		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA & Façade Improvement Grant: 225 W. Main St.		
		Proposal:		Façade improvement project		
		Petitioner:		Edward Seaman		
		Please check appropriate box (x)				
		PUBLIC HEARING			MEETING 5/18/16	X
AGENDA ITEM CATEGORY:						
X	Certificate of Appropriateness (COA)		X	Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
ATTACHMENTS:						
Façade Grant Application						
Quote for proposed work						
Product information						
Photos of building						
Architectural Survey page						
EXECUTIVE SUMMARY:						
<p>A Façade Improvement Grant has been requested by Edward Seaman for the Home Brew Shop building at 225 W. Main St.</p> <p>Proposed is installation of “Senergy” stucco system over the west and south elevations, both of which are currently covered in EIFS. Also proposed is installation of stone veneer along the bottom 3 ft. of the west elevation.</p> <p>The total cost of work is estimated at \$48,300. The grant could cover up to \$20,000, depending on availability of funding. The building has not received a Façade Grant in the last 5 years.</p>						
RECOMMENDATION / SUGGESTED ACTION:						
Provide feedback and recommendations.						

Received 5/11/16

**CITY OF ST. CHARLES
FACADE IMPROVEMENT PROGRAM
APPLICATION FORM**

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: Edward J. Seaman
(Name)

Home Address: _____
(Street) (City/State/Zip) (Phone)

Business Address: 225 W. Main St., St. Charles, IL 60174 630-377-1338
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: _____

2) Building or establishment for which the reimbursement grant is sought Home Brew Shop
3 addresses: 225 W. Main St., 10 S. 3rd St. + 12 S. 3rd St.
St. Charles, IL (Street Address)
09-27-364-001
(Property Identification Number)

4) Is this property listed on the National Registry or designated as a Local Landmark: ☐ Yes ☐ No

3) Proposed Improvements(Check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Canopy/Awning | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Windows/Doors | <input type="checkbox"/> Exterior Lighting |
| <input checked="" type="checkbox"/> Tuck pointing/Masonry Repair | <input type="checkbox"/> Restoration of Architectural Features |
| <input type="checkbox"/> Masonry Cleaning | <input type="checkbox"/> Rear Entrance Improvements(Please specify below) |
| <input type="checkbox"/> Painting | |
| <input type="checkbox"/> Other(Please Specify) _____ | |

Describe the scope and purpose of the work to be done:

See Attached

Preliminary Cost Estimate: \$ 48,300.00 City's Grant Amount: \$ 20,000.00

4) Statement of Understanding:

- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. 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.
- C. I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- D. 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 Edward J. Seaman
Applicant

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 225 W. Main St. 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 Edward J. Seaman Date 5/11/16
Owner

OPTIONS FOR SIDE WEST WALL ONLY

1. STUCCO SYSTEM:

INSTALL "SENERGY" STUCCO SYSTEM OVER THE PARTIAL EXTERIOR ELEVATION OF WEST SIDE WALL ONLY (WHICH IS CLAD IN E.I.F.S, Drivit) IN ACCORDANCE WITH MANUFACTURE SPECIFICATIONS, AS FOLLOW:

- **Furnish, set up, maintain, dismantle and remove all equipment necessary to complete the Stucco System. EXCEPT CANOPY SCAFFOLDING IF REQUIRED BY THE CITY OF ST.CHARLES.**
- **Remove and haul away all of the E.I.F.S debris.**
- **Furnish and apply SENERSHIELD liquid Air/Water- Resistive Barrier over existing masonry elevation.**
- **Furnish and install Corrosion-resistant wire lath/PermaLath, casing beads and corner beads.**
- **Furnish and install scratch and smooth/brown coat of Stucco, mixture of Portland Cement, Lime, Sand and Polymers in the mixture to add strength.**
- **Furnish and install reinforcing fiber mesh embedded in SENERGY® ALPHA BASE COAT, a 100% acrylic base coat that is field-mixed with Type I or Type II Portland cement over entire stucco area for extra strength.**
- **Furnish and install Senerflex acrylic-based textured color finish coat. SENERFLEX® FINISHES are 100% acrylic polymer finishes with advanced technology to improve long-term performance and dirt pick-up resistance.**
- **Furnish and install sealant Dow Cornig CWS or Dymonic FC with backer rod at all wall penetrations and transitions with other claddings over Stucco area only in accordance with the manufacturer specifications.**
- **All debris relating to our work will be hauled away.**

LABOR & MATERIAL: \$34,500.00*

***ANY REQUIRED REPAIR OF STRUCTURE/SUBSTRATE AFTER E.I.F.S REMOVAL WILL BECOME AN EXTRA CHARGE.**

ALL WORK WILL BE PROFESSIONALLY COMPLETED ACCORDING MANUFACTURERS SPECIFICATIONS

INSTALL THIN CUT STONE VENEER OVER THE PARTIAL EXTERIOR ELEVATION OF WEST SIDE WALL 3 FEET HIGH ONLY (WHICH IS CLAD IN E.I.F.S, Drivit) IN ACCORDANCE WITH MANUFACTURE SPECIFICATIONS, AS FOLLOW:

- **Furnish, set up, maintain, dismantle and remove all equipment necessary to complete the E.I.F. System. EXCEPT CANOPY SCAFFOLDING IF REQUIRED BY THE CITY OF ST.CHARLES.**
- **Remove and haul away all of the E.I.F.S debris.**
- **Furnish and apply SENERSHIELD liquid Air/Water- Resistive Barrier over existing masonry elevation.**
- **Furnish and install Corrosion-resistant wire lath and casing beads.**
- **Furnish and install scratch coat of mortar, mixture of Portland Cement, Lime, Sand and Polymers in the mixture to add strength.**
- **Furnish and install Thin Cut Stone Veneer set in standard grey color mortar. ALLOWANCE FOR THIN STONE INCLUDED IN PRICE OF \$2,400.00**
- **Pressure wash stone veneer after completion.**
- **Furnish and install sealant Dow Cornig CWS or Dymonic FC with backer rod at all wall penetrations and transitions with other claddings over new Stone area only in accordance with the manufacturer specifications.**
- **All debris relating to our work will be hauled away.**

LABOR & MATERIAL: \$8,600.00 * , **

***ANY REQUIRED REPAIR OF STRUCTURE/SUBSTRATE AFTER E.I.F.S REMOVAL WILL BECOME AN EXTRA CHARGE.**

**** WITH THIS OPTION STUCCO WILL COST \$4,100.00 LESS OF TOTAL PRICE**

ALL WORK WILL BE PROFESSIONALLY COMPLETED ACCORDING TO MANUFACTURERS SPECIFICATIONS

PAYMENT TERMS AND OTHER CONDITIONS

May 10, 2016

WE PROPOSE THE FOLLOWING WHERE DK BUILD CORP. WILL:

- 1. INSTALL "SENERGY" STUCCO SYSTEM OVER THE PARTIAL EXTERIOR ELEVATION OF SOUTH REAR WALL ONLY (WHICH IS CLAD IN E.I.F.S, Drivit) IN ACCORDANCE WITH MANUFACTURE SPECIFICATIONS, AS FOLLOW:**
 - Furnish, set up, maintain, dismantle and remove all equipment necessary to complete the Stucco System.
 - Remove and haul away all of the E.I.F.S debris.
 - Furnish and apply SENERSHIELD liquid Air/Water- Resistive Barrier over existing masonry elevation.
 - Furnish and install Corrosion-resistant wire lath/PermaLath, casing beads and corner beads.
 - Furnish and install scratch and smooth/brown coat of Stucco, mixture of Portland Cement, Lime, Sand and Polymers in the mixture to add strength.
 - Furnish and install reinforcing fiber mesh embedded in SENERGY® ALPHA BASE COAT, a 100% acrylic base coat that is field-mixed with Type I or Type II Portland cement over entire stucco area for extra strength.
 - Furnish and install Senerflex acrylic-based textured color finish coat. SENERFLEX® FINISHES are 100% acrylic polymer finishes with advanced technology to improve long-term performance and dirt pick-up resistance.
 - Furnish and install sealant Dow Cornig CWS or Dymonic FC with backer rod at all wall penetrations and transitions with other claddings over Stucco area only in accordance with the manufacturer specifications.
 - All debris relating to our work will be hauled away.

LABOR & MATERIAL: \$9,300.00*

***ANY REQUIRED REPAIR OF STRUCTURE/SUBSTRATE AFTER E.I.F.S REMOVAL WILL BECOME AN EXTRA CHARGE.**

ALL WORK WILL BE PROFESSIONALLY COMPLETED ACCORDING MANUFACTURERS SPECIFICATIONS

Senergy®

Stucco Resurfacing Systems

Repair with Confidence





Repair with Confidence

The common practice of patching and painting stucco cracks is only a short term fix. Senergy offers a longer-lasting approach to stucco repair.

Although its composition has been modified since the 1800's, stucco has been used as a reliable and durable wall cladding since ancient times.

Like any other cladding, stucco requires maintenance. Stucco, by nature, is brittle and has limited ability to tolerate building movement and freeze/thaw cycles. It cracks. Repair of minor hairline cracks is not critical or urgent, but as cracks spread and grow, they create potential for several undesirable and potentially costly conditions such as moisture intrusion, damage to the building's framing, leaks into the interior, etc.

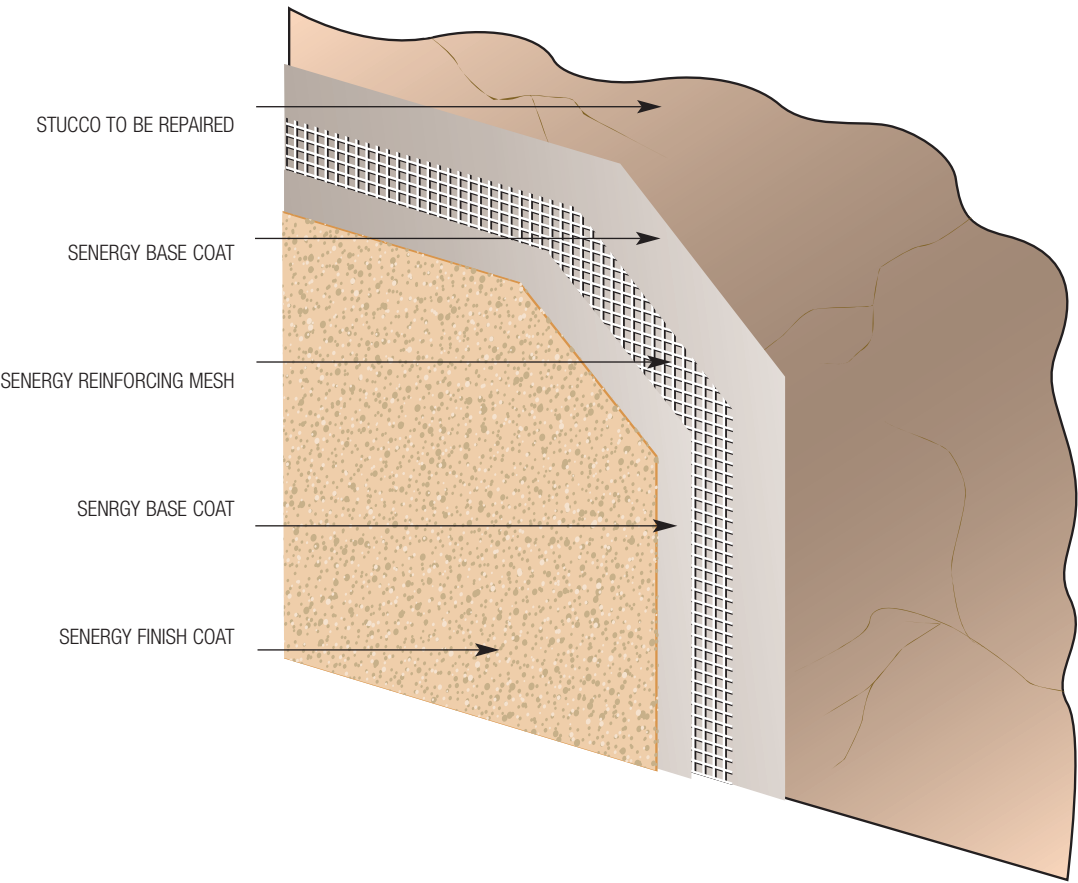
Repairs Designed to Last

The common practice of patching and painting stucco cracks is only a short term fix. New cracks will appear and patched cracks will reappear. Paint can also lose its bond, creating additional maintenance challenges.

Senergy offers a longer-lasting approach to stucco repair. A Senergy Stucco Resurfacing System creates a beautifully colored, textured and reinforced skin over the stucco surface. In addition to covering cracks for wall protection, its reinforced acrylic base coat and finish are able to resist new cracking.

Benefits include:

- Senergy Stucco Resurfacing Systems are the only approach to repair that truly adds crack resistance over the existing stucco wall;
- They provide a longer lasting approach to repairs – colored finishes are fade – crack – and peel-resistant. Composed of acrylic and cement materials, the base coats are compatible with stucco and will not lose their bond;
- They provide added weather resistance, protecting even against wind driven rain;
- With their inherent high water vapor permeability, they allow the wall to breathe, a necessity for long term performance;
- They yield a more uniform appearance; the building looks better from the street and the walls look better close up;
- With their wide adaptability and their easy integration of shapes, they expand design flexibility with superior aesthetics, enabling the total transformation of a building's appearance;
- Options allow for the replication of brick, cut stone, metal panels, granite, and more.





Limitations of standard stucco repair techniques

The life cycle costs of Senergy Stucco Resurfacing Systems represents a significant savings over traditional repair techniques.

Senergy Stucco Resurfacing Systems are the smartest approach yet to stucco repair. Their life cycle cost represents a significant savings over traditional repair techniques. Standard repairs most often include patching holes and cracks with stucco brown coat and finishing with acrylic or elastomeric paint, colored stucco or other finishing products, or simply filling cracks with caulk and then painting. We do not recommend these methods because of their limitations which include:

- Acrylic paints do not bridge cracks or hide cracks and therefore should not be considered repair materials;
- Caulk used for filling cracks has a limited lifetime; eventually it will require removal and replacement;
- Repairs to surface cracks using caulk often "read through" the paint; they result in undesirable variations in texture and color over the wall surface;
- Paints can be incompatible with the caulk used as crack filler. Out gassing from sealants can cause paints to lose their bond with sealants over time;
- Elastomeric paint must be applied to its designed mil thickness – neither too thin nor too thick - to achieve optimal elongation; they also require multiple coats to achieve target thickness.



Before



After



Stucco Resurfacing System Components

The Basics

For most applications over stucco, installation is a two step process that includes the following proven Senergy products

Alpha Base or Alpha Dry Base Coat

Both exhibit a strong tensile bond to prepared stucco. Alpha Base is comprised of an acrylic liquid that is mixed at the job site with Portland cement. Alpha Dry is a powdered version that requires only mixing with potable water at the job site.

Reinforcing Mesh

A 4 ounce/yd² woven fiberglass mesh, specially treated for resistance to the alkalinity present in stucco and cement. Mesh embedded in Senergy base coat delivers a high level of crack resistance that stucco alone can never provide.

Senerflex Finishes

Available in an endless color selection, Senerflex finishes come in seven textures. All are formulated from 100% acrylic resins to ensure flexibility, fade resistance, crack resistance and long term performance.

System Options and Upgrades

In addition to the basics, Senergy offers several products designed to address specific challenges posed by a project or to enhance the appearance or extend the performance of the finished wall:

- Tinted Primer/Stuccoprime – improve the finish appearance and reduce the chance of efflorescence.
- Xtra Stop Base Coat for added weather resistance around window

sills and jambs, parapet caps, and near landscaping.

- Senerlastic Finish – all the colors and most of the textures of Senerflex Finishes are also available in this elastomeric version which some owners prefer for its added flexibility.
- Specialty Finishes can provide the look of monolithic stone or brick, replicate the look of metal panels or provide several other unique looks that have to be seen to be appreciated.
- Senerflash – peel and stick membranes around rough openings in wall prior to installation of replacement windows
- Sonolastic 150 with VLM Technology Sealant – designed specifically for EIFS and stucco, it is backed by a single source warranty from BASF for the wall surface and sealant.
- In addition, decorative expanded polystyrene shapes are easily and economically integrated into the renovation, adding a high degree of visual interest to the building – at a very good value.



Reasons to consider Senergy® Wall Systems

1

Proven track record

Since 1979, Senergy® has been a leading brand in the EIFS and stucco industry.



2

Single source warranty

BASF stands behind the cladding and sealant. Sonolastic® 150 with VLM technology is the sealant designed for EIFS and stucco systems by our sister company, BASF Building Systems. Obtain more information at www.BASFwallsystems.com.



3

Technical support

- Consultation
 - On site
 - Plan review
- WVT analysis
- Additional engineering feedback



4

Vast, strategically located distributor network

Knowledgeable and service-oriented



5

Wide flexibility in aesthetics

- Color, texture and form
- Replicate brick, cut stone, metal panels, granite
- Totally transform a building's appearance



6

Access to approved applicators



7

Backed by BASF, the world's largest chemical company



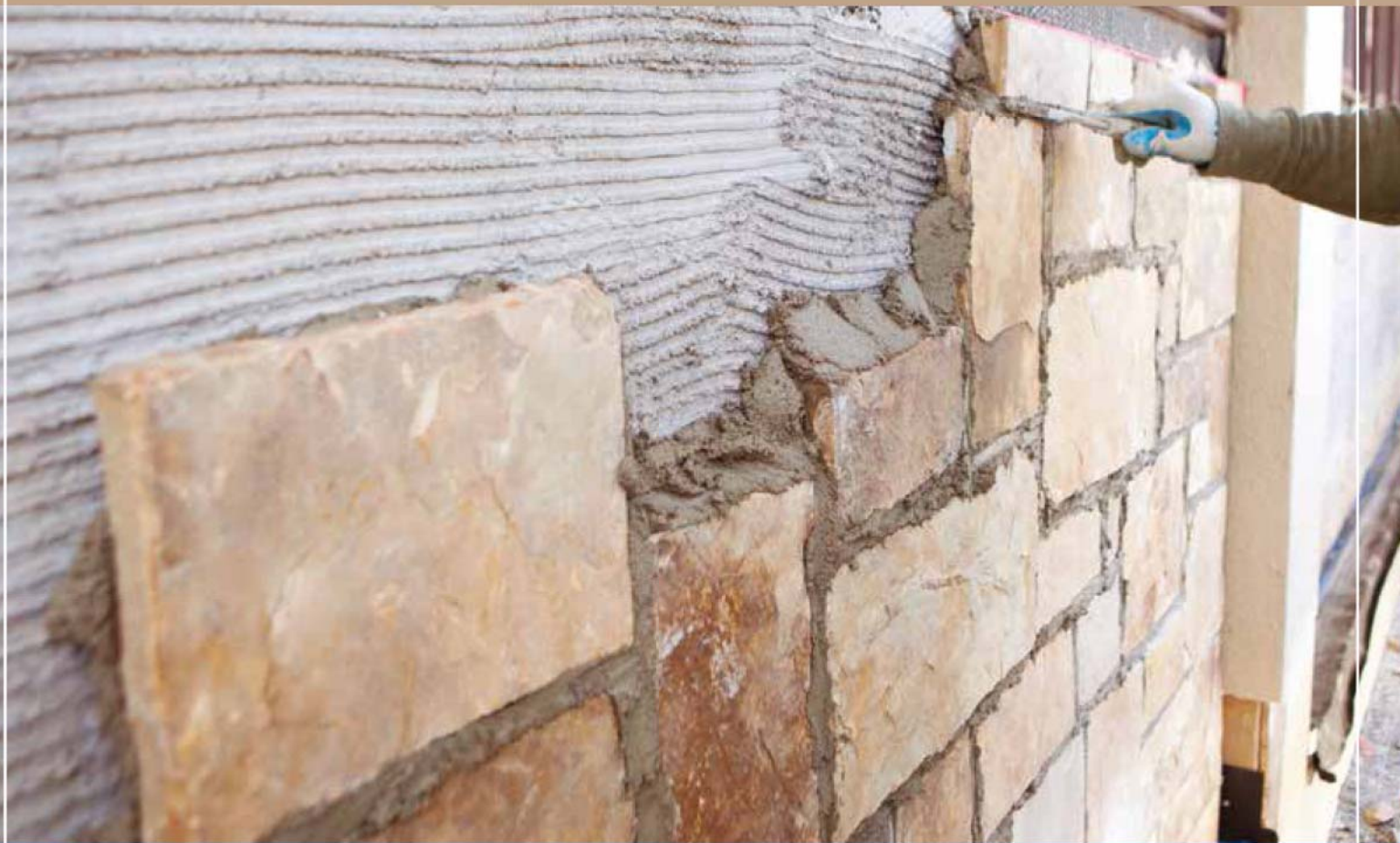


POLYMER MODIFIED STONE VENEER MORTAR

U. S. A.

1-888-SPECMIX

DIVISION
MASONRY PRODUCTS **04**



Ultimate Bond. Non Sagging.

SPEC MIX® Polymer Modified Stone Veneer Mortar (PMSVM) is a technologically advanced adhered veneer mortar for use in bonding adhered manufactured stone veneer, natural thin cut stone and thin brick to a cementitious substrate. PMSVM is designed to provide excellent workability, cohesion, high bond strength, sag resistance, water resistance, efflorescence minimization, and durability. SPEC MIX PMSVM is the ideal solution for architects and contractors with projects where an immediate and ongoing need for mortar delivering high bond strength and sag resistance during installation is required. In applications where mortar joints are not utilized, such as dry stack

applications, SPEC MIX PMSVM should be used to gain additional bond strength and "pop-off" protection. Installing natural thin cut stone veneer is aided by the unique anti-sag and high bond properties of SPEC MIX PMSVM.

SPEC MIX PMSVM meets the requirements of ASTM C 1714 and ASTM C 270 for Type S and N mortar including ANSI 118.4 (F-5.1.5) and ACI 530 shear bond standards. SPEC MIX PMSVM has been rigorously tested to reduce the probability of unit "pop-offs" and contractor call-backs to repair adhered veneer failures common with standard mortars. SPEC MIX PMSVM is available in standard and custom colors.

In addition to custom mix designs that are available for specific applications or properties, the SPEC MIX Polymer Modified Stone Veneer Mortar is designed to be compatible with the characteristics of most all specified adhered masonry veneer units. It is acceptable for all types of construction: concrete, masonry, wood frame or steel studs, with submittals available upon request.

AVAILABLE IN COLOR



MATERIALS USED

CEMENT
MASON SAND
HYDRATED LIME
PERFORMANCE ADMIXTURES



HIGH BOND STRENGTH

NON-SAG PERFORMANCE & REDUCED CRACKING
REDUCES POP-OFFS, CALL BACKS & REPAIRS
RESISTANCE TO WATER PENETRATION & EFFLORESCENCE
PREBLENDED WITH SAND TO MINIMIZE LABOR & WASTE
CONSISTENT QUALITY CONTROL WITH EVERY BAG
GREAT WORKABILITY AND BOARD LIFE
AVAILABLE IN STANDARD & CUSTOM COLORS

SPEC MIX Polymer Modified Stone Veneer Mortar (PMSVM) is a technically advanced mortar designed to provide excellent workability, cohesion, high bond strength, water resistance, efflorescence minimization, and durability. SPEC MIX PMSVM is used to bond thin veneer stones and bricks to a substrate and works perfect for scratch and base coat applications. SPEC MIX PMSVM is the ideal solution for architects and contractors with projects where an immediate and ongoing need for mortar delivering high bond strength and sag resistance during installation is required. In applications where mortar joints are not utilized, such as dry stack applications, SPEC MIX PMSVM should be used to gain bond strength and “pop-off” protection. SPEC MIX PMSVM meets the requirements of ASTM C 270 for Type S and N mortar including appropriate ANSI 118.4 and ACI 530 shear bond standards. SPEC MIX PMSVM has been rigorously tested to reduce the probability of unit “pop-offs” and contractor callbacks to repair failures common with inferior standard mortars.

ENGINEERED ADHERED VENEER SOLUTION

SPEC MIX PMSVM, when coupled with proper design and workmanship, is specifically engineered to increase adhesion of veneer units to concrete and masonry substrates including properly prepared wood, metal stud and rigid insulation type construction. Traditional masonry mortar performance only allows for a standard mechanical bond between the stone veneer unit and substrate—not the optimal solution for a high bond, durable veneer wall system. In comparison, SPEC MIX PMSVM significantly increases the wall systems mechanical bond with an added chemical bond created by specially selected polymers that chemically react at the unit and substrate interface to create a molecular bond between the components resulting in superior adhesion.

The SPEC MIX PMSVM proprietary formula is highly cohesive which makes for unparalleled workability when troweled. Its formulation also enhances the mortar's board life which improves adhesive qualities that make it easy to apply stones to the wall substrate. By working with SPEC MIX PMSVM, installation contractors enjoy the benefits of a controlled product; increasing efficiency, resulting in extensive labor savings. SPEC MIX PMSVM contains flexibility characteristics to mitigate common building shifts, movements and deflection while protecting against shrinkage cracking. After job completion, SPEC MIX PMSVM offers optimal impact resistance to help keep stone veneer projects structurally sound.

QUALITY CONTROL DRIVES OUR PROCESS

The driving force behind our commitment to quality and our statement to the design community is: “What you specify is what you get!” Our process embraces our commitment to supply superior products. SPEC MIX PMSVM is manufactured locally across North America by our team of licensed manufacturing facilities. Each facility utilizes state of the art batching equipment that starts with a custom formulation or mix design, then all raw materials are pre-weighed and checked for accuracy. Like all SPEC MIX products, the PMSVM mix is produced with the finest raw materials available in each regional market. Once each material is weighed, the batch is thoroughly blended for total uniformity and consistency. This process is supported by our strict quality control procedures to meet project specifications, contractor expectations and applicable ASTM, ANSI and ACI Standards. Unlike field-mixed mortar, a digital printout displaying the actual proportions of materials in each batch may be kept as a permanent record. This is the level of quality assurance you get from SPEC MIX on every project!



GREEN BUILDING

SPEC MIX TAKES PRIDE IN HOW ITS SILO DELIVERY SYSTEMS AND PRODUCTS CONTRIBUTE TO LOWER THE IMPACT ON THE ENVIRONMENT IN THE DESIGN AND CONSTRUCTION OF ANY BUILDING. SPEC MIX IS YOUR FIRST SOURCE TO LOOK AT WHEN YOU WANT YOUR PROJECT TO BE LEED™ CERTIFIED. CONSULT WITH US OR YOUR LOCAL SPEC MIX REPRESENTATIVE TO FIND OUT MORE HOW SPEC MIX CONTRIBUTES TO AN EARTH FRIENDLY ENVIRONMENT.

CONSIDER HOW USING SPEC MIX PRODUCTS CAN CONTRIBUTE TO THE FOLLOWING CREDITS IN ACHIEVING A LEED™ CERTIFICATION.

CREDIT 2.1 & 2.2 - EMPTY SPEC MIX BULK BAGS AND PALLETS ARE RECYCLED TIME AND AGAIN. PACKAGING DOESN'T NEED TO BE DISCARDED ON SITE.

CREDIT 2.1 & 2.2 - SPEC MIX PREBLENDED PRODUCTS ELIMINATE THE NEED FOR SAND PILE WASTE ON SITE AND SUBSEQUENT RUN-OFF.

CREDIT 4.1 & 4.2 - MANY SPEC MIX PRODUCTS INCORPORATE “PRE-CONSUMER” WASTE BYPRODUCTS, SUCH AS FLYASH.

CREDIT 5.1 & 5.2 - WITH MANUFACTURING FACILITIES THROUGHOUT NORTH AMERICA, MOST ALL RAW MATERIALS AND PRODUCTS ARE EXTRACTED AND MANUFACTURED WITHIN 500 MILES OF THE JOBSITE.

SPEC MIX POLYMER MODIFIED STONE VENEER MORTAR IS THE ONLY VENEER MORTAR THOROUGHLY TESTED FOR OPTIMAL PERFORMANCE.



INSTALLATION/APPLICATION

The proprietary design of SPEC MIX Polymer Modified Stone Veneer Mortar makes it versatile for use with all types of thin adhered masonry veneer units on all residential and commercial construction applications. When SPEC MIX PMSVM is properly used, it is the necessary solution to a high-quality durable thin stone veneer system. SPEC MIX PMSVM should be installed in accordance with the provisions of the local building codes and applicable ASTM standards. These products should also be installed in accordance with the instructions and requirements provided by the manufacturer of the thin stone or brick. Prior to installation, all surfaces should be clean of dust, debris, oil and residue, and washed before applying mortar.

PERFORMANCE STANDARDS

SPEC MIX POLYMER MODIFIED STONE VENEER MORTAR WAS PUT TO THE TEST TO CONFIRM IT EXCEEDS THE FOLLOWING PERFORMANCE STANDARDS:

- MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-270 TABLE 2 FOR TYPE S AND TYPE N MORTAR.
- MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-1384 STANDARD SPECIFICATION FOR ADMIXTURES FOR MASONRY MORTARS.
- MEETS CRITICAL ACI AND ANSI SHEAR BOND TESTING REQUIREMENTS.

SHEAR BOND STANDARD	REQUIREMENT	SPEC MIX PMSVM
ACI 530 (6.3.2.4) 28 DAY SHEAR BOND	50 PSI	330 PSI
ANSI 118.4 (F-5.1.5) 28 DAY SHEAR BOND	300 PSI	428 PSI

SPEC MIX POLYMER MODIFIED STONE VENEER MORTAR EXCEEDS OTHER ANSI 118.4 STANDARDS FOR LATEX MODIFIED PORTLAND CEMENT MORTAR.

	SPEC MIX PMSVM
OPEN TIME	
ROOM TEMPERATURE OPEN TIME (70 - 77°F)	EXCEEDS 65 MIN.
HIGH TEMPERATURE OPEN TIME (100 - 110°F)	EXCEEDS 25 MIN
ADJUSTABILITY	
ROOM TEMPERATURE ADJUSTABILITY (70 - 77°F)	EXCEEDS 35 MIN
HIGH TEMPERATURE ADJUSTABILITY (100 - 110°F)	EXCEEDS 15 MIN
SAG ON VERTICAL SURFACES	0 INCH

APPROXIMATE COVERAGE RATES

	80 LB. BAG	3,000 LB. BAG
SCRATCH COAT	20 - 23 SQ. FT.	780 - 860 SQ. FT.
BONDING COAT	24 - 26 SQ. FT.	700 - 975 SQ. FT.
JOINT GROUT (1/2" JOINTS)	38 - 40 SQ. FT.	1,425 - 1,500 SQ. FT.
FULL INSTALLATION (SCRATCH, BOND, & JOINT)	13 - 15 SQ. FT.	485 - 560 SQ. FT.

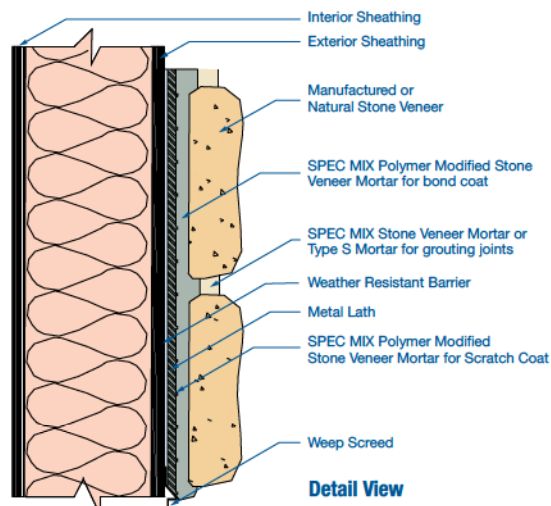
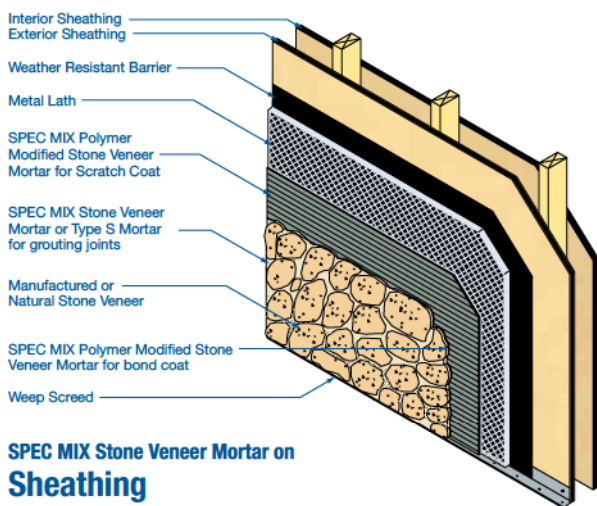
NOTE: COVERAGE IS APPROXIMATE AND WILL VARY DEPENDING ON WORKMANSHIP, METHOD OF INSTALLATION, SUBSTRATE, STYLE OF STONE, WASTE AND REGIONAL VARIATION.

ADDITIONAL INSTALLATION INSTRUCTIONS

- WHEN AIR TEMPERATURE IS BELOW 40°F (4.5°C), FOLLOW COLD-WEATHER MASONRY CONSTRUCTION PRACTICES IN THE CONCRETE MASONRY HANDBOOK AS PUBLISHED BY THE PORTLAND CEMENT ASSOCIATION.
- CONTROL JOINTS CAN BE INSTALLED TO MITIGATE THE EFFECTS OF SUPPORT MOVEMENT TYPICALLY CAUSED BY SEISMIC CONDITIONS, CHANGE IN WEATHER, SHRINKAGE, AND DEFLECTION. THESE SHOULD BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS OF ENGINEER, ARCHITECT, DESIGNER AND LOCAL BUILDING CODES.
- FOR ADDITIONAL MOISTURE PROTECTION, A MASONRY SEALER CAN BE APPLIED TO THE JOINTS ACCORDING TO MANUFACTURER'S INSTRUCTIONS. CONSULT WITH THE STONE MANUFACTURER FOR THE COMPATIBILITY OF SEALER WITH THE STONES.
- PREVENT WORK FROM OCCURRING ON THE OPPOSITE SIDE OF WALLS TO WHICH THE STONE VENEER IS BEING APPLIED WITHIN 48 HOURS AFTER AND DURING INSTALLATION.
- WHERE DISSIMILAR MATERIALS ABUT THE STONE, SUCH AS WOOD, METAL OR VINYL, LEAVE A 1/2" SPACE TO INSTALL BACKER ROD AND SEALANT.

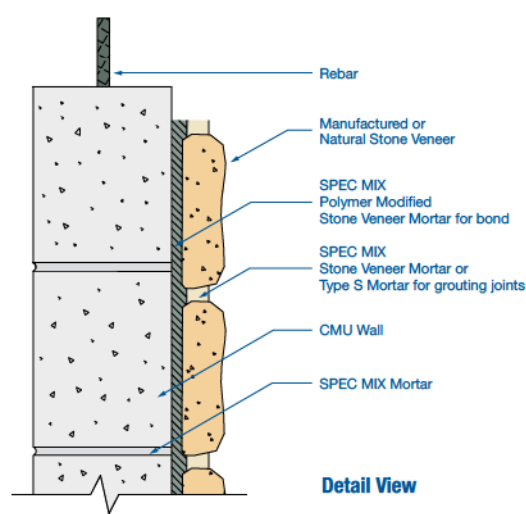
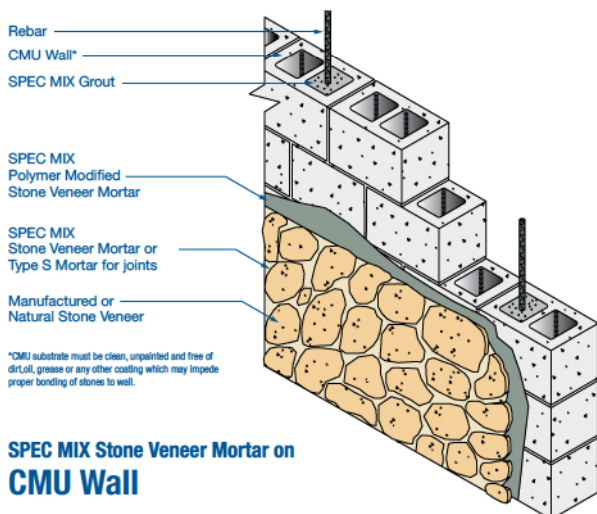
INSTALLATION ON SHEATHED WOOD FRAME CONSTRUCTION

Install moisture barrier and metal lath according to stone manufacturer's instructions. Install metal lath over the moisture barrier. Lathing material should conform to ASTM C 847 galvanized expanded metal lath or ASTM C 847 painted expanded metal lath. Use 2.5 lb. galvanized expanded metal lath, 18 gauge woven wire mesh, or 3.4 lb. galvanized expanded rib lath or consult local building codes for acceptable materials. Apply a scratch coat of SPEC MIX Polymer Modified Stone Veneer Mortar at a $\frac{3}{8}$ "– $\frac{1}{2}$ " minimum thickness to the metal lath. Before the mortar begins to harden, use a notched trowel to "scratch" the mortar surface. After a 24 hour curing period, install the stone veneer units to the scratch coat with SPEC MIX PMSVM by applying the mortar to the back of the stone at a minimum $\frac{1}{2}$ " thickness and pressing it firmly up to the substrate. After pressing the stone, the distance from stone to substrate should be approximately $\frac{3}{8}$ ". Clean excess mortar from the sides of the stone. Wait preferably 24 hours for stones to set before grouting joints. With a grout bag or pointing tool, apply standard SPEC MIX Stone Veneer Mortar or SPEC MIX PMSVM mortar to the joints between the stones. Once the joint grout has stiffened to the touch, rake with a jointing tool, then brush. Keep raking and tooling time consistent. Do not rake and tool and finish joints too early or too late as the color will not remain consistent throughout the project. Install a drainage plane system behind the lath for additional moisture protection.



INSTALLATION TO CONCRETE AND MASONRY CONSTRUCTION

Install the stone veneer units directly to clean and stable concrete or masonry surfaces with SPEC MIX Polymer Modified Stone Veneer Mortar by applying the mortar to the back of the stone at a minimum $\frac{1}{2}$ " thickness and pressing it firmly up to the concrete or masonry substrate. After pressing the stone, the distance from stone to substrate should be approximately $\frac{3}{8}$ ". Clean excess mortar from the sides of the stone. If concrete or masonry surface contains paint, dirt, oil, grease or any other type of coating, the wall must be sandblasted to expose a clean concrete surface or the bond will be poor. ASTM C 847 compliant metal lath can be attached and a scratch coat of SPEC MIX PMSVM may be installed and cured in lieu of sandblasting. Wait preferably 24 hours for bonding mortar to cure before grouting the joints. With a grout bag or pointing tool, apply standard SPEC MIX Stone Veneer Mortar or SPEC MIX PMSVM mortar to the joints between the stones. Once the joint mortar has stiffened to the touch, rake with a jointing tool, then brush. Keep tooling and raking time consistent. Do not rake and tool joints too early or too late as the color will not remain consistent throughout the project. If applicable, install a drainage plane system behind the lath for additional moisture protection.



SPEC MIX SILO SYSTEM: ULTIMATE JOB SITE QUALITY CONTROL, LABOR EFFICIENCY AND PRODUCTIVITY

OUR MANTRA AT SPEC MIX IS "KEEP GOING. KEEP MOVING. KEEP WORKING." TO KEEP A PROJECT PROGRESSING, WE BELIEVE THAT PRODUCT CONSISTENCY IS DIRECTLY RELATED TO A CONTRACTOR'S EFFICIENCY AND PRODUCTIVITY. WITH SPEC MIX SILO SYSTEMS ON SITE, A CONTRACTOR ACHIEVES MAXIMUM EFFICIENCY. OUR PATENTED SILO DELIVERY SYSTEMS VARY IN SIZE AND CAPACITY, FROM 1 CUBIC YARD, 5 CUBIC YARDS TO AS MUCH AS 10 CUBIC YARDS OF PRODUCT. REGARDLESS OF THE PROJECT SCOPE AND SIZE, EACH IS UNIQUELY ENGINEERED TO INCREASE A CONTRACTOR'S JOBSITE PRODUCTIVITY AND SAFETY AT THE MIXING STATION. ALL SILOS OPERATE EASILY AND SMOOTHLY, ELIMINATING THE HEAVY LIFTING AND TWISTING ASSOCIATED WITH SHOVELING SAND AND LIFTING BAGS. OUR SILO DELIVERY SYSTEMS AND BULK BAGS REDUCE THE PROBABILITY OF PRODUCT CONTAMINATION FROM WEATHER, EXPOSURE TO JOBSITE DIRT AND DEBRIS, WHICH ULTIMATELY CONTROLS UNSIGHTLY EFFLORESCENCE, COLOR VARIATION AS WELL AS STRUCTURAL INTEGRITY OF MASONRY WALLS.



MIXING INSTRUCTIONS

When mixing SPEC MIX PMSVM, use a mechanical batch mixer or an electric drill with a paddle to ensure homogeneity and good board life.

- 1 Add dry SPEC MIX PMSVM to clean potable water. Start with approximately 75% of the required water. (See chart for details)
- 2 During 1-2 minutes of initial mixing, add remaining water as necessary, then let the mortar slake or set for approximately 5 minutes and then remix for 2 minutes.
- 3 Gauge the consistency of the mortar visually. A good workable mortar should have the consistency to be trowelable, but stiff enough to retain ridges and peaks when troweled on a horizontal or vertical surface area.
- 4 The workability of the mortar can be adjusted as necessary by adding either more water or more powder prior to final mixing.

Mortar shall be used and placed in final position within one hour after initial mixing or discarded after that time period. Whenever possible, do not retemper colored SPEC MIX masonry mortars by adding additional water; retempering may affect color consistency. SPEC MIX products are custom packaged to the specification. They must be kept dry, covered and protected from weather and other damage.

MORTAR POWDER TO WATER RATIO

SPEC MIX PMSVM	REQUIRED MIXING WATER
80 LB. BAG	5.5 QUARTS (5.2 LITERS)
3,000 LB. BULK BAG	CONTACT YOUR LOCAL SPEC MIX REPRESENTATIVE

NOTE: WATER ADDITION RATES CAN VARY SLIGHTLY BASED ON CLIMATE, INSTALLATION METHOD, STONE TYPE, AND REGIONAL MATERIAL DIFFERENCES.

PACKAGE SIZES AND DELIVERY EQUIPMENT

SPEC MIX Polymer Modified Stone Veneer Mortar is available in 80 lb. (36.3 kg.) packages for easy hand loading. Also available in 3,000 lb. (1,360.8 kg.) reusable bulk bags to be used with the various patented SPEC MIX silo delivery systems. Once the bulk bags of mortar are delivered to the project site, load them into the portable silo with a jobsite forklift and dispense the product into a mechanical batch mixer.

SILo OPERATION

Space is a premium on most project sites. SPEC MIX silos are versatile and easily adapt to the diverse needs of mason contractors working on any site. The portable silos and bulk bags require no special equipment—only a standard forklift to lift and dispense the 3,000 lb. (1,360.8 kg.) bags or relocate the silo on site. Ranging in size from a pallet sized footprint to an 8' x 11' footprint, SPEC MIX silos allow any contractor to use less space than traditional mixing stations. With various styles to choose from, our silo systems are ideal for interior work as well as exterior work. The dry, preblended material coupled with our unique silo allows work to continue through all seasons. With the SPEC MIX system, mason contractors can remain productive year round. No more frozen or water saturated sand piles that affect product quality and consistency—just add water and pull the silo's handle—it's that easy. Now getting quality, consistent mortar is simple, every job.

LIMITATIONS

SPEC MIX Stone Veneer Mortar should be installed in accordance with the provisions of the local building code and applicable ASTM standards. Good workmanship coupled with proper detailing and design assures durable, functional, watertight construction. Follow proper cold-weather masonry procedures at temperatures below 40° F (5° C).

LIMITED WARRANTY

SPEC MIX, Inc. warrants this product to be of merchantable quality when used or applied in accordance with the instructions hereon. This product is not warranted as suitable for any purpose or use other than the general purpose for which it is intended. Liability under this warranty is LIMITED to the replacement of its product (as purchased) if found to be defective, or at the shipping company's option, to refund the purchase price. In the event of a claim under this warranty, notice must be given to SPEC MIX, Inc. in writing. THIS LIMITED WARRANTY IS ISSUED AND ACCEPTED IN LIEU OF ALL OTHER EXPRESS WARRANTIES AND EXPRESSLY EXCLUDES LIABILITY FOR CONSEQUENTIAL DAMAGES.

APPLICABLE STANDARDS: ASTM, ANSI & ACI

ASTM C 144 STANDARD SPECIFICATION FOR AGGREGATE FOR MASONRY MORTAR **ASTM C 150** STANDARD SPECIFICATION FOR PORTLAND CEMENT **ASTM C 207** STANDARD SPECIFICATION FOR HYDRATED LIME FOR MASONRY PURPOSES **ASTM C 270** STANDARD SPECIFICATION FOR MORTAR FOR UNIT MASONRY **ASTM C 482** STANDARD TEST METHOD FOR BOND STRENGTH OF CERAMIC TILE TO PORTLAND CEMENT PASTE **ASTM C 595** STANDARD SPECIFICATION FOR BLENDED HYDRAULIC CEMENTS **ASTM C 780** STANDARD TEST METHOD FOR PRECONSTRUCTION AND CONSTRUCTION EVALUATION OF MORTARS FOR PLAIN AND REINFORCED UNIT MASONRY **ASTM C 847** STANDARD SPECIFICATION FOR METAL LATH **ASTM C 1093** STANDARD PRACTICE FOR ACCREDITATION OF TESTING AGENCIES FOR UNIT MASONRY **ASTM C 1157** STANDARD PERFORMANCE SPECIFICATION FOR HYDRAULIC CEMENTS **ASTM C 1384** STANDARD SPECIFICATION FOR ADMIXTURES FOR MASONRY MORTARS **ASTM C 1586** STANDARD GUIDE FOR QUALITY ASSURANCE OF MORTARS **ASTM C 1714** STANDARD SPECIFICATION FOR PREBLENDED DRY MORTAR MIX FOR UNIT MASONRY **ANSI 118.4** AMERICAN NATIONAL STANDARD SPECIFICATION FOR LATEX-PORTLAND CEMENT MORTAR **ACI 530.1** STANDARD SPECIFICATION FOR MASONRY STRUCTURES



WARNING

IMPORTANT! READ BEFORE USING This product contains Portland cement. Contact with freshly mixed product can cause severe burns. Avoid direct contact with skin and eyes. If this product should contact eyes, immediately flush with water for at least 15 minutes and consult a physician. For skin exposure, wash promptly with plenty of soap and water. Remove soaked clothing promptly. If this product burns your skin, see a physician immediately. This product may contain silica. Silica dust if inhaled may cause respiratory or other health problems. Prolonged inhalation may cause delayed lung injury, including silicosis and possibly cancer. A N95 approved dust mask, eye protection, and rubber boots and gloves are recommended when using

this product. Material Safety Data Sheets can be viewed online at www.specmix.com

KEEP OUT OF REACH OF CHILDREN

WARNING: This product contains chemicals known to the State of California to cause cancer, birth defects or other reproductive harm.

TECHNICAL SUPPORT

- CONTACT YOUR LOCAL SPEC MIX® MANUFACTURER
- VISIT WWW.SPECMIX.COM
- CONTACT SPEC MIX®, INC.
PHONE: 888-SPEC-MIX FAX: 888-FAX-SPEC



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 • WINDOW • DOOR • PROFESSIONALS





12

HOM
BREV
SHO
377 13





ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 225 W Main St

1994 Photo

Roll: 7, 12

Negative: 15, 19

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>Commercial Vernacular</u>	Exterior Walls (Current):	<u>Brick, cement plaster</u>
Architectural Features:	<u></u>	Exterior Walls (Original):	<u>Brick</u>
Date of Construction:	<u>1914</u>	Foundation:	<u></u>
Source:	<u>Assessor</u>	Roof Type/Material:	<u></u>
Overall Plan Configuration:	<u></u>	Window Material/Type:	<u></u>

ARCHITECTURAL FEATURES: Two story brick structure with six over one double hung windows on second floor, unadorned masonry parapet. Sign panel at first floor door modifies height at corner entrance.

ALTERATIONS: Major alternation to first floor.



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:

