

	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 7/18/18	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				
Minutes from 8/16/17 meeting				
EXECUTIVE SUMMARY:				
<p>A Residential Façade Improvement Grant has been requested by Laura Rice for the building located at 201 Chestnut Ave. The grant was discussed and tabled at the 8/16/17 meeting and postponed by the applicant.</p> <p>The project description is surface preparation, repairs and repainting of wood siding.</p> <p>A quote has been provided for the work.</p> <p>The maximum grant amount available is \$5,000.</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:

09-27-381-001

Applicant Name:

Laura Rice



Project Description:

Repair deteriorating wood on front + back porches and repaint entire home. Repair other wood features as needed (window sills + decorative features). Construct a permanent wood storm window to protect leaded glass window on west side of house.

Total Cost Estimate:

\$ 13,102.50

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)

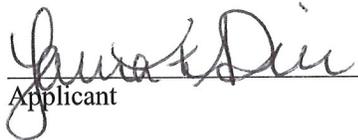
Applicant Contact Information:

Phone Number: 708-642-5200

Email Address: l-rice@att.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:  Date: 7/12/18
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 Form

From: Terry Buck 847-338-2981 Michael Kane 630-660-0100	Ser No <hr/> Page No: 1 of 1
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Submitted to: Laura Rice	Phone 708-642-5200	Date 06/03/18
201 Chestnut st	Job Name -	
St.Charles, Illinois	Job Location - 201 Chestnut st St. Charles	

Specification & Estimate details:	
Exterior re-painting of siding, windows, soffit, fascia, doors, rails, trim pieces, and floors etc.	
<ul style="list-style-type: none"> ● this includes all necessary prep work: scraping, sanding, caulking, etc ● all surfaces to be paint will be primed as necessary and given 2 coats of finish paint 	
	Main Building:\$10,0000
	Detached Garage:: \$800
*All wood repair or other services to be done by a separate contractor.	

excluded

We propose to furnish the material and labor required to complete the work as per the specifications above, for a sum of:	
Payment method: Cash or Check	\$:10,8000
Authorized Signature:	

Acceptance of Proposal: The specifications and the amount quoted above are accepted with the terms & conditions specified. You are authorized to proceed with the work.	Authorized by:
	Signature:
	Authorized by:
Date of Acceptance: / /	Signature:

ESTIMATE



Laura Rice
 201 Chestnut Avenue St. Charles
 IL, 60174
 (708) 642-5200

Brooke Nemeth Designs (Nd3)

1024 Geneva Dr
 Geneva, IL 60134
 Phone: (630) 297-2238
 Email: rocky51067@comcast.net
 Web: nd3web.com

Estimate # 11677a
 Date 07/10/2018

Description	Quantity	Rate	Total
Repair (Porch Flooring) Repair porch floor boards. Please note: 1 once we open up the porch there may need more attention to the joists that we we unable to see.	4.0	\$55.00	\$220.00
Replace (Porch Flooring) Replace porch floor boards. Please note: 1 once we open up the porch there may need more attention to the joists that we we unable to see.	10.0	\$55.00	\$550.00
Repace (Window Sills) Approximately 4 Replace window sills and exterior trim where needed.	10.0	\$55.00	\$550.00
Install New Wood Siding This includes, cut to size, and install. approximately 20 10' pieces of siding.	12.0	\$55.00	\$660.00
Install (New Window In Front Of The Stained Glass Window)	1.5	\$55.00	\$82.50
Install New Wood Stairs On the west side porch	3.0	\$55.00	\$165.00
Additional Materials 1) porch boards 1) siding 3) materials for window sills and exterior trim. 4) nails, screws, flashing (windows)	1.0	\$875.00	\$875.00

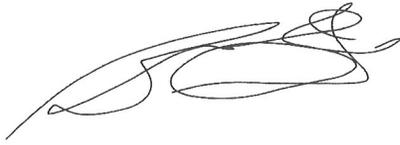
Subtotal	\$3,102.50
Total	\$3,102.50
Deposit Due	\$1,551.25

Notes:

Please note: these are all cosmetic area's. If we find we need to give more attention to the structure, we will need to address this at that time.

A 50% deposit is required to start your project. This covers my materials and labor until completion.

By signing this document, the customer agrees to the services and conditions outlined in this document.



Signed on: 07/11/2018

Brooke Nemeth

Laura Rice

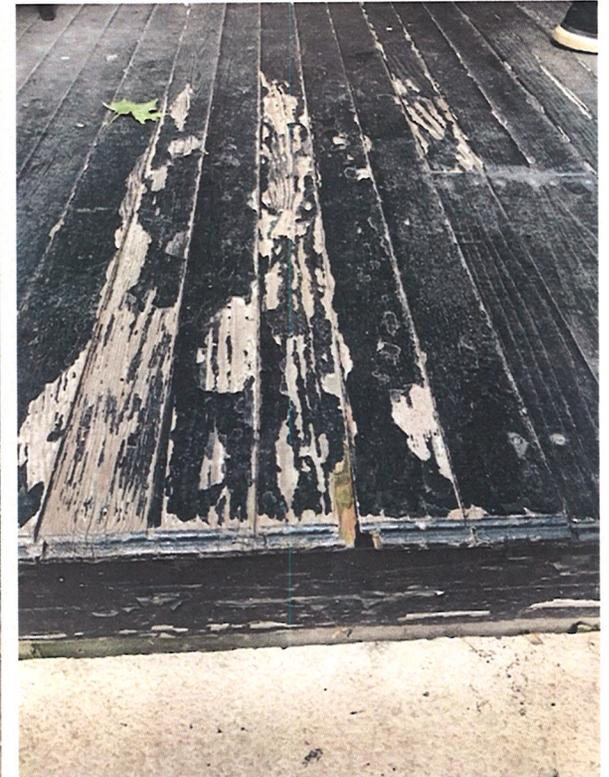
Front Porch

- Replace all wood
- Replace stairs
- Repair column and replace bottom trim



Back Porch

- Replace decking around access steps
- Replace decking and joists near column
- Replace trim on column as needed



Siding and trim

- Repair or replace wood as needed



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.

Dr. Smunt expressed concerned over the signage on the awning stating it consists of an excessive amount of advertising for what would be required to identify the business. He did not support further advertising on the awning. Mr. Pretz felt it looked too busy and preferred a more minimalistic design. Mr. Kessler also agreed the awning contained too much information and suggested putting the additional advertisement on window signage as long as it met code requirements.

Mr. Krahenbuhl asked how the LED lighting will be put in place. Mr. Simic said the new signage will be placed in the same location, and installed in the same way the previous tenant had it in, to avoid any harm being done to the building.

Mr. Simic asked if they could use either dark red or black for the awning. The Commissioners were fine with either option.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA with the condition that only four advertising categories be used along the bottom of the awning; two on the E. Main St. side, one on the angle side, and one on the Riverside Ave. side.

8. Façade Improvement Grant: 7 S. 2nd Ave.

A request was made to move this item to 10d. There were no objections.

9. Façade Improvement Grant: 201 Chestnut Ave.

Laura Rice, the petitioner, was present.

Mr. Colby said the request is for a Residential Façade Improvement Grant to repair and repaint a contributing structure.

Ms. Rice explained the work she is planning to do. She stated she is going to have the front door evaluated to determine if it is the original door. If it is, she will most likely provide a secondary estimate for the additional work that needs to be done to repair the door.

Dr. Smunt stated he is not that familiar with the structure and the scope of work, and would prefer to do an on-site visit before making a decision on this request. He said the project might require using a siding restoration specialist versus a painter.

Mr. Pretz explained this is the first residential grant request received by the Commission and an on-site visit would help them determine what part of the work would be considered maintenance and what part would be preservation.

Mr. Krahenbuhl said the work being done seems justified and would most likely be eligible for the grant.

Commissioners questioned whether or not the garage would qualify. Dr. Smunt said the description states “ineligible is a free-standing new construction building”. The garage falls under this description. It is not original to the property.

Ms. Rice said she is going to get another quote for the paint job and door work, and would be happy to resubmit the information. Chairman Norris asked if there would be any issues if they tabled the discussion until the next meeting. Ms. Rice expressed concern about getting close to the weather changing in September. Mr. Pretz said the additional time would allow her to get some more quotes and also allow the Commission to do the on-site visit. If she finds a painter by then, he suggested asking the painter to come to the next meeting. Dr. Smunt said the condition of the siding will influence whether or not the paint will hold.

A motion was made by Dr. Smunt and seconded by Mr. Krahenbuhl with a unanimous voice vote to table the discussion until the September 6, 2017 meeting.

10. Preliminary Review: 306 W. Main St.

Item was moved to 10e.

b. COA: 201 W. Main St. (façade repair)

John Maninger, the petitioner, was present.

Mr. Maninger explained the repairs that need to be done. He is going to tear out the brick and have the area behind it inspected for structural damage. If there is no damage, he will flash and clean the brick.

Mr. Colby explained it is not certain yet if the scope of work will require a permit or not. It will depend on the results of the inspection.

Dr. Smunt said if they find any structural damage, they will need to return with alternate plans.

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

c. COA: 11 S. 2nd Ave. (windows)

Paul Saha, the representative, was present.

Mr. Saha presented a revised quote for steel replica windows. The Commissioners were supportive of the window material.