framing) to receive new window.
 - Provide sill pan flashing system in rough opening.
 - Flash window flanges with ZIP system flashing tape.
 - Insulate window frame to rough opening with low expanding polyurethane foam.
 - Trim interior per existing.
 - Does not include interior paint or primer (windows can be ordered pre-finished on interior).

400 Series double hung **\$22,300.78**

Allowances-

Stone-	\$7.00 Per square foot
T&M labor-	79.65 per hour
GC rate on extras-	10%

Estimates of potential work not Included-

Scrape, prep, and paint round level windows \$1,000.00

Roof Access Hatch and Ladder	\$2,237.20
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Re-deck entire roof with 3/4" ply	\$4,528.80
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Repair masonry on building	\$2,560.00
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All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above proposal involving extra cost will be executed only upon written orders and will become an extra charge in addition to the estimate. We are not responsible for any delay in work beyond our control such as strikes or accidents. Owner and General Contractor to carry All Risk Property Insurance to include Builders Risk Insurance. Our workers are fully covered by Workman's Compensation Insurance. This bid is based on acceptance of our standard operating procedures and insurance package. Our standard insurance package contains acceptable limits for coverage, and allows for providing Additional Insured coverage on a primary basis when required by written contract.

Brad Colby
BCB Carpentry and Consulting

Ed Seaman
Building Owner

HOME BREW SHOP

225 W Main St.
St. Charles, IL 60174



Scope:

Demo existing EFIS at these elevations.

Inspect/Repair Masonry as needed.

Apply Vapor permeable liquid air and water barrier.

Add 3' thin stone veneer with 2" limestone sill to 38" with vented drain-able membrane at these elevations. Install new 1" E.F.I.S. system as shown.

Fabricate and install flashing at sidewalk, masonry sill, windows, doors, and overhangs.

Tuck point existing chimneys.

Remove all existing roofing to decking and reinstall insulated roofing TPO fully adhered roofing system. Install all new roof blocking as needed, and new bronze metal coping at all parapet walls as well as gutters.

Install new bronze double hung Anderson 400 series windows..

Install 30"x36" insulated Bilco roof access hatch with wall mounted ladder.

Scrape and paint wood windows and doors bronze on ground level at these elevations.





3rd St

Home Brew Shop
BEER & WINE MAKING PROFESSIONALS

Home Brew Shop
BEER & WINE MAKING PROFESSIONALS

STAMPS
TIBLES

OPEN

DETOUR
AHEAD





Frame Barn Shop
FRAMING • FINISHING • PROFESSIONALS





12



HOM
BREV
SHO
377 13

1111 11th St
Main St

30' NO PARKING
EXCEPT
LOADING &
UNLOADING

