

 <b>ST. CHARLES</b> <small>SINCE 1834</small>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 504 E. Main St.		
	<b>Proposal:</b>	Siding replacement		
	<b>Petitioner:</b>	David Santoro		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 10/4/17</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Streetview Images of Building Siding Proposal – LP SmartSide Architectural Survey page				
<b>EXECUTIVE SUMMARY:</b>				
<p>Siding replacement was discussed for this building at the 9/20/17 meeting. The Commission felt vinyl would not be appropriate and suggested fiber cement instead.</p> <p>Now proposed is replacement of the wood siding, fascia and trim with LP SmartSide, an engineered wood product. The proposal also states LP panels will be installed on soffits.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations on approval of the COA.				







# COUNTRYSIDE ROOFING SIDING & WINDOWS INC.

*"Delivering Quality Since 1973"*

September 27, 2017

Mr. Dave Santoro  
504 E Main Street  
St. Charles, IL 60174

Dear Dave;

We want to once again thank you for the opportunity to present our proposal for your consideration. Your interest in Countryside Roofing, Siding and Windows Inc. (*Countryside*) is sincerely appreciated. Please review our findings and the following estimate:

### **Why Countryside - "It's All About Quality"**

- Established in 1973 – providing quality service for over 40 years.
- Countryside is locally owned and operated by hands on partners that take immense pride in providing quality service.
- Countryside provides a true price value for your dollar in products and service.
- Countryside's selection of local vendors ensures that all of our products are manufactured and conform to the highest quality standards.

### **Memberships & Awards**

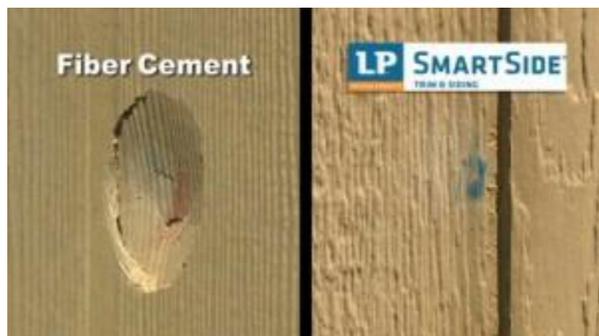
- State of Illinois Unlimited Roofing License #104-014799
- CertainTeed SELECT ShingleMaster Installer (top 2% of all roofers)
- VELUX 3-Star Skylight Specialist
- Simonton Windows Preferred Installer
- Certified Vinyl Siding Installation (VSI) Program
- Environmental Protection Agency – Lead Certification
- Member of Chicago Roofing Contractor Association (CRCA)
- University of Wisconsin-Low Slope Roofing Systems
- Better Business Bureau – Complaint Free
- Angie's List – Super Service Award Winner – Top 5%
- EBSCO – Best Picks
- All personnel completed Air Vent roof ventilation training
- All personnel completed OSHA Construction Safety course

## **Our Proposal**

Countryside Roofing Siding & Windows was established in 1973 with the reputation of providing our customers outstanding service at a fair price.

We proudly install LP SmartSide that has proven itself far superior to James Hardie fiber cement siding. All siding products have installation instructions that when not followed lead to problems. Due to its composition James Hardie deteriorate rapidly when the instructions are not adhered as seen in the photo. As a cementitious product it will absorb water that accelerates deterioration and in winter will freeze and expand causing the product to crack.

LP SmartSide is an engineered wood product with an advanced formula of binders, waxes and zinc borate. The inner core contains advanced binders offering incredible strength to resist impact damage. The outer core saturated with resins provides a moisture barrier ensuring longevity. Each strand or fiber is coated with waxes for enhanced moisture durability. As an engineered wood product zinc borate is added to provide proven effective resistance against termites and insects as well as fungal decay.



Your new siding must provide more than curb appeal. As an engineered wood product with incredible strength LP SmartSide will protect your home against the elements. LP SmartSide will provide worry free protection against cracking or denting from kids playing ball to lawn mower kicking up rocks.

James Hardie fiber cement siding products are rated as Carcinogeny, Category 1A as clearly stated in their Material Safety Data Sheet (MSDS). Why jeopardize your family's health?

### **SCOPE OF LP SMARTSIDE SIDING WORK:**

- Coordination with the Village Building Department regarding appropriate Permit. (Permit fees are not included with proposal pricing listed below.) **All required permits will be pulled by Countryside.**
- Contact and coordinate building department for any and all required inspections.
- Approximately 2-3 days prior to the start of your project the Production Manager will contact you to schedule the date of installation.
- Approximately 2-3 days prior to the start of your project the material will be delivered and placed on the ground where you and I have determined the best position to prevent damage to your landscape while allowing the work crew easy access to the material.
- On the day of the siding work we will have a crew large enough to complete the siding in 5-8 days while performing the work to your satisfaction.
- Complete tear off and proper disposal of existing wood siding.
- Furnish all materials required to properly install LP SmartSide lap siding including: trim boards for inside/outside corners and hot-dipped galvanized nails.

- Use of only FULL length panels to be installed. Siding to be stepped from front to rear for purposes of concealing seams as required.
- All adjacent walls will align with each other keeping the siding panels at same height.
- All vertical courses will stagger end laps where required.
- Install Tyvek DrainWrap air barrier to prevent the transfer of air through the exterior walls keeping your home warmer in the winter and cooler in the summer. All seams taped with seam tape.
- Install mount blocks for required details such as dryer vents, foundation vents, hose bibs, light mounts and electrical outlet mounts fabricated from LP SmartSide trim board with Z-flashing in color matched aluminum.
- All minimum clearances for details will be adhered such as:
  - 2" above roof.
  - ¼" above windows and openings.
  - 6" above ground.
- Install color matched trim coil as joint flashing for all butt joints.
- Install color matched trim coil as Z flashing over windows.
- Install color matched trim coil as L flashing along all side brick joints.
- Install color matched trim coil as flashing over step flashing at roof to side wall.
- Install LP SmartSide vented panel on eave soffits.
- Install LP SmartSide non-vented panel on gable soffits, front porch soffit and under all second story overhangs and stairways.
- Install LP SmartSide trim for all fascia and bargeboards (Rake).
- Install LP SmartSide trim boards around windows and doors.
- Install optional LP SmartSide trim boards for frieze boards and band boards.
- Caulk around all details as outlined in LP SmartSide installation manual.
- Upon completion of the siding the crew will then clean up all debris as best we can. Unfortunately we use aluminum nails and our magnetic rakes cannot pick up aluminum nails. We have received many compliments about both the quality of the work and the phenomenal job cleaning up the yard.
- Includes Countryside 5-yr workmanship warranty.
- Includes LP SmartSide/Cedar Siding warranty:
  - 5/50 year warranty. Years 1-5 full warranty with years 6-50 pro-rated.
  - Lifetime warranty on finish against peeling, flaking, washable, chalk resistance and fade.

### **SCOPE OF GUTTER/DOWNSPOUT WORK**

- Install new gutter apron.
- Install 0.032" 6K seamless oversized gutters complete with inside and outside corners as required in your choice of available colors.
- The gutter is formed on site using a multiple stage roll forming machine allowing complete lengths of gutters to be installed without seams. Each section is accurately measured by the crew and formed to the correct length.
- Each section is installed and correctly sloped based on downspout position.
- Inside and outside corners are installed connecting the continuous lengths and caulked to ensure leak free operation.

- Install 3"x4" oversized downspouts in existing positions.
- Downspout holes are cut and downspouts are installed and secured to the house with screw straps with rubber washer.
- Upon completion of the work the crew will then clean up all debris as best we can. Unfortunately we are working with aluminum and our magnetic rakes cannot pick up aluminum. We have received many compliments about both the quality of the work and the phenomenal job cleaning up the yard.

## **PRICING & PAYMENT TERMS**

### **LP SmartSide Lap Siding**

- **\$39,778.28 for LP SmartSide strand siding with 4-7/8" exposure.**
- **\$39,070.39 for LP SmartSide strand siding with 6-7/8" exposure.**
- **\$38,982.67 for LP SmartSide strand siding with 10-7/8" exposure.**
- **\$8,778.48 for LP SmartSide trim boards for soffits & fascia.**

### **Gutters & Downspouts**

- **\$2,182.25 for 6" K-style oversized gutters.**
- **\$1,800.00 for 3x4 oversized downspouts.**

### **Terms & Conditions**

- **30% deposit with signed contract**
- **Balance upon completion and with customer's satisfaction.**
- **2.5% service charge on all credit card payments.**
- **Permit invoiced with final payment and includes copy of invoice from city.**
- **Proposal valid 10 days.**

## **RECOMMENDATIONS FOR SELECTING A CONTRACTOR**

- Member of National Roofing Contractors Association
- Confirm roofing contractor is state licensed as required by law
- Check contractors liability insurance ensuring your protection
- Check history with the Better Business Bureau
- Ask for completed job references
- Check with local Building Department regarding history
- Carefully read and understand any warranty offered

Once again thank you for this opportunity to work with you on your home remodeling project. Please contact me with any and all questions that you may have. I will personally monitor and coordinate the work to ensure your complete satisfaction.

Respectfully,

*K Chappell*

Keith Chappell  
(847) 702-5700 Cell



# ARCHITECTURAL SURVEY

## CENTRAL HISTORIC DISTRICT

### ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

#### Primary Structure

ADDRESS 504 E Main St

1994 Photo  
 Roll: 15  
 Negative: 33, 26

Photo: Aug. 2003



#### ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

#### BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

#### ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Greek Revival</u>	Exterior Walls (Current): _____
Architectural Features: _____	Exterior Walls (Original): _____
Date of Construction: <u>1840s</u>	Foundation: _____
Source: <u>St. Charles Historical Museum</u>	Roof Type/Material: _____
Overall Plan Configuration: _____	Window Material/Type: _____

**ARCHITECTURAL FEATURES:** Front gable two story structure in Greek Revival style with Italianate influences in the decorative eave brackets. Enclosed wrap around porch at first level.

**ALTERATIONS:** Major alteration to first floor. Additions to first and second floors.



ST. CHARLES  
SINCE 1834

# ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT  
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

## HISTORIC INFORMATION:

**ARCHITECT:** \_\_\_\_\_

Source \_\_\_\_\_

**BUILDER:** \_\_\_\_\_

Source \_\_\_\_\_

**ASSOCIATED EVENTS, PEOPLE & DATES:** \_\_\_\_\_

Source \_\_\_\_\_

## REPRESENTATION IN EXISTING SURVEYS:

**FEDERAL:** \_\_\_\_\_

**STATE:** \_\_\_\_\_

**COUNTY:** \_\_\_\_\_

**LOCAL:** \_\_\_\_\_

