

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION		
	AGENDA ITEM EXECUTIVE SUMMARY		
	Agenda Item Title/Address:	COA: 306 W. Main St.	
	Proposal:	Façade Repair	
Petitioner:	Jim Farley		
Please check appropriate box (x)			
	PUBLIC HEARING		MEETING 6/21/17
			X
AGENDA ITEM CATEGORY:			
X	Certificate of Appropriateness (COA)		Façade Improvement Plan
	Preliminary Review		Landmark/District Designation
	Discussion Item		Commission Business
ATTACHMENTS:			
Structural Assessment Photos of building			
EXECUTIVE SUMMARY:			
<p>Structural issues have been identified on the front façade of the building. Issues include rusting of the lintel and cracks in the brick and stone band.</p> <p>The applicant will discuss repairs to be made to the façade.</p>			
RECOMMENDATION / SUGGESTED ACTION:			
Provide feedback and recommendations on approval of the COA.			

JOHNSON WILBUR ADAMS, INC.

Structural Engineering

June 14, 2017

Mr. John F. Micka, DDS
Mr. Ralph E. Remus, DDS
306 W Main Street
St. Charles, Illinois 60174

**Re: 306 W Main Street – St Charles, IL
Structural Condition Assessment
JWA Project No. 2017229**

Dear Mr. Micka and Mr. Remus:

Per a request from Mr. Jim Farley of J.C. Farley Builders, a site visit was performed on Thursday, June 1, 2017 at the above referenced building. The purpose of the site visit was to visually observe the existing structural condition of a steel lintel on the south elevation of the building.

At the time of the site visit the building was observed to be a single story brick building with a flat roof that pitches down from south to north. Although not visible for observation, the roof structure is believed to be wood joists spanning in the east west direction between the exterior brick walls. A steel lintel was observed on the south elevation supporting what is believed to be the original exterior brick wall of the building. The lintel was only partially visible from the exterior of the building and the exact size and configuration is not known at this time. The lintel spans almost the full front width of the building. At some point during the building's history it appears that new brick exterior walls, window and doors were installed below the original steel lintel.

The exposed portions of the lintel on the south elevation were observed to have significant rust and in some locations the steel has started to delaminate as a result of the rusting. The worst location was observed at the west end of the lintel. Cracks were observed in the brick at each lintel end bearing as well as just above the bottom of the lintel. The rusting lintel and subsequent brick cracks appear to be the result of the long term exposure to exterior moisture over time.

It is our opinion that due to the severity of the rust on the lintel the lintel needs to be replaced or repaired as soon as practical. The extent of the repairs or possible replacement is not known at this time until more exploratory demolition can be performed to expose the entire lintel. Once the required repairs are determined sealed sketches will be prepared to assist the contractor in developing the scope of work.

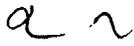
306 W Main Street – St Charles, IL
Structural Condition Assessment
JWA Project No. 2017229

If you have any questions regarding this report please feel free to call me.

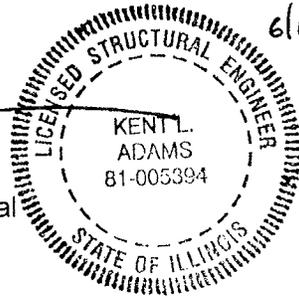
Scope and Limitation:

This report is a qualitative review of the structure and does not represent an exhaustive structural analysis of the building and its components. This report addresses the exposed and accessible structural framing only. This report does not address nonstructural items such as mechanical, plumbing and electrical systems, weather enclosure items (roofing, gutters, siding, doors, and windows), life safety and accessibility issues, architectural features, pest control, mold, mildew, fungus, hazardous materials etc. All structural observations were visual only; no measurements or tests were performed. The observations were limited to the exposed and accessible areas of the building. The opinions and recommendations given above are based on the conditions assessed at the time of the observations. JWA reserves the right to modify or change any of these opinions in the event that other areas of construction are made accessible for observation or other documents and information about the structure become available. JWA makes no warranties, expressed or implied in this report.

Very truly yours,



Kent L. Adams, S.E.
Johnson Wilbur Adams, Inc.-Principal



License Exp. 11/30/18

306 W Main Street – St Charles, IL
Structural Condition Assessment
JWA Project No. 2017229



Photo 1 South Elevation



Photo 2 West End of Lintel

DENTAL ASSOCIATES
JOHN F. MICKA, DDS.
RALPH E. REMUS, DDS.

ASSOCIATES

JOHN F. MICKA, D.D.S.

RALPH E. REMUS, D.D.S.

