 <p><b>CITY OF ST. CHARLES</b> ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 11 E Main St.		
	<b>Significance:</b>	Contributing		
	<b>Petitioner:</b>	Douglas Kimber		
	<b>Project Type:</b>	Façade Grant		
<b>PUBLIC HEARING</b>			<b>MEETING 8/2/23</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review	X	Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
Application, work estimate, photo, architectural survey				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>• A Façade Improvement Grant has been requested by Douglas Kimber for the property located at 11 E Main St.</li> <li>• Proposed work includes masonry repair, wood trim replacement, painting and molding replacement.</li> <li>• The total project cost is \$32,720 and the applicant is eligible for up to \$16,360.</li> </ul>				
<b>Staff Comments:</b>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>• Provide feedback and recommendations for Façade Grant</li> </ul>				

## FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



### Grant Type (select one):

- Commercial       Residential

### Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

11 E. MAIN ST.

Property Identification Number: \_\_\_\_\_

Applicant Name:

DOUG KIMBER / BUILDSPACE HOLDINGS LLC

Received Date

**RECEIVED**

**JUL 24 2023**

City of St. Charles  
Community Development

### Project Description:

EXTERIOR MASONRY REPAIR, AND RESTORATION, WINDOW  
MOULDING REPLACEMENT, WOOD TRIM REPLACEMENT,  
AND EXTERIOR PAINTING TO PRESERVE ALL THAT WORK.

Total Cost Estimate:

\$ 32,720.00

### Submittal Checklist:

- \$50 Application Fee**
- Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.
- W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

**Applicant Contact Information:**

Phone Number: 630.606.1858

Email Address: dakimber2@gmail.com

**Statement of Understanding:**

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- 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.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- 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: Douglas A. Kimber Date: 7/23/23  
Applicant

**Owner Authorization (if applicable):**

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 \_\_\_\_\_, 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: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner

11 East Main Street - ORIGINAL IMAGE

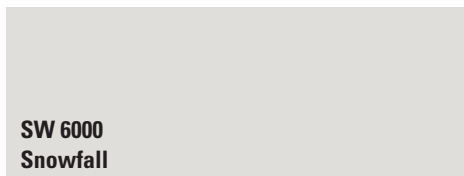


**Angel Esparza**

(773) 842-7807 • [angel.esparza@sherwin.com](mailto:angel.esparza@sherwin.com)

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.  
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SW 6000  
Snowfall

Body



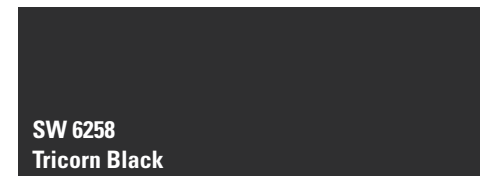
SW 0077  
Classic French Gray

Trim



SW 6572  
Ruby Shade

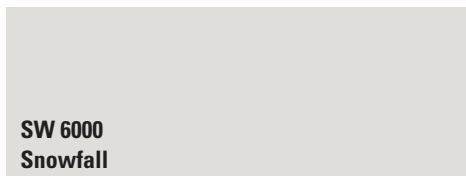
Roof & Decorative Elements



SW 6258  
Tricorn Black

Columns & Window Panels





SW 6000  
Snowfall

Body



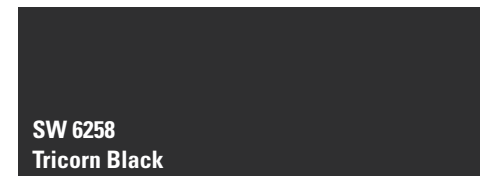
SW 7650  
Ellie Gray

Trim



SW 6572  
Ruby Shade

Roof & Decorative Elements



SW 6258  
Tricorn Black

Columns & Window Panels



Chicago Metro Office:  
884 County Line Rd  
Bensenville, IL 60106  
Office 630.688.9423

Cincinnati Metro Office:  
4824 Interstate Dr.  
Cincinnati, OH 45246  
Office 513.866.2210

**DATE: 7.12.23**

**TO: Dave Kimber**  
11 E Main St.  
St. Charles, IL  
[Dakimber2@gmail.com](mailto:Dakimber2@gmail.com)  
630.606.1858

**FOR: Exterior Carpentry Repairs & Painting**

Thank you for the opportunity to quote the following project. Feel free to reach out to me directly with any questions you may have or to accept this proposal.

Sincerely,

*Aaron Moore*

#### Job description

#### **Exterior Carpentry Repairs & Painting (\$19,860.00)**

- Cover and protect adjacent surfaces.
- Wash surfaces to be painted.
- Scrape loose and failing paint.
- Remove rotten wood.
- Install new wood where able or repair using epoxy wood patch if wood cannot be removed.
  - o 3 man day allowance + \$250 for materials.
  - o Additional carpentry repairs will be billed at \$75 per hour.
- Prepare and paint 3 sides of exterior using Sherwin Williams Super Paint or Equal.
  - o Includes, walls, windows, trim.
  - o Excludes rear metal railings & overhang.
- Includes all labor, materials, and equipment needed.
- Areas Excluded:
  - o All areas not mentioned in the "Included" Section.
  - o Excludes any city fees or permits required.

Please take special note of the job description. Precision Painting and Decorating Corp is not required to perform any projects not specifically listed.

#### Insurance

- Precision Painting and Decorating Corp carries liability insurance and workman's compensation insurance.
- Certificates of insurance are available on request.

#### Limited Warranty

- Precision Painting and Decorating Corp warrants labor and material for a period of 1 year. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.



Chicago Metro Office:  
884 County Line Rd  
Bensenville, IL 60106  
Office 630.688.9423

Cincinnati Metro Office:  
4824 Interstate Dr.  
Cincinnati, OH 45246  
Office 513.866.2210

- **This warranty excludes, and in no event will Precision Painting and Decorating Corp be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture; i.e. cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.**

**Work Standard**

- **Precision Painting and Decorating Corp** is a member of the Painting and Decorating Contractors of America.
- All work is to be completed in a workman like manner according to standard practices. It is essential that the work area be available to us, free from other trades. Our employees will remain on the job until completion of the project, weather permitting. Work site will be cleaned daily and upon project completion. All agreements are contingent upon strikes, accidents, or delays beyond our control.
- Work procedures as per standards of the PDCA (Painting and Decorating Contractors of America). Copies of these standards are available on request.
- The painting contractor will produce a “properly painted surface”. A “properly painted surface” is one that is uniform in color and sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, spatters, spills, or over spray which the contractor’s workforce causes. Compliance to meeting the criteria of a “properly painted surface” shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

**Change Orders**

- If after you agree to this work, you desire any changes of additional work, please contact us as the cost of all revisions must be agreed upon in writing. Employees are instructed not to undertake additional work without authorization
- You will be notified of all needed carpentry work before it is done. Carpentry work is charged at a rate of \$75.00 per hour plus materials.

**Cost**

- We propose to furnish labor and material- complete and in accordance with the above specifications for the sum of all as stated above. Individual tasks, if selected may require additional pricing. Price is valid for 90 days, unless otherwise noted.

**Payment**

- **Net 30**
- **Payments made with Credit Card will incur convenience charge of 3.65%**

**Acceptance of Proposal**

- ***Please indicate your acceptance of this proposal by signing both copies and returning one copy.***
- ***We must have your signed copy in order to secure a start date.***
- ***By signing this contract, I acknowledge that I have read and understand the terms of this proposal.***

\_\_\_\_\_  
Signature of Customer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Precision Painting and Decorating Corp

\_\_\_\_\_  
Date



# **STONE AND BRICK MASONRY GROUP.INC**

1599 JEFFERSON RD.  
HOFFMAN ESTATES, IL 60169  
773-747-1600  
WWW.STONEBRICKMASONRY.COM  
STONEANDBRICKMASONRY@GMAIL.COM



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## **Agreement to Perform Masonry Services to: Doug Kimber**

Contract Date:06.20.2023	Services Performed By:	Services Performed For:
	STONE AND BRICK MASONRY GROUP.INC	Doug Kimber
	1599 JEFFERSON RD.	11 E Main St
	HOFFMAN ESTATES, IL 60169	St. Charles, IL 60174
	773-747-1600	TEL: 630-606-1858
	WWW.STONEBRICKMASONRY.COM	
	STONEANDBRICKMASONRY@GMAIL.COM	

- 
- ERECT SCAFFOLDING AND LADDERS AS REQUIRED.
  - COVER WORK SITE TARP DURING THE WORK AND PROTECT WITH TARPAULINS AS NECESSARY.
  - COVER THE ROOF AREA WITH TARPS AND PLYWOOD TO PREVENT DAMAGE.

### **East elevation of the building.**

- Grind as necessary, tuck-point as necessary masonry wall.
- Remove and replace approximately 150-180 damaged bricks.
- Clean 100% top parapet wall clay coping seal, apply new Np1 Master Seal.

### **Utility chimney.**

- Grind as necessary, tuck-point as necessary utility chimney.
- Remove and replace approximately 5-10 damaged bricks.
- Clean 100% chimney crown cap, and paint with chimney crown sealer.

### **South elevation of the building. From the S/E corner running to West 20LF.**

- Grind as necessary, tuck-point as necessary masonry wall.
- Remove and replace approximately 50-80 damaged bricks.

**G.N.**

**Grinding and Tuck-Pointing.**

Tuck point all of the cracked, missing and loose mortar joints located on the above specified elevation. After visual inspection all loose and cracked mortar joints will be cut or raked as required ¾” to 1” deep or to solid bed joint with special power routing tools designed to remove the mortar without unduly damaging the edges of the abutting masonry. Grinding operation will be completed with the use of commercial **OSHA approved** dust control vacuum.

A new mortar of type N will be packed tightly into the joints in thin layers, and tightly tool to make concave joint, after the last layers of mortar is “thumb print” hard. The color of the new mortar will be the existing as close as possible. All existing mortar joints will be lightly dumped before tuck pointing to ensure proper bond of new mortar. All Tuck pointed masonry will be brushed and cleaned to remove all excess mortar and mortar smears. A new mortar joints will be almost impervious to water.

ALL DEBRIS CAUSED FROM THE ABOVE WORK WILL BE CLEANED UP DAILY.

THE OWNER IS TO SUPPLY STONE & BRICK MASONRY GROUP, INC WITH WATER AND 110V ELECTRIC SERVICE, CLEAN ACCESS TO WORK AREA.

STONE & BRICK MASONRY GROUP, INC. PROPOSE TO FURNISH ALL LABOR, SUPERVISION, MATERIAL AND EQUIPMENT.

TO CARRY WORKMAN’S COMPENSATION, PUBLIC LIABILITY, PROPERTY DAMAGE INSURANCE, AND TO USE EVERY RESPONSIBLE PRECAUTION TO PROTECT THE PUBLIC AND ANY ADJACENT PROPERTY DURING THE PERFORMANCE OF THE ABOVE WORK.

**Stone & Brick Masonry Group. Inc., is full insured and will be happy to provide you with a Certificate of Insurance.**

ALL THE ABOVE WORK LABOR AND MATERIAL WILL BE DONE FOR THE SUM OF:

**Twelve thousand eight hundred sixty - \$12,860.00USD**

**50% Down payment required. \$6,430.00 Balance. \$6,430.00**

THANK YOU FOR CALLING STONE & BRICK MASONRY GROUP, INC. IF YOU ACCEPT OUR CONDITIONS PLEASE E-MAIL BACK TO OUR OFFICE.

STONE & BRICK MASONRY GROUP, INC.

HOME OWNER.

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DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

# Existing Condition (7/23/23)







There are a number of places where the trim is rotting and needs to be replaced, then painted to preserve the windows and brick mounding.



The face of the brick is failing in places and the paint is peeling because of it. It needs the attention of a masonry expert to preserve the brick and provide a decent surface to paint. These are just a couple small spots. There is a larger spot that was too high to be easily photographed.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

# ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

## ARCHITECTURAL INTEGRITY

	1	2	3
<input 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 checked="" type="checkbox"/> Major Alteration	<input checked="" 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

## BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

## ARCHITECTURAL DESCRIPTION

**Style:** Commercial Vernacular

**Date of Construction:** 1890-1910

**Source:** Field Observation

**Features:**

Two story masonry structure, brick with stone banding at window heads. Banding changes to textured brick on east elevation. Four bay windows and corner turret at second floor. First floor covered with board and batten wood siding. Greatly modified storefronts. "OSGOOD" inscription at cornice.

## ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

### Address:

13-15 1/2 East Main Street



### Representation in Existing Surveys:

- Federal
- State
- County
- Local

**Block No. 46**

**Building No. 3**

### SURVEY DATE:

MAY 1994

ROLL NO. 7

NEGATIVE NO. 31





ST. CHARLES HISTORIC PRESERVATION COMMISSION

# ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

13-15 1/2 East Main Street

**Remarks:**

East Elevation.

**Block No. 46**

**Building No. 3**

**ROLL NO. 6**

**NEGATIVE NO. 1**



**Address:**

13-15 E Main St.

**Remarks:**

Photo taken 11/21

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**





ST. CHARLES HISTORIC PRESERVATION COMMISSION

# ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

13-15 E Main St.

**Remarks:**

East Elevation

Photo taken 11/21

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**