

	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	Façade Improvement Grant: 117 N 5 <sup>th</sup> Ave		
	<b>Proposal:</b>	Residential façade improvement project		
	<b>Petitioner:</b>	Frank Floorizone		
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 4/17/19</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Façade Grant Application				
Façade Grant Program Requirements				
Architectural Survey Page				
Minutes from 12/19/18.				
<b>EXECUTIVE SUMMARY:</b>				
<p>A Residential Façade Improvement Grant has been requested by Frank Floorizone for his home located at 117 N 5<sup>th</sup> Ave.</p> <p>The project includes the replacement of the windows on the first floor with Marvin Ultimate aluminum clad windows, which were previously approved by the Historic Preservation Commission on 12/19/18.</p> <p>A quote has been provided for a total cost estimate of \$13,088.</p> <p>The maximum grant amount for this building is \$5,000.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
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:

117 N 5<sup>th</sup> AVE St. Charles

Property Identification Number:

09 27 455 003

Applicant Name:

Frank Florizoone



## Project Description:

Replacement of 1<sup>st</sup> floor windows, presently very old and damaged single pane windows, with Marvin Ultimate windows as per attached quote from MEB Construction of St. Charles and as per Historic preservation COA # 18-54 dated Dec 19, 2018

Total Cost Estimate:

\$ 13,088

## 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)

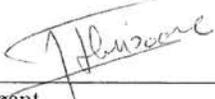
**Applicant Contact Information:**

Phone Number: 262 865 3283

Email Address: Florizoonefrank@yahoo.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:  Date: Mar 9, 2015  
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

## PROPOSAL

February 12, 2019

We, M.E.B. Construction Company, hereby propose to furnish all the material and to perform all the labor necessary for the completion of work for Mr. Frank Florizoone (Owner): 117 N. 5<sup>th</sup> Ave., St. Charles, IL - 60174.

**Scope of Work:** Window Replacement

### 1. BUILDING PERMIT:

- A Building Permit shall be procured from the St. Charles Building Department by M.E.B. Construction Company.

### 2. CARPENTRY:

- Remove and replace the existing windows with Marvin Ultimate series windows and door with aluminum clad exteriors in Stone White, primed interiors, Low E2 Argon gas filled glass, 4 13/16" jamba, white hardware, 7/8" simulated divided lites, A246 sub-sills, 1 5/16" clad brick molding in Stone White, removable screens with charcoal fiberglass mesh and installation brackets as follows:

- NOTES\***
- (1). M.O. refers to masonry openings
  - (2). All simulated divided lite configurations in parenthesis refer to top of sashes only. Awning window configurations are for the entire units.

#### Family Room and Foyer:

(1) - M.O. 74" x 31 3/8" Awning (Double Unit) (4W1H)

(2) - M.O. 47 15/16" x 58 1/4" Double-hung (4W1H)

#### Powder Room:

(1) - M.O. 36" x 58" Double-hung (4W1H)

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1<sup>st</sup> Floor Master Bedroom:

(1) - M.O. 74" x 58" Double-hung (Double Unit) (4W1H)

(1) - M.O. 32" x 50" Double-hung (4W1H)

Dining Room:

(1) - M.O. 35 1/2" x 58" Double-hung (4W1H)

(1) - M.O. 48" x 32 3/4" Awning (6W1H)

- Caulk all windows and door to masonry.

3. DEBRIS REMOVAL:

- The Owners will provide debris removal service.

ADDITIONAL WORK:

Additional Work will be performed either through a written agreement or on a TIME/MATERIAL basis. TIME/MATERIAL basis includes the following: TIME (LABOR) will be billed at **\$86.00** per hour for each individual Carpenter. The aggregate amount of Additional Work is the sum of **(LABOR)** and **(MATERIAL + 10%)**.

Additional Work for M.E.B.'s Sub-Contractors will be billed upon each Sub-Contractor's rate.

WARRANTY:

All work shall be performed in a workmanlike and timely manner according to the Proposal, which shall be guaranteed against defect of material for a period of one (1) year and workmanship for a period of five (5) years from the date of completion.

INSURANCE:

Workers Compensation and Public Liability Insurance shall be taken out by M.E.B. Construction Company.

Telephone: (630) 377-2084  
Facsimile: (630) 377-2142



Website: www.mebconstructionco.com  
Email: mebcnco@comcast.net

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The **PRICES** and **TERMS** mentioned hereunder throughout the Proposal are valid up to **30 days** after the date of this Proposal.

**Total Price of Work:**                      **\$13,088.00**

**PAYOUTS:**

Upon **Acceptance of Proposal**            **\$3,926.00 (30%)**

Upon **Completion of Work**              **\$9,162.00 (70%)**

Date of Acceptance \_\_\_\_\_

Signature(s) \_\_\_\_\_

\_\_\_\_\_

Respectfully submitted,

Matt E. Bales

A handwritten signature in black ink, appearing to read "Matt E. Bales", written over a horizontal line.

President

M.E.B. Construction Company

## 117, 5<sup>TH</sup> AVE, ST. CHARLES, IL 60174

### DESCRIPTION OF PROPOSED WORKS FOR GRANT APPLICATION

*Please see also attached proposal works by our contractor M.E.B. Construction Co. of St Charles.*

#### Replace 1<sup>st</sup> floor windows

All windows are in bad shape and single pane glazing. The replacements will remain white on the outside and keep a very similar line aspect where possible.

Window details are listed on page 4.

This is phase 2 of our window replacements – windows in the attic and kitchen will be replaced in phase 1.

#### View from State Ave



#### View from 5<sup>th</sup> Ave

(windows are now not very visible but storm-windows from the porch will be removed to restore open porch)



#### View from backyard



Double Hung in foyer room



Double Hung in family room



Double Awning in family room



Double Hung in powder room



Twin Double Hung in 1<sup>st</sup> floor bedroom



Double Hung in 1<sup>st</sup> floor bedroom



Double Hung in Dining Room



Window aircon unit will be removed as there is no need for this (there is central HVAC in the house).

Double Hung in Dining Room



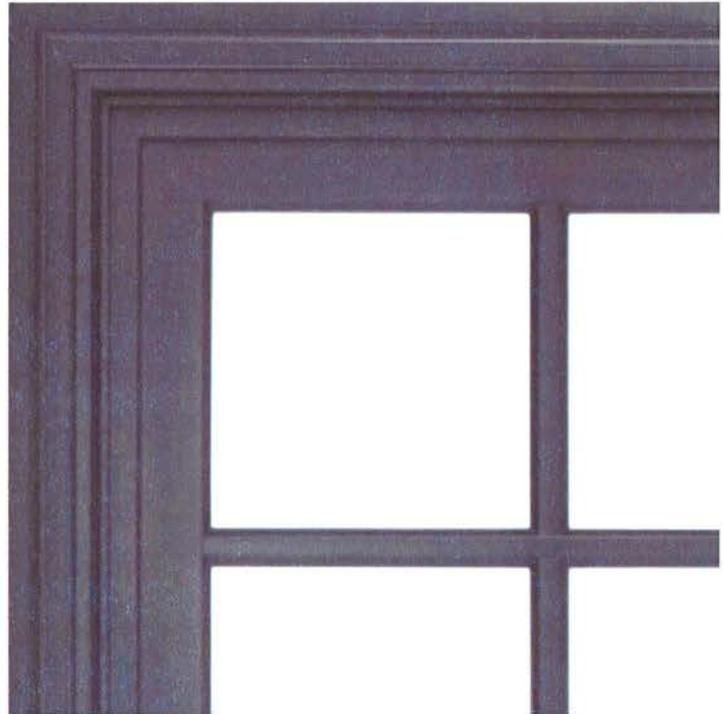
Awning in Dining Room



# Specifications of windows and sliding doors

## Marvin Ultimate series windows, Alu clad wood

- 1 5/16" Brick Mould style casing with 4 13/16" jambs and A246 sub-sills.
- Simulated Divided Lites 7/8" in same fractional Craftsman style pattern as present windows
- Insulated Glass (Low E2 Argon gas filled)
- U-factor of 0.28 to 0.31, depending on type
- White hardware
- Removable fiberglass screens
- Stone White outside finish



Brick Mould Casing



#### 4. **Residential Façade Grant:**

- **Eligible Properties:**  
Residential buildings located within a Historic District or Landmark site, rated in the Historic District Architectural Survey as:
  - “Contributing” or “Significant” structures
  - Non-Contributing structures that, upon completion of the improvements, will be re-classified by the Historic Preservation Commission as “Contributing” or “Significant”
- **Minimum Project Cost:** \$1,000
- **Maximum Grant Amount:** \$5,000 for:
  - Improvements that will be visible from the public right-of-way
  - Improvements to systems that include both the visible and non-visible elevations (such as improvements to siding or windows around entire building)
- **Eligible Improvements:**
  - 50% Reimbursement for projects falling into one or more of the following categories:
    - Repainting of historic exterior surface materials where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting.
    - Reconstruction of missing historic features. (*Example: Previously existing front porch*)
    - Repairing/stabilizing deteriorated historic features and reusing existing architectural elements. (*Example: Repair or partial reconstruction of a porch or replacement of window components*)
    - Removal of inappropriate features and restoration with original details and materials. (*Example: Removal of non-original aluminum/vinyl siding and restoration of the original siding, Removal of vinyl or aluminum windows and replacement with wood or aluminum clad wood windows.*)
    - Upgrade deteriorated materials with new appropriate materials. (*Example: Replacement of deteriorated wood windows with new wood windows*)
  - 100% Reimbursement for Architectural Services (Up to \$2,000)
    - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.
- **Ineligible:**
  - Routine maintenance
  - Any interior improvement or finishes
  - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
  - Any site improvements, including sidewalks, parking lots and landscaping.
  - Freestanding new construction buildings
  - Building additions, unless in connection with improvements to the existing building.
- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
  - Building Permit fees and related costs.
  - Extermination of insects, rodents, vermin and other pests.
  - Title reports and legal fees.
  - Acquisition of land or buildings.
  - Financing costs.
  - Sweat equity.
  - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**



# ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT  
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

## Primary Structure

ADDRESS 117 N 5<sup>th</sup> Ave

1994 Photo  
Roll: 5, 14, 14  
Negative: 30, 18, 17

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: Craftsman

Architectural Features: \_\_\_\_\_

Date of Construction: 1925

Source: Assessor

Overall Plan Configuration: \_\_\_\_\_

Exterior Walls (Current): \_\_\_\_\_

Exterior Walls (Original): \_\_\_\_\_

Foundation: \_\_\_\_\_

Roof Type/Material: \_\_\_\_\_

Window Material/Type: \_\_\_\_\_

**ARCHITECTURAL FEATURES:** One story brick structure with hipped roof and dormers, often referred to as the Bungalow style. Large overhanging eave enclosed. Totally enclosed front porch. Paired windows at porch.

**ALTERATIONS:** None

unless a future tenant requests otherwise. Mr. Colby said it might be possible to relocate the paintings if they receive a request to remove them.

## **6. Certificate of Appropriateness (COA) applications**

### **a. 101 E. Main St. (Sign)**

The proposal is to add the words “& Café” to an existing sign that reads “Gordy’s Quickmart”. The materials and style will match the “Quickmart” portion of the sign.

**A motion was made by Mr. Kessler and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented.**

### **b. 117 N. 5<sup>th</sup> Ave. (Multiple Projects)**

Frank Florizoone, the homeowner, said he would like to change the dormer windows by taking two inches from the existing windows to be able to add two more small fixed windows and a French casement window in the center of those two. These would be in the same style as the existing windows and would allow them to comply with egress requirements. The first floor window replacements will consist of exterior clad windows with wood interiors. Two kitchen windows will be replaced with a sliding door. A new wood deck will be added. Porch windows and door will be removed to create an open porch.

**A motion was made by Dr. Smunt and seconded by Ms. Mann with a unanimous voice vote to approve the COA as presented.**

## **7. Landmark Applications**

None

## **8. Grant Applications**

None

## **9. Additional Business and Observation from Commissioners or Staff**

### **a. St. Charles History Museum – Preservation Month 2019**

Dr. Smunt provided an update on a meeting he and Mr. Kessler and Mr. Krahenbuhl attended with library and park district representatives where they discussed what they might do for historic preservation month. The following options were considered:

- Bus tour during the Fine Art Show
- Interior house/walking tour – 3<sup>rd</sup> weekend in May
- Library presentation given by Dr. Smunt