	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		Façade Improvement Grant: 311 N. 2 <sup>nd</sup> St.	
	<b>Proposal:</b>		Façade improvement project	
	<b>Petitioner:</b>		Terry Grove	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 5/18/16</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Façade Grant Application				
Estimate & photos				
<b>EXECUTIVE SUMMARY:</b>				
<p>A Façade Improvement Grant has been requested for the multi-tenant building known as the Charleston Center, located at 311 N. 2<sup>nd</sup> St.</p> <p>The proposal includes repair, cleaning, and painting of wood siding, soffit repair, and masonry cleaning and tuck pointing.</p> <p>Included in the proposal is sidewalk replacement, which is not eligible for grant funding.</p> <p>The total cost of eligible work is estimated at \$40,985. The grant could cover up to \$20,000, depending on availability of funding. The building has not received a Façade Grant in the last 5 years.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations on approval of the Façade Improvement Grant. A COA is not required because the property is not located within the Historic District.				

Received 5/11/16

**CITY OF ST. CHARLES  
FACADE IMPROVEMENT PROGRAM  
APPLICATION FORM**

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: 311 N 2nd St Partnership  
(Name)

Home Address: \_\_\_\_\_  
(Street) (City/State/Zip) (Phone)

Business Address: 311 N 2nd St St Charles 60174  
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: \_\_\_\_\_

2) Building or establishment for which the reimbursement grant is sought

311 N 2nd St St Charles 60174  
(Street Address)

09-27-353-008  
(Property Identification Number)

4) Is this property listed on the National Registry or designated as a Local Landmark: ☐ Yes ☒ No

3) Proposed Improvements(Check all that apply):

- |  |   |
|--|---|
| <input type="checkbox"/> Canopy/Awning                           | <input type="checkbox"/> Signage  |
| <input type="checkbox"/> Windows/Doors                           | <input type="checkbox"/> Exterior Lighting                                |
| <input checked="" type="checkbox"/> Juck pointing/Masonry Repair | <input type="checkbox"/> Restoration of Architectural Features            |
| <input checked="" type="checkbox"/> Masonry Cleaning             | <input type="checkbox"/> Rear Entrance Improvements(Please specify below) |
| <input checked="" type="checkbox"/> Painting                     |   |
| <input type="checkbox"/> Other(Please Specify) _____             |   |

Describe the scope and purpose of the work to be done:

See attached

Preliminary Cost Estimate: \$ 43,635 City's Grant Amount: \$ 20,000

**GRANT FOR FOLLOWING ITEMS AT 311 N. 2nd STREET TO BE REPAIRED AND/OR REPLACED**

311/Façade Grant Pricing List 5.5.16

1. Replace damaged wood paneling at storefront 109 including caulking and priming (about 20' x 2.5')  
Contractor: Jon Wilson, Artisan Painting and Maintenance  
Quote: \$250
2. Scrape, sand, spot-prime and calk all wood paneling and trim around storefronts which is currently chipping (260' x 4'). Paint all with one coat of latex, low-luster paint. Caulk around all windows and frames (300') and between sidewalk and wood (300').  
Contractor: Jon Wilson, Artisan Painting and Maintenance  
Quote: \$2,110
3. Hand clean ceiling above all storefronts and signage above storefronts that has become discolored due to dirt build up (about 1088 sqft).  
Contractor: Jon Wilson, Artisan Painting and Maintenance  
Quote: \$450
4. Repair soffit edge in three locations that are sagging below signage. This entails cutting anchors, treating the sagging beam with glue after supporting with 2' x 4's. Caulk after repairs.  
Contractor: Jon Wilson, Artisan Painting and Maintenance  
Quote: \$375
5. Cleaning of masonry on front elevations of building including east and side ends visible from public street/public easement – removal of dirt and stains, power wash all masonry and apply a maximum of 1 application of SureKlean Restoration Cleaner in areas of staining and rinse with a light power wash.  
Contractor: Seyller's Tuckpointing & Masonry  
Quote: \$9,900

6. Tuckpointing and caulking on front elevations of building including east and side ends visible from public street/public easement – spot tuckpoint open, fractured and unsound mortar joints. Mortar joints to be cut back a minimum of 5/8" and cleaned of dust and loose material prior to pointing. Pointed mortar joints to match existing mortar joint profile and color as closely as possible. Tuckpoint all coping stone joints. Infill holes from old signage. Caulk base of wall where masonry meets sidewalk. Caulk expansion joints. Remove existing material and prep joints as required prior to installation of new sealant. Sealant to be used is Sonneborn NP-1  
Contractor: Seyller's Tuckpointing & Masonry  
Quote: \$21,000
7. Remove and replace 6 pieces of soffit that are damaged on the walkway ceiling  
Contractor: Quality Aluminum Products, Inc.  
Quote: \$750
8. Sawcut concrete entry way on both sides of curb in front of VFW that has deteriorated. Remove concrete 7'7" x 19'6" wide. Form edge – grade and compact stone base existing. Lay wire mesh – drill in rebar to foundation wall. Pour and finish 6" Tlick concrete. Seal when done with broom finish.  
Contractor: Pat White Construction  
Quote: \$2,650
9. Acclaim Sign Company – Removal of all signs prior to cleaning and sealing the building. Reinstall all signs subsequent to cleaning and sealing the building.  
Quote: \$6,150

**Total = \$43,635**



# *Charleston Center*

*Retail – Professional Center*



*311 North Second Street  
( Illinois Route 31 )  
St. Charles, Illinois 60174*





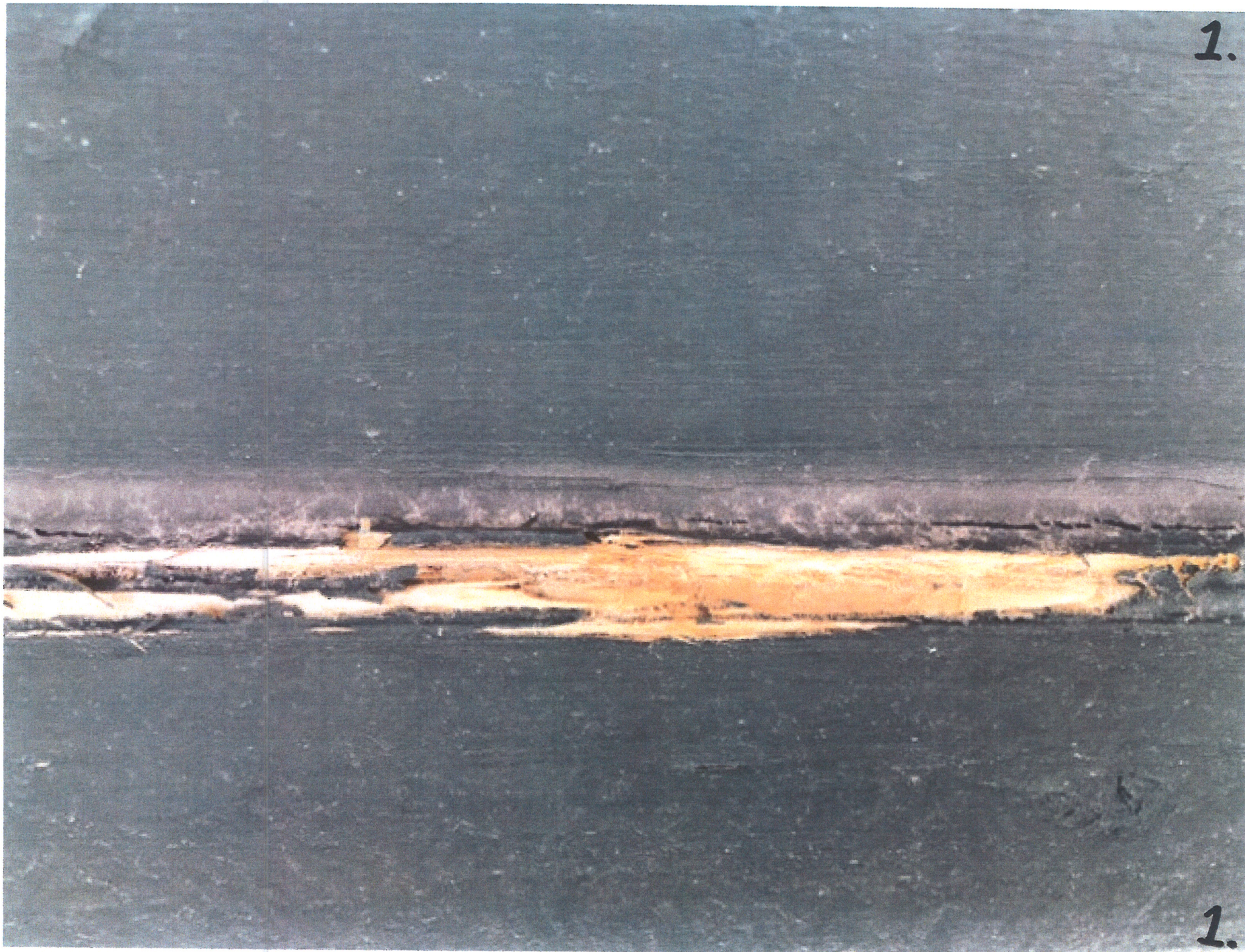
SILVER BULLET

ADT Security Services

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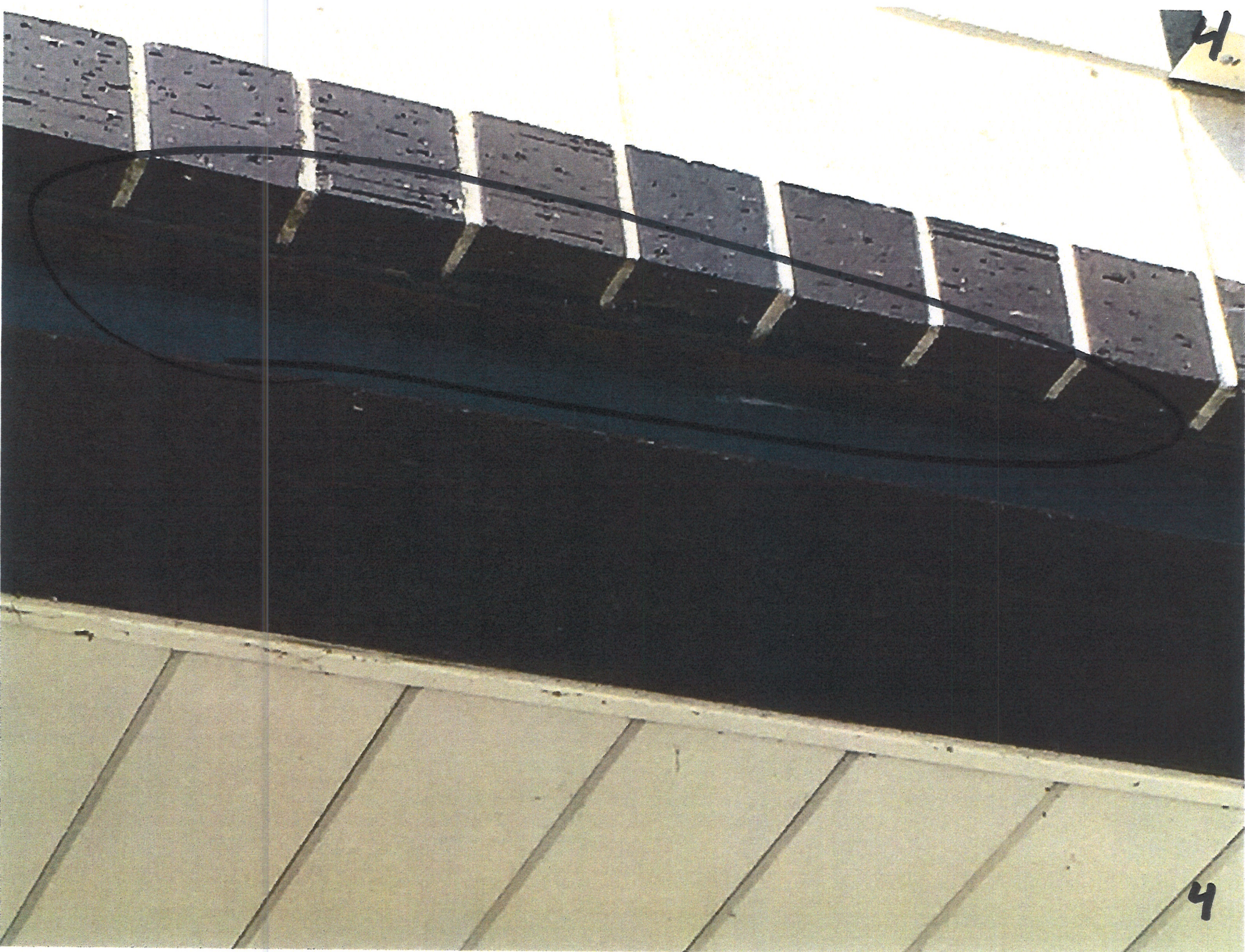
OPEN

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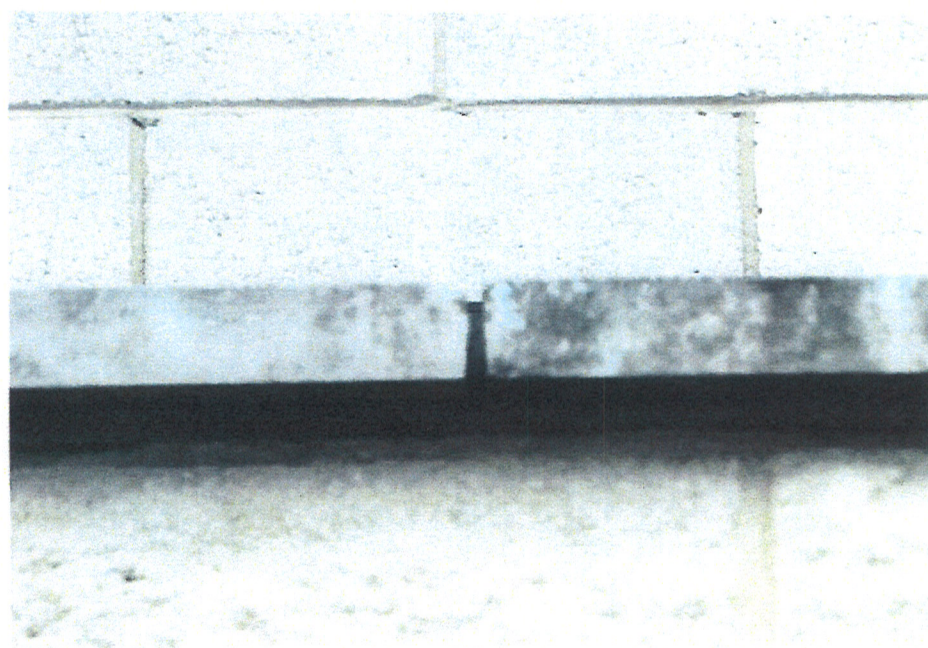
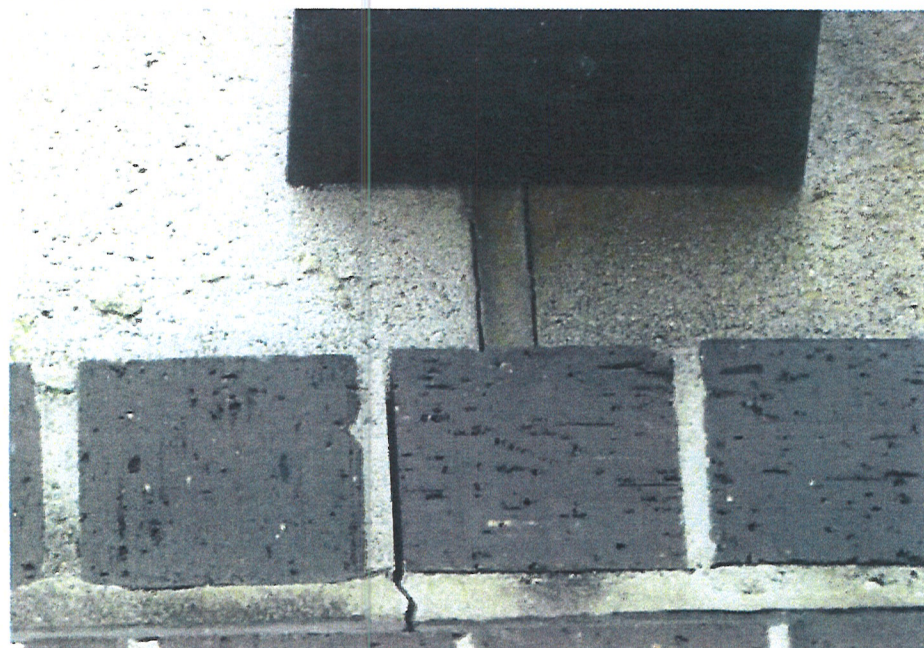
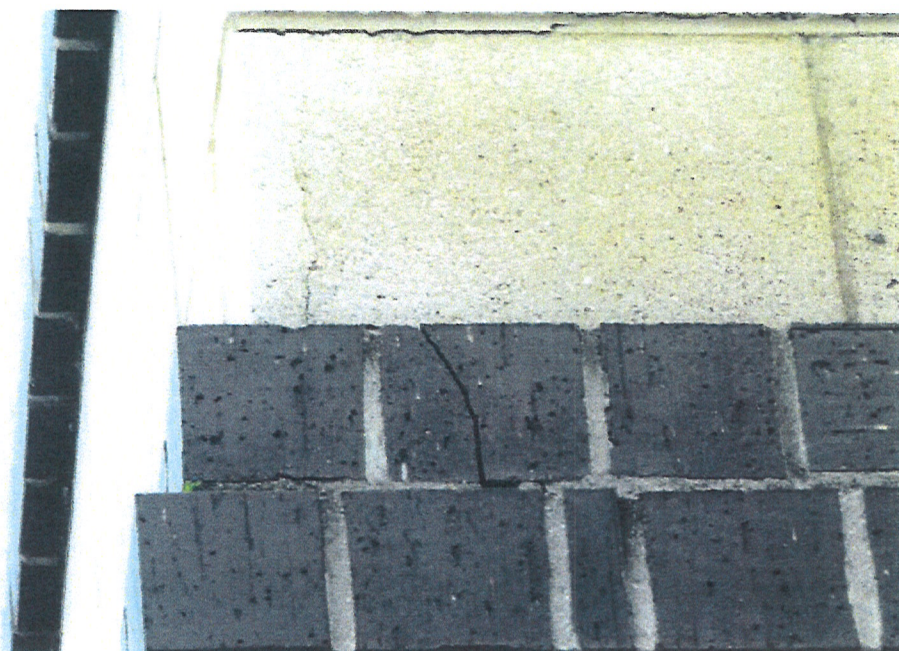
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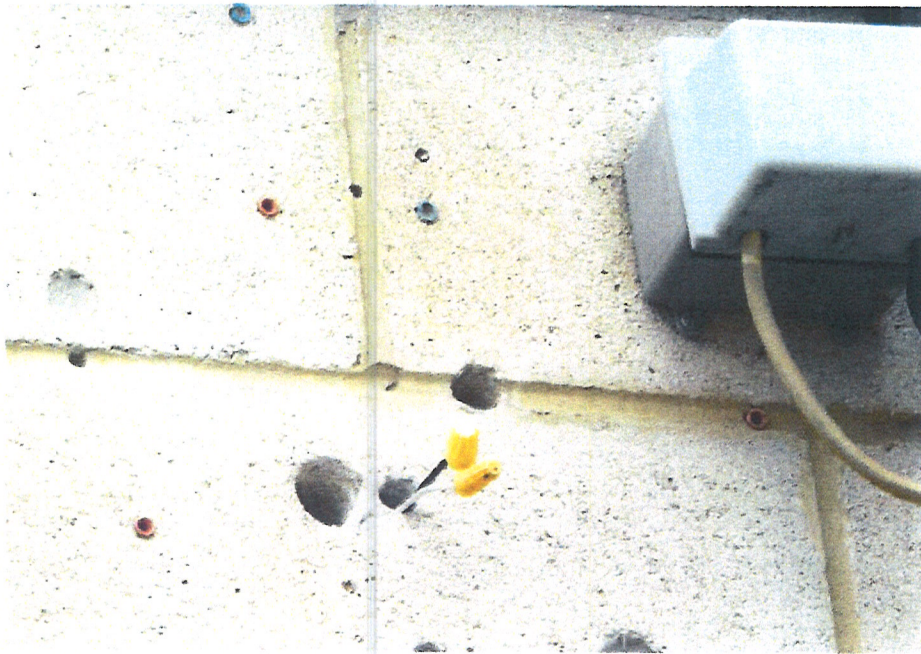


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