ST. CHARLES SINCE 1834	**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 8/16/17**	**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:

A Residential Façade Improvement Grant has been requested by Laura Rice for the building located at 201 Chestnut Ave.

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.

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations.

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION — CITY OF ST. CHARLES

ST. CHARLES
SINCE 1834

RECEIVED
St. Charles, IL
AUG 07 2017
CDD
Planning Division

Received Date

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: 09273810010 00

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.

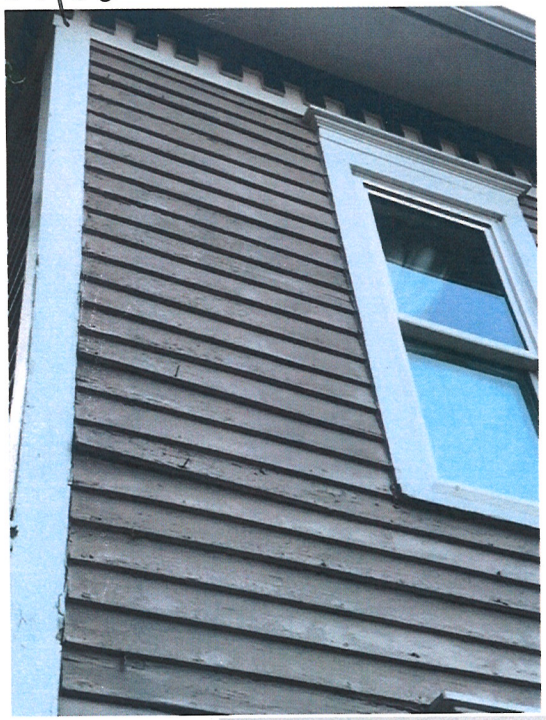
☒ **Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.

☒ **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.

BEE PAINTING.INC
• INTERIOR & EXTERIOR
FULLY BONDED AND INSURED
RESIDENTIAL & COMMERCIAL
Phone: 630-844-8722
WWW.beepainting.com

Name Louis Rice Date 8/16/16
Address 201 Chestnut AVE City Saint Charles
Phone
E-mail Cell

Approx. Start Date: Approx. Completion Date:

Bee Painting Inc. agrees to complete the exterior painting at _____ including all items marked below.

PREPARATION

- ☑ Powerwash the ☑ House ☐ Deck ☐ Fence ☐ Other _____ w/TSP. Hand scrub w/ a bleach solution
- ☑ Scrape and sand all loose and peeling paint
- ☑ Power sand and/or power grind rough edges
- ☑ Wire brush all loose and flaking stain
- ☑ Prime all bare wood with oil primer
- ☐ Prime all rusted or bare metal with rust destroyer or xim
- ☐ Lentis ☐ Railings ☐ Meter piper ☐ Other _____
- ☐ Prime all bare areas on stucco board and fiberboard with latex exterior primer
- ☐ Complete primer coat required on _____

EXTERIOR PAINTING

- ☑ Residential
- ☐ Comercial

Stripping _____

- ☑ Caulk all wood to wood joints and gaps
- ☑ Caulk around all door and window frames
- ☑ Caulk all wood to brick joints
- ☑ Caulk all wood to aluminum joints
- ☑ Use 45 year sealant (Caulk)
- ☐ Renail all loose boards where needed
- ☑ Repair defective knots
- ☑ Remove and reset Downspots ☐ Shutters ☐ and House numbers ☐ _____
- ☐ Remove all loose putty and glaze windows where necessary
- ☐ Remove and reset storms, paint sash (interior windows

FINISH COAT 2

- ☑ Sherwin Williams ☐ Benjamin Moore ☐ Maxum ☐ Cabots ☐ Other _____
- ☑ Match existing color Color change _____
- ☑ All wood trim _____
- ☑ Window frames w/ _____
- ☐ Window Sash w/ _____
- ☑ Soffits & facial w/ _____
- ☐ Shutters w/ _____
- ☑ Detached Garage w/ _____ Garage doors
- ☐ Other _____
- ☐ _____

- ☐ Deck w/ _____ ☑ Balcony
- ☐ Porch (Int. or Ext.) w/ _____
- ☑ Porch floor w/ _____
- ☑ Entry doors w/ _____ ☑ sidelights
- ☐ Railings metal/wood w _____
- ☐ Dormers w/ _____
- ☐ Aluminum Siding w/ _____
- ☑ Wood/cedar siding w/ _____
- ☐ Gutters w/ _____ ☐ Downspouts
- ☐ Stucco Panels/Stucco/Dryvit

☐ CARPENTRY to be bid and billed separately:

☐ Owner to pay for all carpentry materials separately

Note: All newly replaced lumber will be primed on all sides and caulked.
Tarp all areas, especially landscaping, roof, decks, and concrete. Bee Painting, Inc. will clean up the job site daily and remove all debris.
Bee Painting, Inc. will supply all equipment and store it properly.

GUARANTEE

Bee Painting, Inc. will guarantee all work against our paint peel for 3 years. If any peeling of our paint occurs, Bee Painting, Inc. will repaint the defective area(s) at no charge. Mold, mildew and rotting wood are NOT covered by the guarantee. Galvanized gutters, deck surfaces, tops of handrailings and steps are NOT covered by the guarantee.

ACCEPTANCE OF CONTRACT

Payment of balance on completion of work. No money down
We will provide you with complete insurance coverage. Paymen to be made in the form of check to **Bee Painting, Inc.**
Note: This proposal may be withdrawn by us if not accepted within 30 days.
The above prices, specifications and conditions are satisfactory.
Bee Painting, Inc. is authorized to do the work specified.
Payment will be made as outlined above.

Painting Cost 7,800.00
Discounts _____
Special Finishes, Separate cost _____
Total cost 7,800.00

Signature _____ Purchaser/Owner
Signature Miguel Perez Bee Painting, Inc.
Date _____
Date 8/16/16

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	Exterior Walls (Current):	Clapboard
Architectural Features:		Exterior Walls (Original):	Clapboard
Date of Construction:	1879	Foundation:	
Source:		Roof Type/Material:	
Overall Plan Configuration:		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.

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