

 ST. CHARLES <small>SINCE 1834</small>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Improvement Grant: 201 Chestnut Ave		
	Proposal:	Residential façade improvement project		
	Petitioner:	Laura Rice		
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 9/20/17	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Façade Grant Application				
Quote for proposed work				
Façade Grant Program Requirements				
Architectural Survey page				
EXECUTIVE SUMMARY:				
<p>A Residential Façade Improvement Grant has been requested by Laura Rice for the building located at 201 Chestnut Ave.</p> <p>The project description is surface preparation, repairs and repainting of wood siding. A quote has been provided for the painting portion. The maximum grant amount available is \$5,000.</p> <p>This project was discussed and tabled at the 8/16/17 meeting. The Commission wished to conduct a site visit to assess the condition of the siding and whether the proposed scope of work is appropriate. The applicant indicated that she would provide another quote, as well. No new information was submitted for the 9/6/17 meeting, but the Commission briefly discussed the scope of work and identified that the siding needs to be sanded down to the wood before repainting and substantial board replacement may be necessary. They requested the contractor attend the next meeting.</p> <p>No new information has been provided at this time.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
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: 201 Chestnut Ave

Property Identification Number: 0927381001000

Applicant Name: Laura Rice



Project Description:

We had our home painted in 2009. Exposure to extreme weather conditions + general heavy use of porch areas have taken their toll on the wood siding, porch areas and some of the architectural trim details. Repair and painting is necessary for protection.

Total Cost Estimate: \$ 8500 + carpentry work

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. a prelim estimate is attached.
- 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)

Recommendations for a qualified painter would be greatly appreciated.

West side of home is exposed to severe weather. Extensive wood repair, caulking and painting is required.



Front column requires repair from woodpecker holes.



Porch areas require wood repair from excessive wear on steps.

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.



ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 201 Chestnut Ave

1994 Photo
 Roll: 15, 18
 Negative: 8, 12

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: Italianate

Architectural Features: _____

Date of Construction: 1879

Source: _____

Overall Plan Configuration: _____

Exterior Walls (Current): Clapboard

Exterior Walls (Original): Clapboard

Foundation: _____

Roof Type/Material: _____

Window Material/Type: _____

ARCHITECTURAL FEATURES: Two story clapboard sided structure with large overhangs and hipped roof. Addition to east has gabled roof. Tall narrow windows.

ALTERATIONS: Additions to first floor.



ST. CHARLES
SINCE 1834

ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: Yes _____