 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Façade Grant: 115 Cedar Ave.	
	Significance:		Non-Contributing	
	Petitioner:		Jeff Dawson	
	Project Type:		Addition	
	PUBLIC HEARING			MEETING 7/15/20
Agenda Item Category:				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Application, Current photos, Estimates, Architectural Survey			None	
Project Description:				
<ul style="list-style-type: none"> A Façade Improvement Grant has been requested by Jeff Dawson on behalf of CWS Ingredients, for the property located at 115 Cedar Ave. The roof work is not eligible for the grant, but the Fascia work may be eligible. 				
Staff Comments:				
<p>The Commission should determine what portions of the scope of work are eligible for grant funds and determine if that work should be eligible for 25% or 50% reimbursement. A recommendation to the Planning and Development Committee is required.</p>				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendations. 				

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: 115 Cedar Ave

Property Identification Number: 09-27-386-015

Applicant Name: Jeff Dawson



Project Description:

Masonry - Columns, Chimney
Stripping, cleaning, power washing, patching, wood repairs
Painting - entire bldg
Roofing
Carpentry - wood fencing between columns
Total Cost Estimate: \$ 18,323

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:

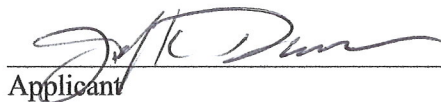
Phone Number: (630) 940-8142

Email Address: IDAWS2024@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:


Applicant

Date:

7-10-20

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:

Owner

Date:

G. Klemm Roofing, Co.

217 Grant Ave. Geneva, IL 60134, 630-232-9010

July 7, 2020

Jeff Dawson
115 Cedar Ave.
St. Charles, IL
940-8142

~~I hereby submit proposal for roofing work on lower level at above address.~~

- ~~* Replace one sheet of bad plywood on overhang around lower roof level.~~
- ~~* Patch over wood with modified bitumen rolled roofing.~~
- ~~* Install modified bitumen roofing on wall between scuppers.~~
- ~~* Apply white elastomeric coating over roof and overhang.~~
- ~~* Remove all scrap.~~
- ~~* Guarantee: 2 years~~

~~We propose to furnish material and labor in accordance with above specifications for a sum not to exceed:
Two thousand, eight hundred and thirty two dollars-----\$2,832.00~~

Alternates:

- 1) Replace bad fascia board around lower level roof below overhang and replace bad wood on bottom of gates.
Add: \$2,466.00 Yes___No___

Payment to be made as follows: On completion.
This proposal may be withdrawn if not accepted within 30 days.

Respectfully submitted,
Gerald A. Klemm
President

To accept this proposal please sign and return enclosed copy. Thank you.

Date _____

Jdaws2024@hotmail.com

Big Red Masonry Inc.

6/22/2020

P O Box 721

Elburn 60119

Barbara Dawson

Thank You for the opportunity to quote the masonry work on 115 Cedar Avenue St Charles Illinois.

the scope of the work and cost of proposal are as follows; demo the top of three piers rebuild, demo one 13 foot pier and rebuild, demo the chimney and rebuild it with overhanging concrete cap

Material data sheets submitted upon request. Experienced crew with OSHA safety certifications Provided, G.C. schedule and site meetings compliance, site kept orderly, debris loaded into G.C. dumpsters.

Masonry professionally cleaned if needed , no caulking , winter conditions

Not included

Please call with any questions.

Cost(\$5600.00) All labor, materials, equipment and insurance included.

Insurance certificate provided upon proposal acceptance.

Respectfully submitted

Big Red Masonry Inc.

Michael Mealman

Acceptance:

Midwest Commercial Painting



July 6, 2020

- Specialists in Apartment, Townhome, and Commercial Painting

- Wood Replacement & Repair

- Powerwashing

- Interior & Exterior

- Full Line Decorating

- Fully Insured

- 40 Years Experience

- Exterior Color Consultation

- Expert Quality

419 Plaza Dr. Suite 2
Westmont, IL
60559

Ph: 630.971.0405

Fax: 630.971.1726

Member



Mr. Jeff Dawson
115 Cedar Ave.
St. Charles, IL, 60714

RE: Exterior Painting

Dear Mr. Dawson:

Thank you for the opportunity to prepare a proposal for the exterior painting we discussed. I have done a thorough analysis of the work to be done and have included all notes on the work in the proposal.

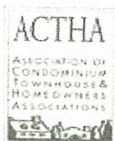
As with all quality painting, 90% is preparation. Our proposal includes, pressure washing, caulking and puttying where necessary, full priming on all brick, and application of one premium quality finish coat to all areas.

In addition to the specifications I have included a sample Certificate of Insurance, a reference list, materials information sheets, and a sample Quality Control Monitoring Checklist (QCM). The QCM is our way of ensuring your satisfaction. We ask you to grade our work so that we know you are completely satisfied with the work done.

Once again, thank you for choosing Midwest Commercial Painting to prepare a proposal for your properties. If you have questions feel free to contact me at (630) 971-0405. Our office staff is here from 9:00 AM to 5:00 PM, Monday through Friday.

Sincerely,

Russ Kukla
Operations Manager



**Midwest Commercial Painting, Inc.
2020 Proposal for Exterior Painting at
115 Cedar Ave.
St. Charles, IL**

Project #: 115CED-EXT20
Address 115 Cedar Ave.
St. Charles, IL 60714

Contact: Jeff Dawson

Phone: 630-940-8142
E-Mail: jdaws2024@gmail.com

**Specifications for Preparation
and Painting of Exterior Surfaces**

July 6, 2020

I. Scope of Work

Price A) Building Exterior Prepare and paint all brick, facia boards, gutterwork, window frames, exposed windows, door frames, doors, posts, underside of overhang, metal railings, shutters, wood fence sections, and all brick. Price includes a full primer coat on all brick.

II. Term of Contract

A) The term of this contract is for the Summer 2020 painting season only. The term for completion is approximately one week for the painting given acceptable weather. Crew size will range from 3-4 painters. Start up date is dependent upon contract acceptance and weather.

III. Weather Conditions

A) Work will be completed on schedule with allowances for anticipated or actual rainfall, high/low ambient temperatures or excessively humid conditions. Contractor will make all reasonable efforts to apply coatings after dew has evaporated.

IV. Permits

A) No permits are required by the state or the City of St. Charles, IL for this project.

V. Parking and Access

A) Owner will identify, reserve and mark appropriate parking areas in locations to be determined by mutual agreement prior to commencement of work. Parking and staging will be limited to these areas.

VI. Materials and Tools Storage

A) Contractor will provide secure storage for materials and tools on site in a predetermined agreed upon location. Owner will not be held liable for lost, stolen, or damaged materials stored on site.

VII. General Surface Preparation

- A) **Powerwashing:** Areas listed in the scope of the work will be powerwashed prior to painting to remove any surface salt, dirt, oil, grease, and loose paint that could impede a strong adhesion between the paint and the substrate. A minimum of 48 hours advance notice will be given to owner subject to weather conditions prior to the commencement of project being prepared and painted. Ample drying time will be provided prior to application of primer/finish coats. All wood trim areas on window frames will be hand washed to avoid any damage to rotted or unstable wood. Windows will be rinsed with copious amounts of water to aid in removing water spotting caused by powerwashing soffit areas. Window glass will not be hand washed at any time by Contractor.
- 1) Owner will make available exterior water service spigots as well as appropriate electrical outlets reserved for this project.
 - 2) All electrical cords used by Contractor on this project will be taped down to floors and walkways to avoid a tripping hazard on walks or floors.
 - 3) Contractor is responsible for notification of residents affected by this project. Contractor will supply Resident Notification Memo's (attached) to all entrances to allow residents ample time to remove items from deck areas and to close windows to avoid overspray from powerwashing.
 - 4) All powerwashing equipment used by Contractor falls within the acceptable range of 2,000 to 2,500 psi and has a flow rate of 2 to 4 gpm. A 0 degree oscillating nozzle and/or a 15 degree nozzle will be used for removal of dirt, salt, oil, grease, and peeling paint.
 - 5) Paint chips resulting from powerwashing will be cleaned up as soon as they are dry. Chip removal will be by sweeping, raking, and powered vacuum. Every effort will be made to keep areas clean.
- B) **Mildew/Algae:** Any areas exhibiting mildew/algae growth will be treated with a bleach/water solution and then wiped/rinsed clear.
- C) **Scraping:** All loose and peeling paint on wood and masonry surfaces will be scraped back to a firm substrate prior to painting. This will be achieved through the use of scrapers, wire brushes, and 60 to 100 grit sandpaper. Glossy surfaces will be dulled prior to painting with 60 to 100 grit sandpaper.
- D) **Tarpping:** All areas that will be adjacent or below the work areas will be covered with dropcloths to keep drips to a minimum. This includes all shrubs, sidewalk areas, deck areas, and roof surfaces. Care will be taken not to damage any of the existing landscaping.
- E) **Previous Drips:** Contractor takes no responsibility for previous drips, smears, or spills that are present from previous painting work on the property prior to the work to be done specified here. No attempt will be made to remove such drips, smears, spills, excess caulk or roofing tar unless prior approval is arranged and additional payment agreed upon in writing.
- F) **Caulking:** Caulking will be checked for soundness and moisture resistance. Loose and unstable caulking will be removed and replaced with a new bead of caulk applied. Caulking will be applied to all wood/masonry unions and cracks where moisture seepage could occur and prematurely cause the coating to fail. Sherwin-Williams Pro's Select 35 Year Guaranteed Siliconized Acrylic Caulk.
- G) **Glazing:** There are no windows within the scope of this project where glazing compound is used.
- H) **Wood Repair/Replacement:** Wood repair/replacement is not part of the scope of this proposal. All rotted or unstable wood will be reported immediately to the Owner.
- I) **Priming:** Spot priming will occur once the substrate has been properly prepared as above.
- 1) Bare wood surfaces to be painted will be spot primed with Kover Stain Alkyd Primer tinted to 75% of topcoat color.
 - 2) Masonry areas will be primed with Sherwin-Williams Loxon Masonry Conditioner.
 - 3) Bare metal surfaces will be spot primed with rust inhibitive primer.
- J) **Feather Sanding/Stripping:** No feather sanding or stripping of any surface is included in this quotation.

VIII. Painting (Coating Surfaces) and Materials

- A) **Materials:** All areas included in the scope of the work will receive one (1) finish coat as specified below, as well as spot priming bare areas exposed by surface preparation.
- 1) Sherwin Williams Resilience Flat finish for all brick surfaces. Sherwin Williams Resilience Satin for all wood trim. Sherwin Williams Pro Industrial Urethane Modified Alkyd Enamel Semi-gloss for railings.
- B) **Colors:** All prices quoted here are for application of matching existing color and for same placement of colors on buildings.
- 1) If different placement is requested, additional costs may be incurred. Color scheme must be confirmed prior to commencement of work. Additional costs (if any) will be agreed upon prior to commencement of work and signed by both parties.
 - 2) All color changes will be approved through color/coverage tests to actual building and approved in writing by Owner.
- C) **Application Standards:** Manufacturers guidelines/standard industry practices will be adhered to in the application of all coatings. As with all painting projects, work will continue while weather conditions are conducive to proper application. There will be no penalties to the Contractor for extended weather conditions that prolong the expected completion.
- D) **Application Method:** The method of application for this project will be roller and brush application.

IX. Housekeeping, Landscaping, Attire, & Misc.

- A) **Housekeeping:** All areas will be picked up and left in broom clean condition at the completion of the day's work. All small debris such as fast food wrappers, cigarette butts, etc. will either be contained immediately in "butt cans" or trash cans as appropriate. All materials will be stored on site in a mutually acceptable area.
- B) **Painters Attire:** For security and ease of identification we have all our painters wear the following: all painters will wear white painters pants and a company shirt, with the foreman wearing red shirts for easy identification.
- C) **Landscape Access:** Owner will clear work areas of close growing shrubbery and landscaping to facilitate the painters access to these areas, this should be at least 2 feet clearance on all areas. Also, trimming back close growing shrubbery will keep abrasion and moisture contact to a minimum during the critical curing period. Owner will also aid Contractor in notifying residents that personal items need to be removed from work areas prior to commencement of work. Contractor will keep management company abreast of work schedule on a daily basis.
- D) **Downspout removal & Replacement:** Where downspouts cover a surface that is to be painted, the downspout will be removed, the painting done, and the downspout replaced, unless the downspout system is attached in such a manner that by its' removal a likelihood of damage to the system will result. (Riveted, welded, brazed, or glued systems typically.) If that is the case, then the downspouts will remain in place and the wall behind will be painted as completely as possible with trim brushes.

X. Safety Considerations

- A) Contractor will adhere to all pertinent safety regulations as applied by OSHA. Owner will not prohibit Contractor from complying with safety regulations. In the event owner prohibits safety regulations from being implemented, owner will be liable for fines resultant of that action.
- B) This proposal is based on the premise that there are no hazardous materials currently present. The contractor shall only use materials that conform to current EPA and VOC regulations.

XI Union Membership / Painter Training

- A) **Union Membership:** Midwest Commercial Painting is a non-union contractor. Owner should check to ensure that contractual obligation with shop unions allow non-union contractors.

- B) **Painter's Experience:** All painters on site shall have a minimum of two thousand (2000) hours of trade experience. Foreman shall have no less than six thousand hours (6000) of trade experience)
- C) **Painter's Attire:** For security and ease of identification we have all our painters wear the following: all painters will wear white painters pants and a company shirt, with the foreman wearing red shirts for easy identification.
- D) **Radios:** No radios will be played during the course of the job.
- E) **Smoking:** No smoking will be allowed indoors on the job site. In the event that any of our painters smoke, it will only be done out doors in the usually designated areas, and all debris will appropriately discarded.

XII. Warranty

- A) Contractor offers a 2 Year Workmanship Warranty from finish date against peeling and blistering of coatings applied under the scope of this contract. This warranty does not cover failure due to vandalism, abuse, excessive moisture, or previous coating failure. No other warranty is expressed or implied except as provided by the paint manufacturer for defects in materials.

XIII. Insurance

- A) Midwest Commercial Painting, Inc. carries full liability and property damage insurance coverage up to \$5,000,000.00. All employees on the job site will/are covered under workman's compensation coverage. A Certificate of Insurance accompanies this proposal. Midwest Commercial Painting, Inc. shall not be held responsible for damage due to vandalism of materials.
- B) 115 Cedar Ave. will be named as additional insured on Contractors insurance. To be submitted as part of acceptance of proposal.

XIV. Payment

- A) No progress payments will be required.
- 1) At the completion of the project a thorough inspection with both an authorized Contractor's representative and an authorized representative of the Owner will be done. Owner will complete Quality Control Monitoring Checklist (attached) when inspection has been completed. All touch-ups will be noted at that inspection and once that list of concerns is completed and re-checked a bill may be submitted for the quantity of work performed.
- B) All billing will be net 30 days from invoice date unless prior arrangements are made between Owner and Contractor. Contractor will supply Partial and Full Waivers of Lien once payments have been received.
- C) Any disputes over completeness, quantity, and/or quality will be at the discretion of an unbiased third party or paint manufacturer's representative not in the employ nor retained by either party.
- D) Property owner agrees to: pay the total amount owed on the contract when contracted work is completed. Pay the painting Contractor interest at the highest legal rate on any funds still owing after completion of the work. Indemnify painting Contractor, upon default and payment, against all court costs, attorney's fees or other expenses incurred in connection with the collection of the contract price.
- E) All payments for exterior painting will be made payable to Midwest Commercial Painting, Inc.
-

XV. Prices

Price A) Building Exterior

\$ 7,425.00

1) **Duration of the work:** Work will proceed in contiguous weekdays until completed, and will require approximately 5-7 days to complete for the painting.

2) **Bid Expiration Date:** The prices and terms herein are good through October 31, 2020.

XVI. Acceptance of Proposal

A) This contract supersedes all previous contracts either written or oral. All adjustments to this contract must be made in writing and signed by both parties.

B) I have read this agreement and agree to have the work listed above done for the proposed price

of \$_____.

Date / / X_____

Customer Signature

Date / / X_____

Authorized MCP, Inc. Representative

XVII. Official Correspondence

All correspondence concerning Midwest Commercial Painting, Inc. should be directed to:

MIDWEST COMMERCIAL PAINTING, INC.
419 PLAZA DR. SUITE 2
WESTMONT, IL 60559

PHONE: 630-971-0405
FAX: 630-971-1726





NO PARKING

































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 checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

BUILDING CONDITION

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

ARCHITECTURAL DESCRIPTION

Style: Commercial Vernacular

Date of Construction: Not known

Source: Field Observation

Features:

Wrought iron railing on roof of one story brick structure with wrap around overhang.



Address:

117 East Cedar Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 41

Building No. 9

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 28