 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	Façade Grant: 13 S. 2 <sup>nd</sup> St.		
	<b>Significance:</b>	Non-Contributing		
	<b>Petitioner:</b>	Cynthia Hahn		
	<b>Project Type:</b>	Painting		
	<b>PUBLIC HEARING</b>		<b>MEETING 9/16/20</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>		<b>Additional Requested Documents:</b>		
Application, Current photos, Estimates, Architectural Survey		None		
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>• A Façade Improvement Grant has been requested by Cynthia Hahn on behalf of HM Hair Bar, for the property located at 13 S. 2<sup>nd</sup> St.</li> <li>• Scope of work includes restoring bricks and cracks and painting.</li> </ul>				
<b>Staff Comments:</b>				
<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.</p> <p>A recommendation to the Planning and Development Committee is required.</p>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>• Provide feedback and recommendations.</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:

13 S. 2<sup>ND</sup> STREET

Property Identification Number:

09-27-304-013

Applicant Name:

HM HAIR BAR - CYNTHIA HAHN  
ALBA MORGANTE

### Project Description:

EXTERIOR BRICK REPAIR AND EXTERIOR  
PAINT OF BRICK  
PAINT OF DOORS AND TRIM ON WINDOWS

Total Cost Estimate:

\$ 5,260.<sup>00</sup>

### 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: 630-903-5801

Email Address: ~~HMHAIRBAR~~ HMHAIRBAR2029@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:  Date: 9-8-2020  
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 13 S 2<sup>nd</sup> 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:  Date: 9-10-2020  
Owner

Attachments:

ATTACHMENT 1: QUOTE FROM CONTRACTOR FOR LABOR  
EMAIL WITH ESTIMATE FOR MATERIAL

ATTACHMENT 2: PICTURE OF PROPERTY WITH  
COLOR SCHEME PLAN

ATTACHMENT 3: PICTURE REFERENCE OF  
SIMILAR LOOK

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**EAGLE ROCK RENOVATIONS LLC.****PROPOSAL**

630-418-3468  
rebeca.L@hotmail.com

130 S La Londe Ave.  
Addison, IL  
60101

Attention: Cynthia Hahn  
13 South 2nd St. St Charles IL, 60174  
Date: 10/26/18

Description	Cost
The job consists of restoring bricks and cracks on the front of the local. (later side right) Afterwards 2 lateral sides will be painted in white and the frontal side in black and white.	\$ 3,800.00

If you have any questions or concerns, please do not hesitate to contact me. Thank you!

Salvador Lozano



Cham hairbar &lt;hmhairbar2029@gmail.com&gt;

**Salvador Lozano (paint info)**

3 messages

**Rebeca Lozano** <rebeca.l@hotmail.com>

Sat, Sep 5, 9:25 PM

To: hmhairbar2029@gmail.com &lt;hmhairbar2029@gmail.com&gt;

Hello Cynthia,

I have the cost of approximately how much the paint will be.

Sherwin Williams: we will need 3 cans of 5 gallons each of primer..... aprox. \$540.00

We will need the same amount of white paint....\$480.00

3 gallons of black paint.... aprox.\$140.00

Total: \$1,160.00 (more or less). this is about the price they give me with the discount I get with Serwin Williams.

Benjamin Moore: this one will be a little more expensive but better quality

Will need the same amounts as Sherwin Williams.

\$610.00 (primer)

\$690.00 (white paint)

\$160.00 (black paint)

Total: \$1,460.00

I cannot give you the add for the 3 doors because I need to know if they are wood or metal and I need to see what I need to do for the paint job on them. I will be by the local sometime to check it out.

Let me know your decision, I will contact you to come to an agreement and to let you know if I can and when I can start the job.

Thank you.

Enjoy your weekend!

Salvador Lozano

**Cham hairbar** <hmhairbar2029@gmail.com>

Sat, Sep 5, 9:28 PM

To: joshuah.hahn@gmail.com &lt;joshuah.hahn@gmail.com&gt;

[Quoted text hidden]

**Cham hairbar** <hmhairbar2029@gmail.com>

Tue, Sep 8, 9:26 PM

Draft To: Rebeca Lozano &lt;rebeca.l@hotmail.com&gt;

Hi r

[Quoted text hidden]



24 S 2nd St

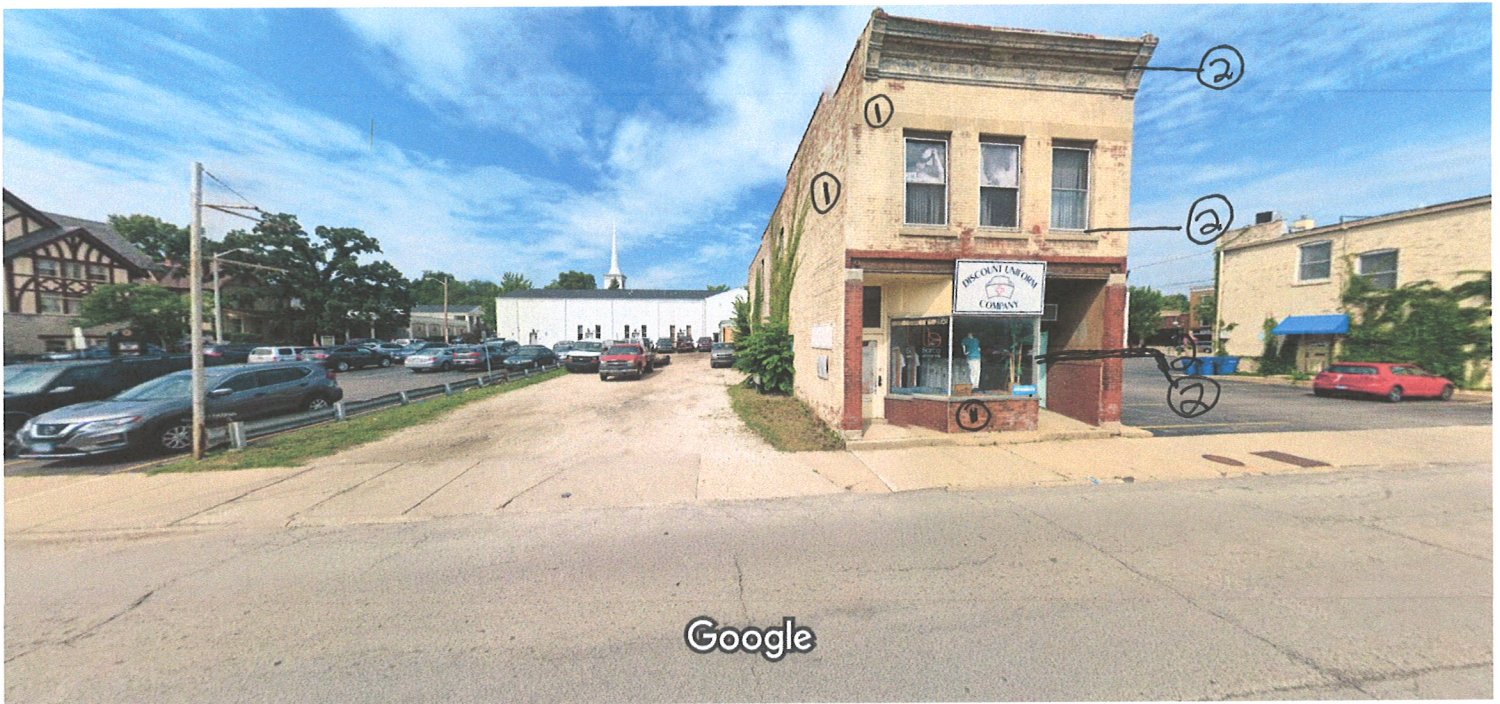


Image capture: Jul 2019 © 2020 Google

St. Charles, Illinois



Street View



- ① PAINT WHITE - PAINT SIDES AND FRONT
- ② PAINT BLACK - ACCENT W/ BLACK TRIM AND BLACK CROWN









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

## ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

## BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

## ARCHITECTURAL DESCRIPTION

Style: Italianate

Date of Construction: 1880's

Source:

Features:

Two story brick structure with distinctive metal cornice at parapet. Recessed entries at first floor.



Address:

13/15 South 2nd Street

Representation in  
Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 10

Building No. 9

SURVEY DATE:

MAY 1994

ROLL NO. 3

NEGATIVE NO. 21