

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Façade Improvement Grant: 202 Cedar Ave.	
	Proposal:		Commercial façade improvement project	
	Petitioner:		Maureen & Gary Salesky	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 7/17/19	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				
Façade Grant Program Requirements				
Architectural Survey				
EXECUTIVE SUMMARY:				
<p>A Commercial Façade Improvement Grant has been requested by Maureen and Gary Salesky for their business located at 202 Cedar Ave.</p> <p>The project includes the following:</p> <ul style="list-style-type: none"> • Repainting the building • Re-guttering the Building • Repair trim • Replace awnings <p>A quote has been provided for a cost estimate of \$9,740 for the project.</p> <p>The maximum grant amount for this building is \$4,870.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations.				

Directions In Clothing
202 E. Cedar Avenue
St. Charles, IL 60174

Maureen Salesky
WK: 630-584-1997
CELL: 630-222-1347

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:

202 Cedar Ave.

Property Identification Number:

09-27-387-008

Applicant Name:

Maureen & Gary Salesky



Project Description:

Repaint Building, Regutter Building, Repair
Trim, Replace awnings, all with prior historic
approval.

Total Cost Estimate:

\$ 9,740.00

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. *See attached quotes A, B, C.*



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: Maureen Salesky

Email Address: maureen.salesky1@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: M Salesky Date: 6-29-19
Applicant GSalesky 06-29-19

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 202 Cedar Ave., 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: M Salesky Date: 6-29-19
Owner GSalesky 06-29-19

B

NUYEN AWNING COMPANY, INC.
RESIDENTIAL AND COMMERCIAL AWNINGS
 850 RIDGEWAY AVENUE, SUITE C
 AURORA, IL 60506
 PH. (630) 892-3995 FAX (630) 892-2808
 rick@nuyenindustries.com

6265

PROPOSAL SUBMITTED TO <i>Directions in Clothing</i>		PHONE <i>630-584-1997</i>	DATE <i>6/1/19</i>
STREET <i>202 Cedar ave</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>St. Charles, IL 60174</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

Re-Cover -
Six Conventional awnings
Fabric - Sunbrella - Black

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ *2,290⁰⁰ 100*).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature

Signature

Froylans Painting Service's, Inc.

630-209-9928

Exterior Painting.



Customer name:

Maureen Salesky

Address:

202 Cedar Ave

St. Charles, IL.

630-222-1347.

Painting to be done:

Exterior Cedar siding, Trim, Soffit, Fascia, window and Windows frames, doors, Front door back door, Iron railing, Fixtures lights, two ports.

Notes: Replace Cedar Siding (where needed) 2'x2' piece of soffit and fascia and windows seals where needed.

Preparation: Pressure Washer, scrapepeeling paint, sanding to be smooth, caulking all gaps and nuts.

Color: Same color(color match)

Sherwin Williams, Duration, lowsheen

Coats: Two coats

Included: Labor, Paint and Materials.

Total: \$ 5,455.00

(A)

MR. GUTTER

SEAMLESS ALUMINUM

211 Beatrice Ave., St. Charles, IL 60174
377-3995 • 377-3259

David Masters
630-212-4656

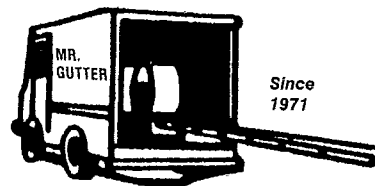
CUSTOMER: Maureen Solesby DATE: 6-7-19
ADDRESS: 202 Cedar ave CITY: St. Charles

YOUR COST: \$1,995⁰⁰

REMARKS:

Replace existing half round gutters (93') w/
3" x 4" round downspouts.

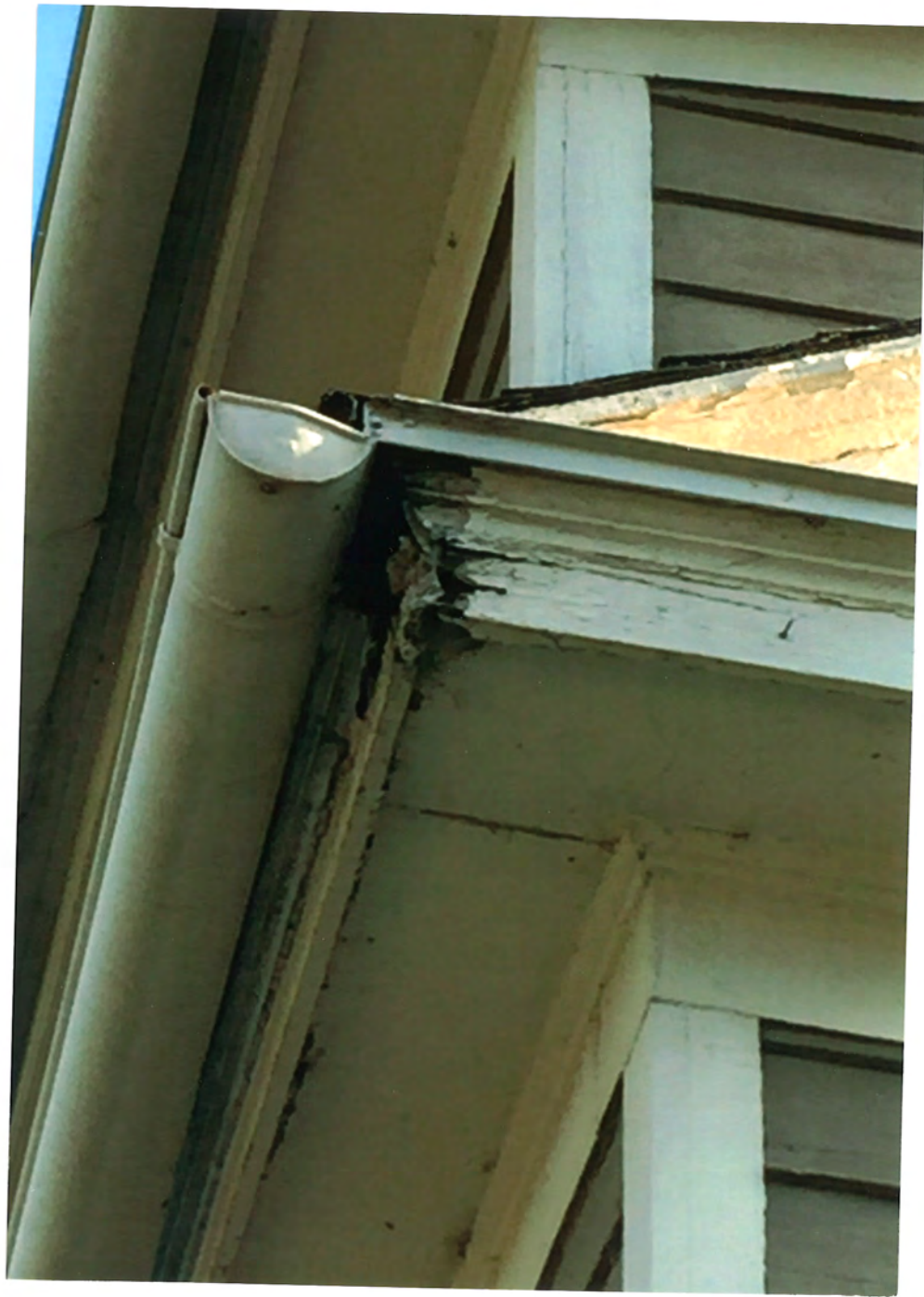
All workmanship guaranteed 10 years



RICHARD MASTERS, JR.
OWNER-OPERATED











3. Commercial Façade Grant

- Eligible Properties:
Commercial or Multi-Family Residential Buildings (two or more units) located within either:
 - Special Service Area #1B
 - Historic District or Landmark SiteProperties in SSA #1B are given first priority at the beginning of the program year.
- Minimum Project Cost: \$2,500
- Grant for Front or Side Façades (visible from street): Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade. A façade is defined as a thirty foot wide span along the front or side of a building facing a public street, measured along the building wall generally parallel to the right of way line. For building fronts or sides exceeding thirty feet, a pro rata amount will be applied.
- Grant for Rear Entrance Improvements: Maximum grant amount of \$10,000, available for buildings with an existing or proposed rear entrance that is accessible to the public from a dedicated public street, alley, or other right of way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access. The rear entrance to be improved must provide public access to a business or businesses within the building.
- Maximum Grant Limits:
 - Total grant amount during any five-year period is capped at \$20,000.
 - For properties on the National Register of Historic Places or Locally Designated Landmarks, the total grant amount for any five-year period is capped at \$30,000.
- Eligible Improvements:
 - 25% Reimbursement for Routine Maintenance:
 - ✓ Cleaning, patching, caulking of exterior surfaces.
 - ✓ Re-coating of paint on exterior surfaces (without extensive surface preparation)
 - ✓ Re-roofing visible roof surfaces with non-historic material (such as 3-tab or architectural grade asphalt shingles)
 - ✓ Spot masonry repairs or tuckpointing
 - ✓ Like-in-kind replacement of non-historic elements on a building
 - 50% Reimbursement for:
 - For Historic structures, maintenance utilizing Historic Preservation practices:***
 - ✓ Repair or restoration of historic features
 - ✓ Replacement of deteriorated historic features with like materials or appropriate synthetic materials
 - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
 - ✓ Extensive restoration/repair of historic masonry material
 - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting
 - Building improvements:***
 - ✓ Exterior building upgrades or enhancements that will improve the historic character of a building
 - ✓ Improvement, replacement or installation of storefront systems, doors, windows and trim materials.
 - ✓ Removal of architecturally inappropriate features on buildings (including removal of synthetic surface materials)
 - ✓ Exterior lighting that illuminates a façade

- 100% Reimbursement for Architectural Services (Up to \$4,000)
 - 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 Improvements:
 - Signs and Awnings, unless in connection with other eligible improvements.
 - 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.
- 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.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
 - Building Permit fees and related costs.
 - Extermination of insects, rodents, vermin and other pests.
 - Title reports and legal fees.
 - Acquisition of land or buildings.
 - Financing costs.
 - Sweat equity.
 - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**



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 checked="" type="checkbox"/> Minor Alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input checked="" type="checkbox"/>	<input checked="" 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: National

Date of Construction: 1870

Source: St. Charles Historical Museum

Features:

Front gabled one and one-half story wood frame structure with broken pediment. Six over six double hung windows at front. Box bay added at west elevation. Full width dormer added at west side of roof.



Address:

202 East Cedar Avenue

Representation in Existing Surveys:

☐ Federal

☒ State

☐ County

☒ Local

Block No. 36

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 5



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 18

NEGATIVE NO. 13

Address:

202 East Cedar Avenue

Remarks:

West Elevation.

Block No. 36

Building No. 1

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.