

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	Façade Grant: 316 Cedar St.		
	<b>Significance:</b>	Contributing		
	<b>Petitioner:</b>	Lance and Karen Ramella		
	<b>Project Type:</b>	Addition		
<b>PUBLIC HEARING</b>		<b>MEETING 6/3/20</b>	<b>X</b>	
<b>Agenda Item Category:</b>				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>		<b>Additional Requested Documents:</b>		
Application, Current photos, Addition Design Drawings, Architectural Survey		None		
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>• A Façade Improvement Grant has been requested by Lance and Karen Ramella on behalf of 210 Cedar LLC, located at 316 Cedar St.</li> <li>• A COA was already approved by the Commission to construct an addition and patio.</li> <li>• The maximum grant amount for this building is \$20,000.</li> </ul>				
<b>Staff Comments:</b>				
<p>The Commission should review the program purpose below and comment on how the addition meets each outlined purpose.</p> <ul style="list-style-type: none"> <li>• The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.</li> <li>• The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.</li> <li>• Improvements must meet criteria for appropriateness of design.</li> <li>• Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles</li> </ul> <p>The Commission should determine what eligible grant improvements are applicable to the addition. A recommendation to the Planning and Development Committee is required.</p>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>• Provide feedback and recommendations.</li> </ul>				

## 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:

316 Cedar St. St. Charles

60174

Property Identification Number:

20NW7140252GV

Applicant Name:

Lance + Karen Ramella



### Project Description:

Addition to 316 Cedar Street

### Total Cost Estimate:

Total project  $\approx$  \$550,000  
\$ South + East facing facade  $\approx$  \$45,091

### 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: (Lance) 630-544-7826 (Karen) 630-212-7898

Email Address: lramella30@gmail.com Karenramella@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: \_\_\_\_\_

*Jean Ramella*  
Applicant

Date: \_\_\_\_\_

5/1/2020

**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: \_\_\_\_\_

Owner

Date: \_\_\_\_\_



re you go:  
ings, walls,  
rs, posthole



Bill To: Avondale Custom Homes

**A & E Roofing and Siding, Inc.**  
325 Marshall Avenue, Aurora, IL 60506  
Ph: 630-264-1533 Fax: 630-264-0033  
License # 104.014796

Date: 4/9/2020

JC

Salesperson: Pastor Cruz

Johnson Residence

Job Location: 316 Cedar St.  
St. Charles, IL

Ph:  
Cell: 630-605-6818  
Email: cathal@avondalecustomhomes.com

PROPOSAL	AMOUNT
<p><b>To provide material and labor to install:</b></p> <p><b>Install new Roofing Using:</b></p> <ul style="list-style-type: none"><li>•Ice &amp; Water shield 3' on eaves, 1.5' on each side of valleys, and along roof-to-wall transitions</li><li>•Felt paper</li><li>•Ridge Vent</li><li>•Roof to Wall</li><li>•Lead Pipe flashings</li><li>•CertainTeed Swift Starter Strip shingles around roof perimeter</li><li>•CertainTeed Landmark Architectural Shingles-Limited Lifetime Warranty</li><li>•CertainTeed Shadow Ridge for Hip/Ridge Cap</li><li>•Job site clean up &amp; debris removal included</li></ul> <p>Color: _____</p> <p><b>Metal Roofing:</b></p> <ul style="list-style-type: none"><li>•Install new Standing Seam metal roofing, with manufacturers recommended accessories on areas shown on print</li></ul> <p><b>Install new siding Using:</b></p> <ul style="list-style-type: none"><li>•Wrap corners with 5/4x4 and 5/4x6" Trim</li><li>•Aluminum C-flashings on windows</li><li>•James Hardie ColorPlus 7-1/4" Fiber Cement lap siding</li><li>•Aluminum tins between all siding seams, to match siding color</li><li>•J-Blocks around all light fixtures and wall penetrations</li><li>•LP Columns</li><li>•Caulk and touch up siding using James Hardie Touch up kit</li><li>•Job site clean up &amp; debris removal included</li></ul> <p>Color: _____</p> <p><b>Soffit / Fascia</b></p> <ul style="list-style-type: none"><li>• 12" James Hardie solid soffit on gable ends</li><li>• 12" James Hardie vented soffit on eaves</li><li>• 8" James Hardie Fascia</li><li>• 6" James Hardie Frieze as shown on print</li></ul> <p>Color: _____</p> <p><b>Gutters:</b></p> <ul style="list-style-type: none"><li>•Install new 5" aluminum k-style seamless gutters, with 3x4 downspouts and accessories to match (Excludes downspout extensions)</li></ul> <p>Color: _____</p>	<p><b>Roofing</b> 11,200.00 (1/4 of roofing = 2,800) Only 1 side of roof is visible</p> <p><b>Metal Roof Front</b> 8,800.00</p> <p><b>Siding</b> 23,650.00 (1/2 of siding = 11,825)</p> <p><b>Gutters</b> 1,980.00 (1/2 of gutters = 990)</p> <p><b>\$1,980.00</b></p>

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

**JOB SITE CLEAN UP AND 1 YEAR WARRANTY**

Payment Terms - Upon Completion.

**Acceptance of Proposal** - By signing below, the undersigned hereby accepts the above prices, specifications, conditions and payment terms. The undersigned further authorizes the commencement of all work.

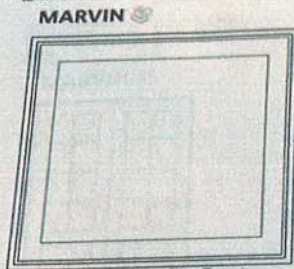
**Attorney fee and collection costs** - In addition to any and all sums due hereunder, the undersigned shall also be responsible for any and all costs of collection, including, but not limited to, reasonable attorneys fees and court costs.



## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

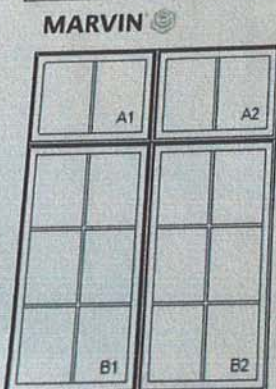
Line #1	Mark Unit: RESTROOMS	Net Price:	243.39
Qty: 3		Ext. Net Price:	730.17
		USD	



Stone White Exterior  
White Interior  
Elevate Awning - Stationary  
CN 2523  
Rough Opening 25" X 23 5/8"  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
4 9/16" Jamb  
Nailing Fin  
\*\*\*Note: Unit Availability and Price is Subject to Change

As Viewed From The Exterior  
MO 24 1/2" X 23 3/8"  
CN 2523  
FS 24" X 23 1/8"  
RO 25" X 23 5/8"  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.3  
Visible Light Transmittance: 0.51  
Condensation Resistance: 57  
CPD Number: MAR-N-251-00890-00001  
ENERGY STAR: N, NC  
Performance Grade  
Licensee #900  
AAMA/WDMA/CSA/101/LS-2/A440-08  
LC-PG50 1422X1807 mm (57X71.7 in)  
LC-PG50 DP +50/-50  
FL9690

Line #2	Mark Unit: SIDE ELEV	Net Price:	1,840.98
Qty: 4		Ext. Net Price:	7,363.92
		USD	



As Viewed From The Exterior

Stone White Exterior  
White Interior  
2W2H - Rectangle Assembly  
Assembly Rough Opening  
65" X 82 3/4"  
Unit: A1  
Elevate Awning - Stationary  
CN 3323  
Rough Opening 33" X 23 5/8"  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Special Cut 2W1H  
Stone White Ext - White Int

Unit: A2  
Elevate Awning - Stationary

( 2 side windows =3681.96)



Front porch, re  
Stain and sea  
54,575.00  
Breakout an

OMS Ver. 0003.01.01 (Current)  
Product availability and pricing subject to change.

AVONDALE REVISED 4-15-20  
316 CEDAR ST  
Quote Number: 15YV1146  
Architectural Project Number

OMS Ver. 0003.01  
Product availability

Visible Light Transmittance  
Condensation Resistance  
CPD Number: MAR-N-251-00914-00001  
ENERGY STAR: N, NC  
Licensee #900

Propose

Bidder  
Conc and  
Demo F  
Total

Bidder  
Fra  
H

MO 64 1/2" X 82 1/2"  
FS 64" X 82 1/4"  
RO 65" X 82 3/4"  
Performance Information A1, A2  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.27  
Visible Light Transmittance: 0.46  
Condensation Resistance: 57  
CPD Number: MAR-N-251-00914-00001  
ENERGY STAR: N, NC  
Performance Information B1, B2  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.27  
Visible Light Transmittance: 0.46  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00746-00001  
ENERGY STAR: N, NC  
Performance Grade A1, A2  
Licensee #900  
AAMA/WDMA/CSA/101/1 S.2/A440-08  
LC-PG50 1422X1807 mm (57X71.7 in)  
LC-PG50 DP +50/-50  
FL9690  
Performance Grade B1, B2  
Licensee #898  
AAMA/WDMA/CSA/101/1 S.2/A440-08  
LC-PG50 914X1603 mm (37X63.5 in)  
LC-PG50 DP +50/-50  
FL9684

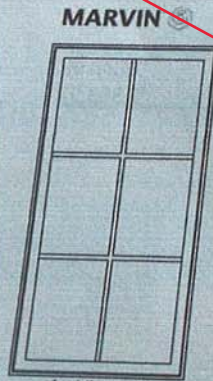
CN 3323  
Rough Opening 33" X 23 5/8"  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Special Cut 2W3H  
Stone White Ext - White Int

Unit: B1  
Elevate Casement - Stationary  
CN 3359  
Rough Opening 33" X 59 5/8"  
Stone White Exterior  
White Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Special Cut 2W3H  
Stone White Ext - White Int

Unit: B2  
Elevate Casement - Stationary  
CN 3359  
Rough Opening 33" X 59 5/8"  
Stone White Exterior  
White Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Special Cut 2W3H  
Stone White Ext - White Int

4 9/16" Jamb  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the  
OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: REAR ELEV.	Net Price:	USD	488.00
Qty: 1		Ext. Net Price:	USD	488.00



As Viewed From The Exterior

Stone White Exterior  
White Interior  
Elevate Casement - Stationary  
CN 3359  
Rough Opening 33" X 59 5/8"  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter Bar  
GBG  
Rectangular - Special Cut 2W3H  
Stone White Ext - White Int

4 9/16" Jamb  
Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the  
OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

MO 32 1/2" X 59 3/8"  
CN 3359  
FS 32" X 59 1/8"  
RO 33" X 59 5/8"  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.27  
MS Ver. 0003.01.01 (Current)

Processed on: 4/15/2020 12:21:26 PM

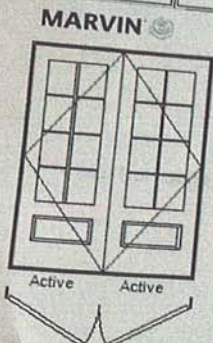


OMS Ver. 0003.01.01 (Current)  
Product availability and pricing subject to change.

AVONDALE REVISED 4-15-20  
316 CEDAR ST  
Quote Number: 15YW1HL  
Architectural Project Number:

Visible Light Transmittance: 0.46  
Condensation Resistance: 59  
CPD Number: MAR-N-250-00746-00001  
ENERGY STAR: N, NC  
Performance Grade  
Licensee #898  
AAMA/WDMA/CSA/101/ I.S.2/A440-08  
LC-PG50 914X1603 mm (37X63.5 in)  
LC-PG50 DP +50/-50  
FL9684

Line #4	Mark Unit: ENTRY DOORS	Net Price:	7,477.02
Qty: 5		Ext. Net Price:	37,385.10
		USD	



As Viewed From The Secured Side

MO 74 43/64" X 97 5/16"  
CN 6080  
FS 74 11/64" X 97 1/16"  
RO 75 11/64" X 97 9/16"

**Performance Information**  
Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

**Performance Grade**  
No Performance Grade Information available.

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Ultimate Commercial Door - XX Right Hand Reverse Active  
CN 6080  
Rough Opening 75 11/64" X 97 9/16"  
Left Panel  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
GBG - Contour  
Rectangular 2W4H  
Stone White Ext - White Int  
Beveled Interior Glazing Profile  
Raised Panel Visible Panel Height 10 13/16"  
Right Panel  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter Bar  
GBG - Contour  
Rectangular 2W4H  
Stone White Ext - White Int  
Beveled Interior Glazing Profile  
Raised Panel Visible Panel Height 10 13/16"  
No Lock No Bore  
Bronze (US10A) Ball Bearing Hinges-Brass  
Dark Bronze 1/2 Saddle - Pemko 253X4DFG 7 1/8"  
Beige Weather Strip

4 9/16" Jambs  
Nailing Fin

\*\*\*Note: The selected door sill is not designed or intended to manage air or water infiltration.

\*\*\*Note: Unit Availability and Price is Subject to Change

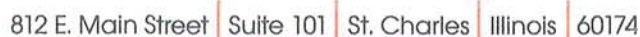
(1 door = 7,477.02)

Project Subtotal Net Price: USD 45,967.19  
8.000% Sales Tax: USD 3,677.38  
Project Total Net Price: USD 49,644.57

Total : 36,304.15

Total Eligible with Tax: 39,208.49

Total Windows & Doors



[www.MarshallArchitects.com](http://www.MarshallArchitects.com)

630.584.7820

Date	Invoice #
5/1/2020	8285

# INVOICE

Bill To
McNally Construction Management 125 N 11th Ave., Unit 5A St. Charles, IL 60174

TERMS	Due Date	Project
Net 30	5/31/2020	316 Cedar St. Facade

Item	Description	QTY	Rate	Amount
Principal Architect Existing Conditions	Hours	0.45	140.00	63.00
Design, Preliminary	Hours	6.5	140.00	910.00
Design Development	Hours	9.8	140.00	1,372.00
Construction Drawings	Hours	2	140.00	280.00
Project Manager 1 Existing Conditions	Hours	4.5	95.00	427.50
Design Development	Hours	6	95.00	570.00
Construction Drawings	Hours	20.25	95.00	1,923.75
Drafting Assistant Existing Conditions	Hours	11.21	30.00	336.30
		Total		\$5,882.55





STATE OF ILLINOIS  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 001,000,000  
DATE 01/01/2010

PROPOSED ADDITION AND ALTERATIONS AT:  
316 CEDAR STREET  
ST. CHARLES, ILLINOIS 62254  
MCNALLY CONSTRUCTION MANAGEMENT FOR:  
LANCE & KAREN RAHALLA

PLOTTED: 4/23/2020

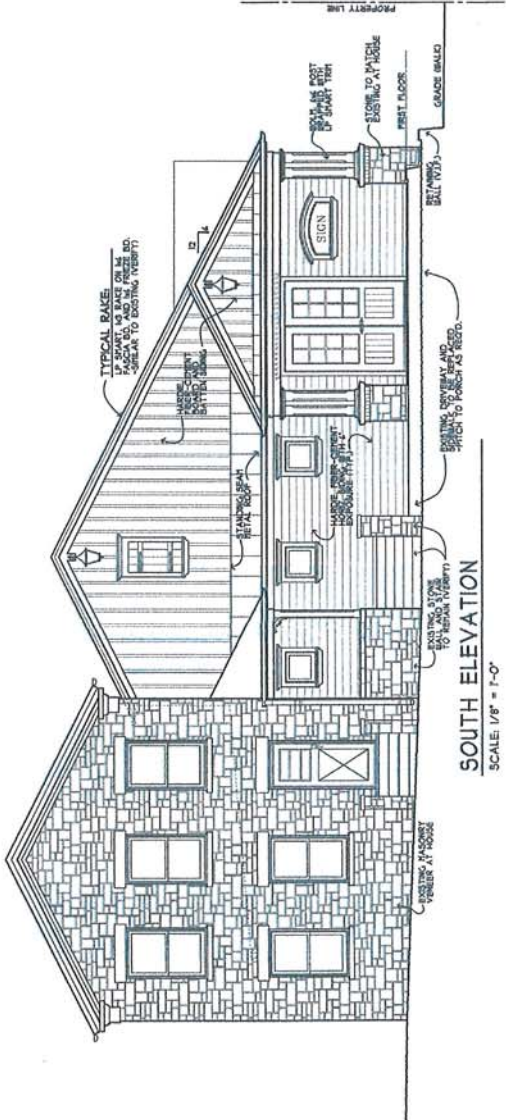
Revisions:

Commission: 2333  
Issue Date:  
Drawn By: CDZ  
ELEVATIONS

Sheet:

of 5

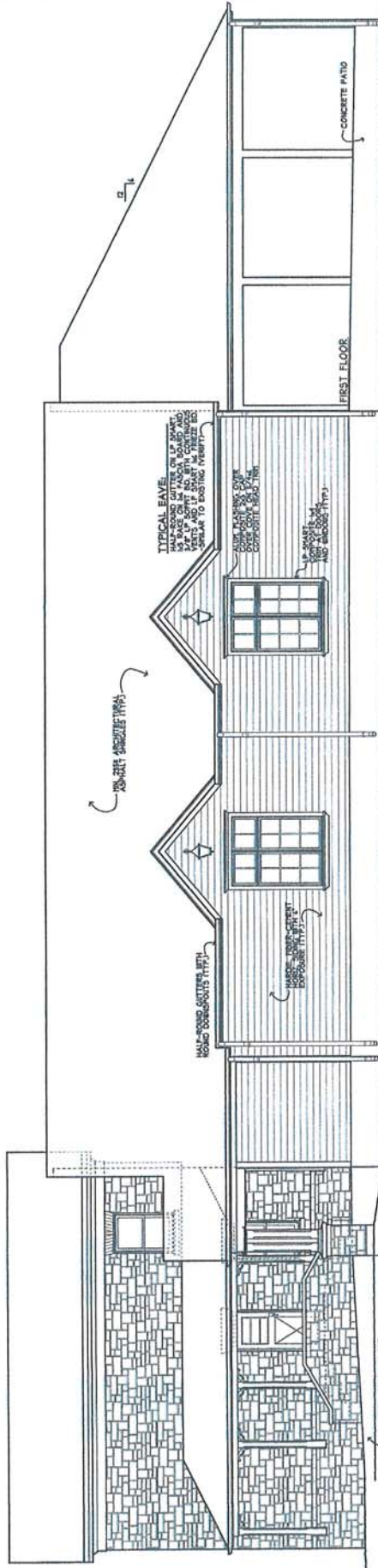
APR. 29, 2020 - DESIGN DEVELOPMENT



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

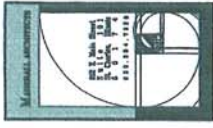
EXISTING ARE SHOWN IN DASHED



EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:  
NO DIMENSIONS TO  
FINISH LINE



STATE OF ILLINOIS  
REGISTRATION NUMBER  
1800551

PROPOSED ADDITION AND ALTERATIONS AT:  
316 CEDAR STREET  
ST. CHARLES, ILLINOIS 62254  
MCNALLY CONSTRUCTION MANAGEMENT FOR:  
LANCE & KAREN RAHRELLA

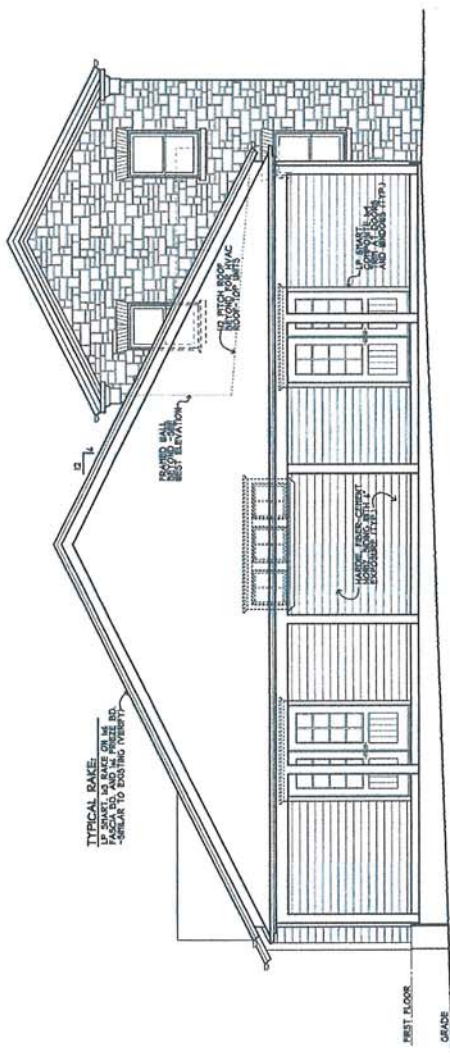
REVISIONS:  
1. 04/29/2020  
2. 04/29/2020  
3. 04/29/2020

COMMISSION: 2113  
ISSUE DATE: 04/29/2020  
DRAWN BY: C32  
ELEVATIONS

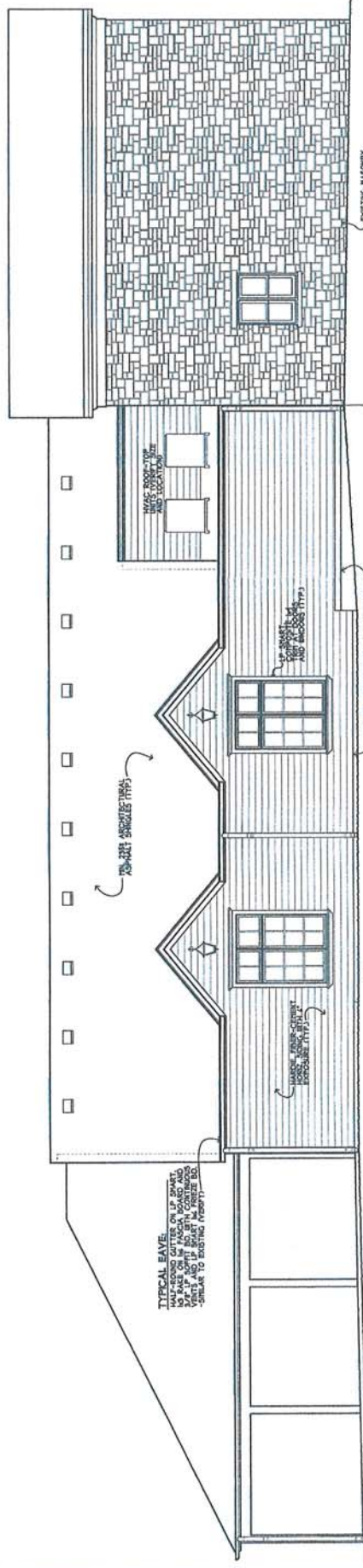
SHEET:  
5 of 5

APR. 29, 2020 - DESIGN DEVELOPMENT

PLOTTED: 4/29/2020



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"









316 Cedar Street Aerial





**316 Cedar Street Front Elevation**





**View From Parking Lot – East Side of Showroom**



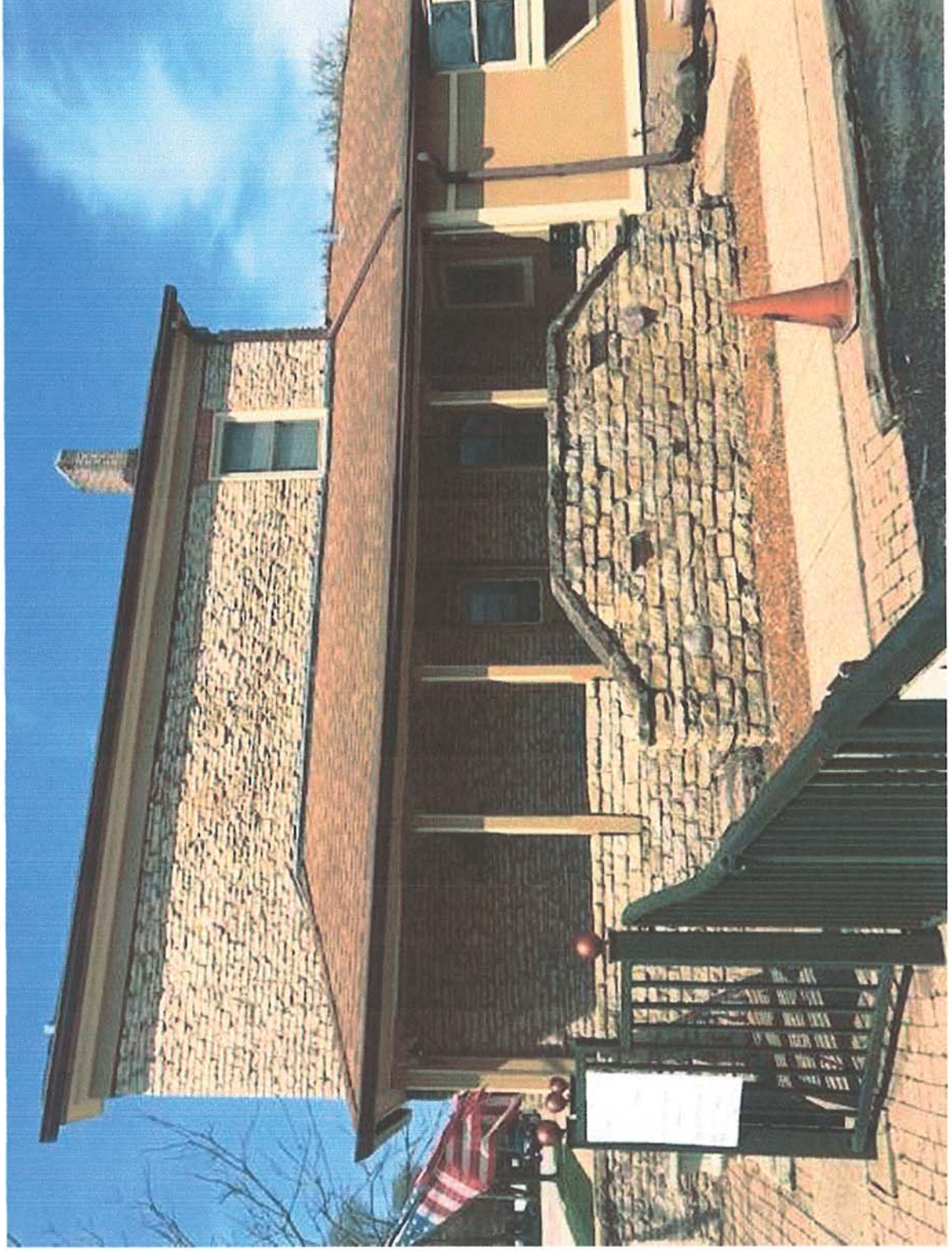


**Existing Garage**





**Eastside of Existing Building - Porch**







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 type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input 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:** Greek Revival

**Date of Construction:** ca. 1840's

**Source:** A Field Guide to American Houses

### Features:

Rough limestone exterior with cut limestone window beads and sills. East porch and north section added. Board and batten sided garage added.



### Address:

316 West Cedar Street

### Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☒ Local

**Block No. 2**

**Building No. 2**

### SURVEY DATE:

MAY 1994

ROLL NO. 1

NEGATIVE NO. 28