 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 17 N 2 <sup>nd</sup> Ave.		
	<b>Significance:</b>	Significant		
	<b>Petitioner:</b>	Nancy Knapp		
	<b>Project Type:</b>	Façade Grant		
<b>PUBLIC HEARING</b>			<b>MEETING 11/2/22</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, work estimate, photos, architectural survey				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>• A Façade Improvement Grant has been requested by Nancy Knapp for her property located at 17 N 2<sup>nd</sup> Ave.</li> <li>• Proposed work includes removal and replacement of rotten wood siding and trim, exterior painting and replacement/ repair of damaged and rotten wooden windows. All replacement materials will match existing (wood).</li> <li>• The maximum grant amount for this building is \$20,000 if the Commission determines the work is eligible for the grant.</li> </ul>				
<b>Staff Comments:</b>				
Grant was tabled at the 10/19 meeting until the Commission could conduct a site visit to view the windows.				
<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:

17 N. 2nd Ave

Property Identification Number:

09-27-386-011

Applicant Name:

Nancy Knapp

**Project Description:**

Restore / Repair Building Façade

**Total Cost Estimate:**

\$ 94,000

**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: 630 660-8160

Email Address: NurseKnapp@comcast.net

**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:

[Handwritten Signature]  
Applicant

Date:

9/26/22

**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 Façade Improvement Program and undertake the approved improvements.

Signature:

Owner

Date:

\_\_\_\_\_

Talon Construction Group, Inc.  
116 ½ E. Main Street  
St. Charles, IL 60174

## Project Proposal

Talon Construction Group, Inc. proposes to furnish labor and materials in connection with the property located at 17 N. Second Ave., St. Charles, IL for Mrs. Nancy Knapp as follows:

Removal and replacement of damaged, rotten and broken wood windows throughout  
2 story home \$15,500.00

Removal and replacement of exterior rotten siding and trim throughout the first and second floor  
areas of the home \$7,500.00

Removal and replacement of rotten fence sections \$3,500.00

Power washing, cleaning, sanding and prep work for painting to house, fence, masonry  
elevation and exterior stair system \$4,500.00

Exterior prime and painting work (multiple coats) to siding, masonry elevation, trim, windows,  
fence and stair system with exterior rated, high quality Sherwin Willaims paint \$18,000.00

Repairs to damaged gutters and downspouts \$8,500.00

Masonry repairs to chimney, cap replacement and tuckpointing \$5,500.00

Removal and replacement of entire roof shingles and underlayment with ½" plywood  
wood sheathing and lifetime architectural shingle replacement (including felt, ice and water  
shield and drip edge). Including repairs to damaged / rotten sheathing \$20,000.00

Removal and replacement of damaged exterior lighting fixtures \$7,500.00

Repairs to damaged signs and sign fixtures \$3,500.00

**Total Labor & Material As Proposed: \$94,000.00**

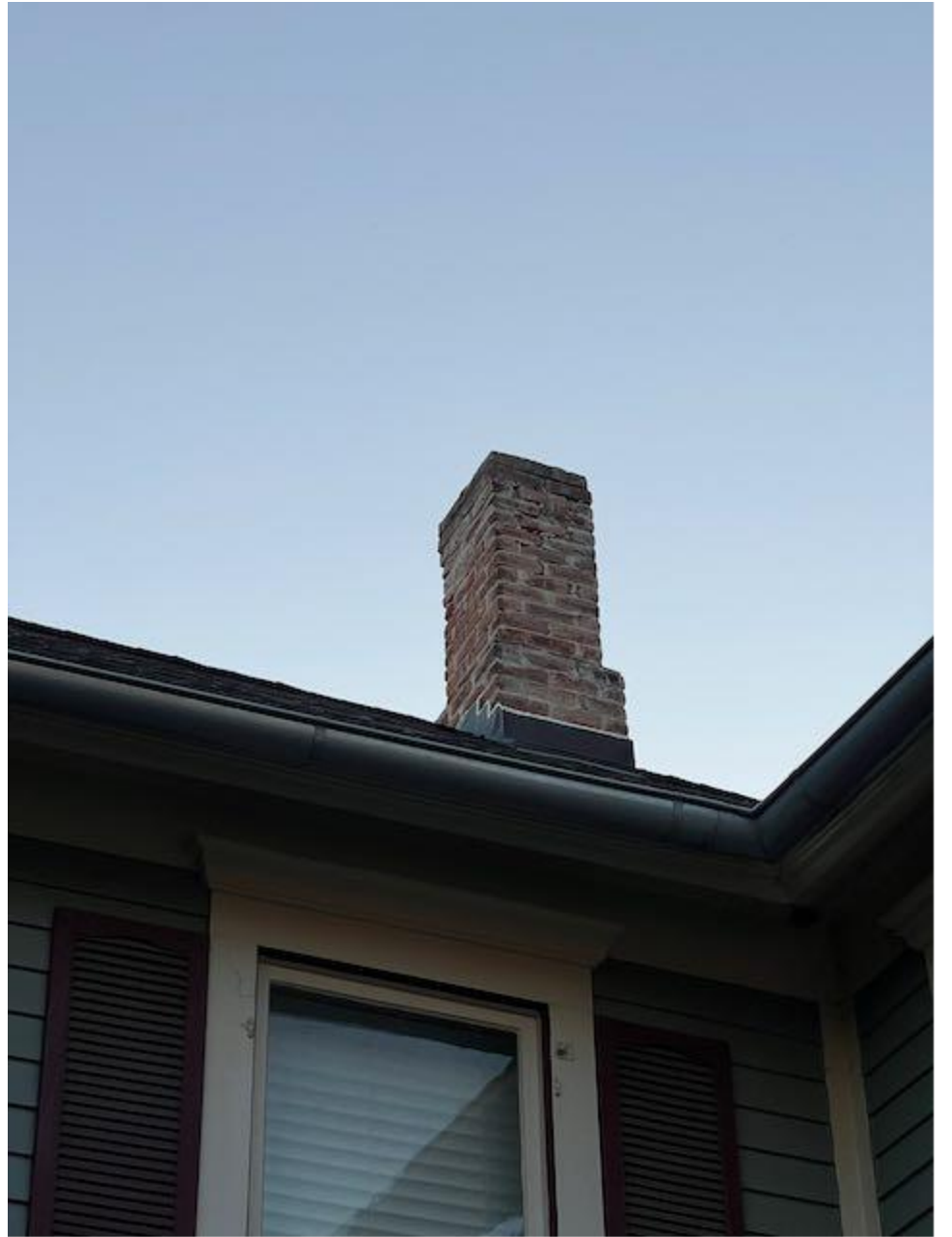
Sincerely,

Jon Stevens  
Talon Construction Group, Inc.  
630-918-9923



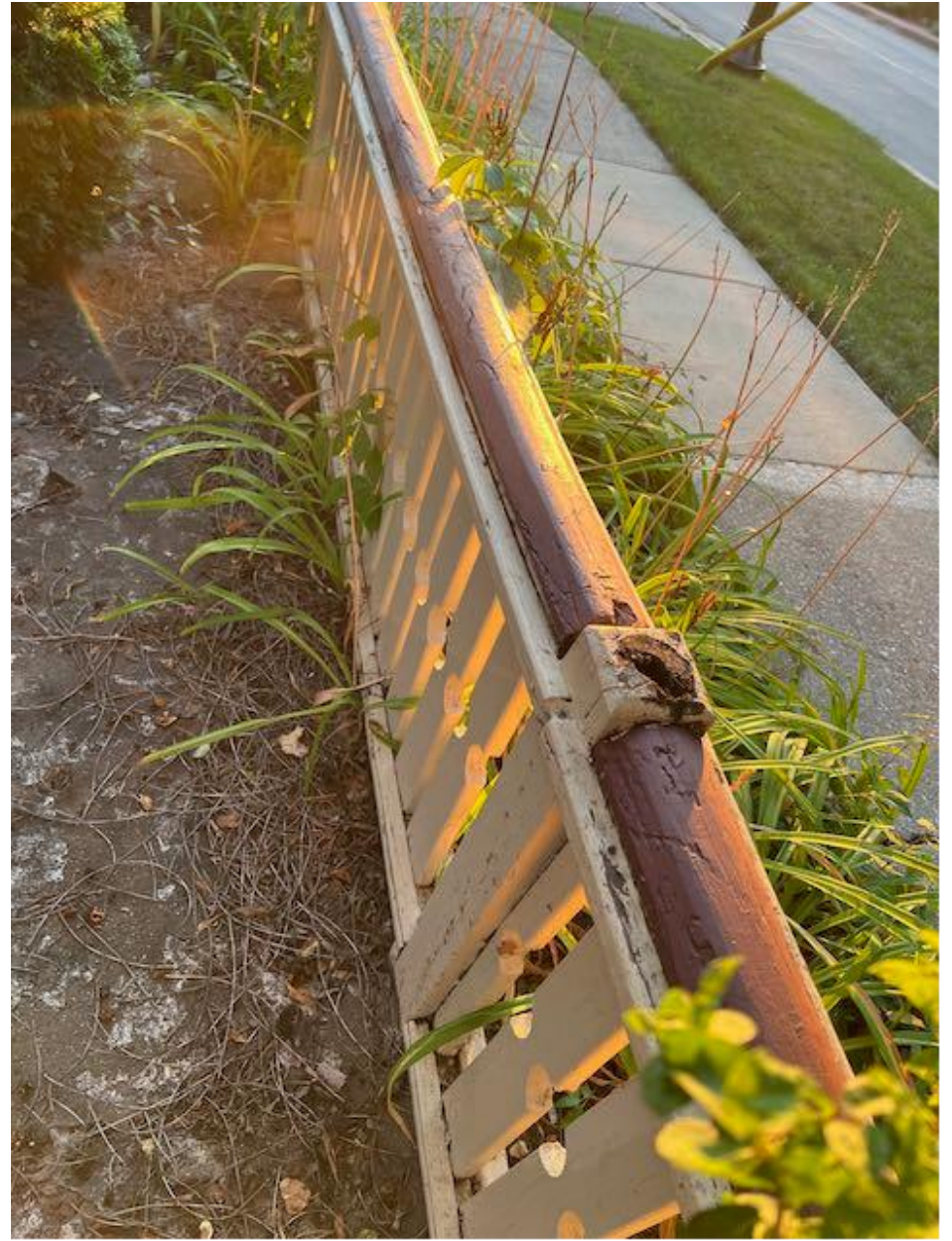






































ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

	1	2	3
<input checked="" 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 type="checkbox"/> Major Alteration	<input 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:** Folk Victorian

**Date of Construction:** 1870

**Source:** St. Charles Historical Museum

**Features:**

Gable front and wing on two story wood clapboard sided structure. One story porch, classical heads at windows. Circle window at front gable.

Original wood shutters existed at time of 1994 photo.



**Address:**

17 North 2nd Avenue

**Representation in Existing Surveys:**

Federal

State

County

Local

**Block No. 41**

**Building No. 8**

**SURVEY DATE:**

MAY 1994

**ROLL NO. 11**

**NEGATIVE NO. 4**





ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 11

NEGATIVE NO. 5

**Address:**

17 North 2nd Avenue

**Remarks:**

North Elevation.

**Block No. 41**

**Building No. 8**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

ROLL NO.

NEGATIVE NO.