

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Improvement Grant: 423 S. 2 nd St.		
	Proposal:	Commercial façade improvement project		
	Petitioner:	Ryan Samuelson		
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 5/2/18	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				
Façade Grant Program Requirements				
Architectural Survey page				
Minutes from 9/20/18				
EXECUTIVE SUMMARY:				
<p>A Façade Improvement Grant has been requested by Ryan Samuelson for the building located at 423 S. 2nd St. The Commission previously discussed ideas for façade improvements with the applicant on 9/20/18.</p> <p>The project description includes the following improvements to the north, east and south sides of the building:</p> <ol style="list-style-type: none"> 1. Stucco repair and panting 2. Cedar trim and siding 3. Pergola 4. Gooseneck lighting <p>A quote has been provided for the renovations with a separate quote for the lighting. The total cost estimate is \$42,837.80. A quote has also been submitted for the windows; however the windows have already been installed and are therefore not eligible for grant funds.</p> <p>The maximum grant amount for this building is \$20,000. The Commission will need to determine whether the improvements qualify for 25% or 50% reimbursement.</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:

423 S. Second Street

Property Identification Number:

09 34 131 019

Applicant Name:

R2 Investments LLC



Project Description:

This project will consist of the continued remodel of the building located at Route 31 and Prairie St. The work performed in this phase will include the removal of outdated architectural features, repair and replacement of stucco, painting of the building, addition of cedar trim on portions of the building, a cedar pergola and exterior lighting.

Total Cost Estimate:

\$ 42,837.80

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)



423 South 2nd exterior renovations:

<u>Stucco repairs and texture with finish coat</u>	<u>\$18,500</u>
• North side of building:	\$3,700
• East side of building:	\$10,545
• South side of building:	\$4,255
<u>Cedar exterior wood (Materials for siding)</u>	<u>\$11,478</u>
• North side of building:	\$2,066
• East side of building:	\$5,739
• South side of building:	\$3,673
<u>Labor to trim windows and install exterior siding</u>	<u>\$7,200</u>
• North side of building:	\$1,296
• East side of building:	\$3,600
• South side of building:	\$2,304
<u>GC fees</u>	<u>\$4,461</u>
Total cost	<u>\$41,639.00</u>

* No work on the west side of the building was included in the scope of work.

* The pergola is included in the north side figures for materials and labor.
(Approximately \$1,800)

DUPAGE LIGHTING, INC.
 3990 COMMERCE DRIVE
 ST CHARLES, IL 60174

SALES ORDER

Sales Order Number: 4096
 Sales Order Date: Feb 2, 2018
 Ship By: Feb 2, 2018
 Page: 1

Voice: 630-208-7300
 Fax: 630-208-7366

To:
 CORCORAN REAL ESTATE
 409 ILLINOIS AVE
 STE B
 ST CHARLES, IL 60174

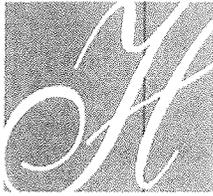
Ship To:
 CORCORAN REAL ESTATE
 409 ILLINOIS AVE
 STE B
 ST CHARLES, IL 60174

Customer ID	PO Number	Sales Rep Name
COR		
Customer Contact	Shipping Method	Payment Terms
	Courier	Net 15 Days

Quantity	Item	Description	Unit Price	Amount
6.00		HILT H18112-91/B-2-91 GOOSE NECK LIGHTING	185.00	1,110.00

50% DEPOSIT REQUIRED FOR ORDER

Subtotal	1,110.00
Sales Tax	88.80
Freight	0.00
TOTAL ORDER AMOUNT	1,198.80

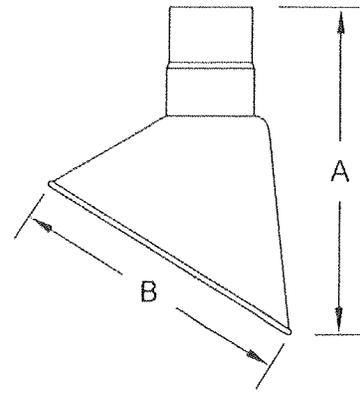


HI-LITE MFG. CO., INC.

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name: _____
Type: _____
Quantity: _____

Angle Shade Collection



Item Number	Height (A)	Width (B)
H-18107	8"	7"
H-18110	10-1/2"	10"
H-18112	12"	12"
H-18114	14-1/2"	14"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/Lamp options	Ballast	Voltage
H-18107 ⁽¹⁾	Standard ⁽²⁾	Mounting	Standard	CGU	Standard	Incandescent	Ballast option	Incandescent
H-18110 ⁽¹⁾	91 (Black)	Options	91 (Black)	(Cast guard & glass)	91 (Black)	(Fixture is standard 200W. Do not specify)	not available for INC.	(Fixture is standard 120V. Do not specify.)
H-18112	93 (White)	1/2"	93 (White)	LCGU	93 (White)	CFL ⁽³⁾	RB ⁽⁴⁾	CFL
H-18114	95 (Dk. Grn)	3/4"	95 (Dk. Grn)	(Large cast guard & glass)	95 (Dk. Grn)	(Compact Fluorescent)	(Remote)	M
	96 (Galv.)	Stem Options	96 (Galv.)	WGU	96 (Galv.)	13/CFL	BCM	(Multi 120/277V)
	BR47 (Rust)	(Stem 1/2")	BR47 (Rust)	(Wire guard & glass)	BR47 (Rust)	18/CFL	(Canopy Mount)	HID
	BK01, GN20.	___ST		LWGU		26/CFL	PLB ⁽⁵⁾	RB and BCM
	Upgraded Finishes.	Specify length and canopy.	For all finishes see pages 344-348.	(Large wire guard & glass)	For all finishes see pages 344-348.	26/32/42/CFL	(Postline)	M (Multi 120/208/240/277V)
	29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.	Flush Mount Options		WGR		32/CFL	For specs see pages 341-343.	PLB
	For finish specs see pages 344-348.	FHSC (Canopy) FSMC		(Wire guard)		42/CFL		1 (120V) 2 (277V)
		Arm Options		SK		57/CFL		
		B-1 HL-K HL-A HL-U HL-H P-1 HL-C P-3 HL-D		(Swivel knuckle)		DMB		
		For all arms and specs see pages 321-344.		For specs and glass color see pages 321-344.		(Dimmable Ballast for CFL. Add to Part No.)		
						HID ⁽³⁾		
						(High Intensity Discharge)		
						MH ⁽³⁾		
						(Metal Halide)		
						35/MH		
						50/MH		
						70/MH		
						100/MH		
						150/MH		
						175/MH		
						HPS ⁽³⁾		
						(High Pressure Sodium)		
						50/HPS		
						70/HPS		
						100/HPS		
						150/HPS		

H-18110 - 91 / 1/2" - 91 / CGU-CLR - 91 / 13/CFL - BCM - M

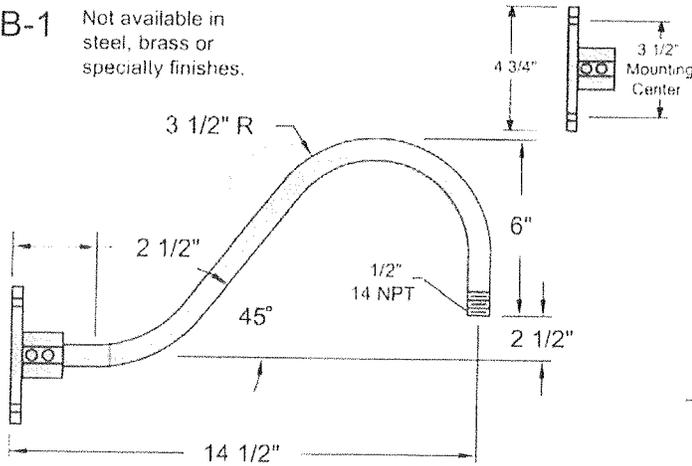
ORDER EXAMPLE (USE THIS FORMAT TO PLACE ORDER)

- Notes:
- (1) H-18107 not available with glass enclosures.
H-18107 available for 200W Max INC, 32W Max CFL and 100W Max HID.
H-18110 not available with LWGU, LCGU, ARN or LARN.
 - (2) For interior finish of fixture refer to color chart on pages 344-348.
 - (3) Requires Globe Option. (See pages 339-341 for Globe Options)
Max. Wattages for CFL and WGU are
 - (4) (RB) Remote Ballast not available for Fluorescent Lamping.
 - (5) (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole

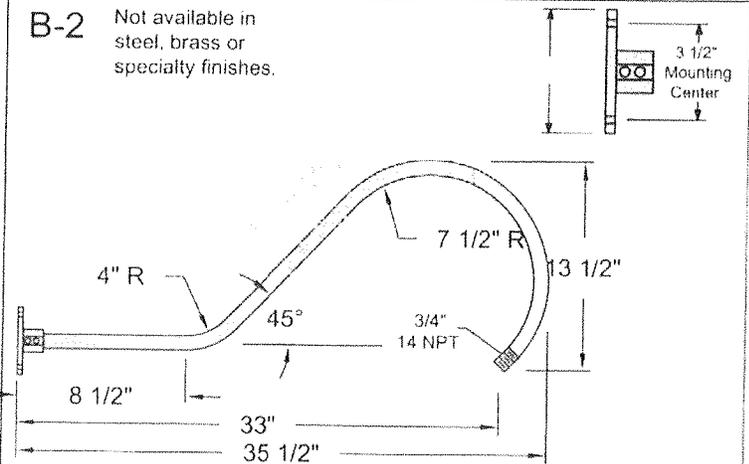
Gooseneck Wall Brackets

(Includes Mounting Plate and Hardware)

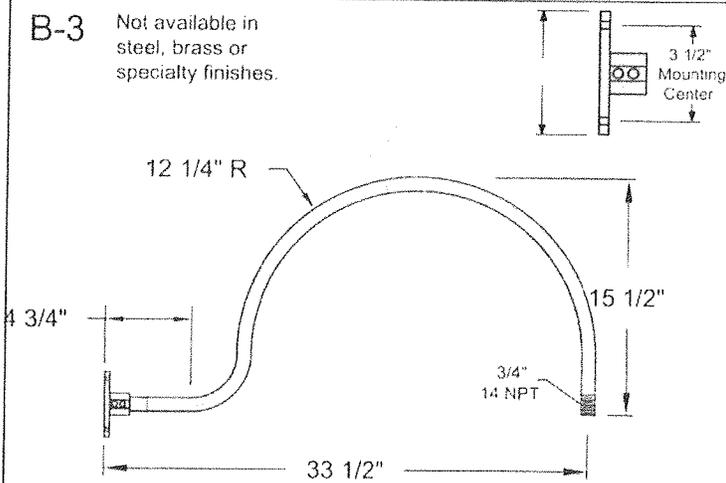
B-1 Not available in steel, brass or specialty finishes.



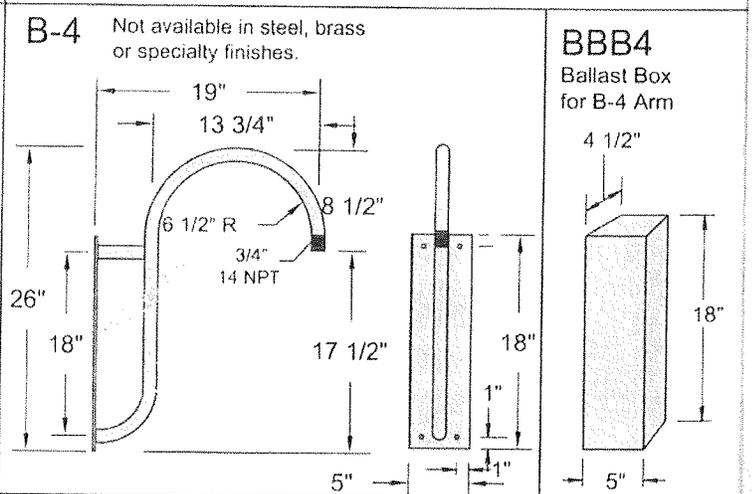
B-2 Not available in steel, brass or specialty finishes.



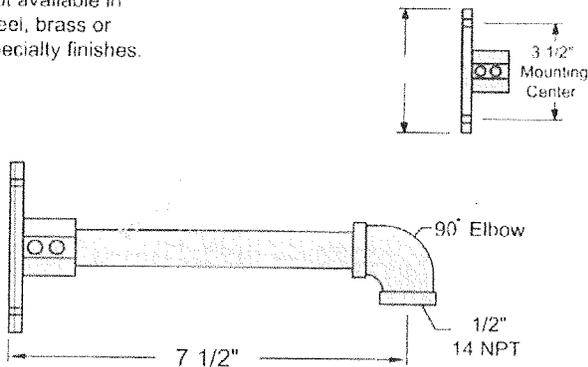
B-3 Not available in steel, brass or specialty finishes.



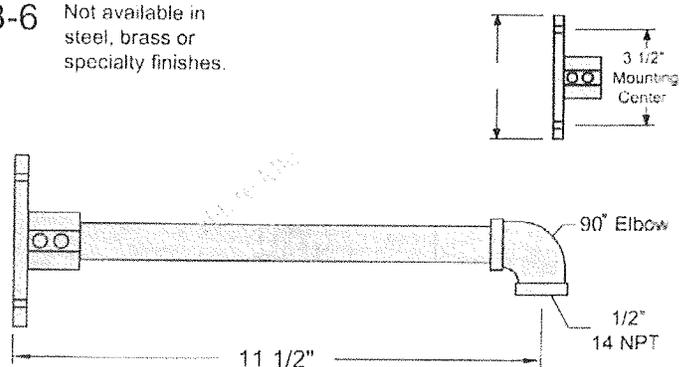
B-4 Not available in steel, brass or specialty finishes.



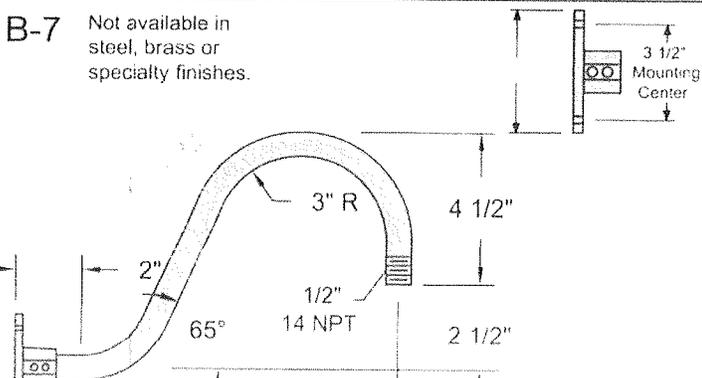
B-5 Not available in steel, brass or specialty finishes.



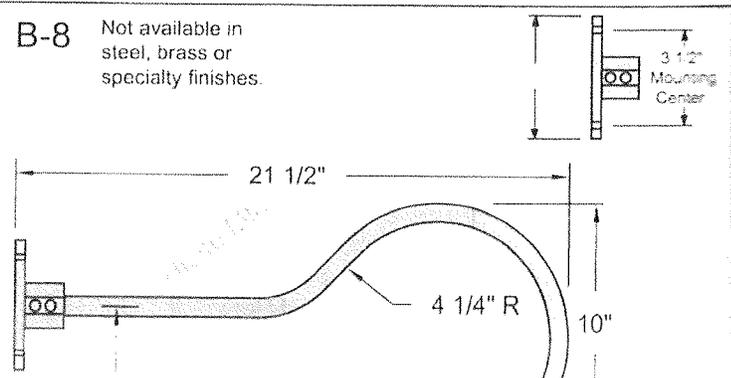
B-6 Not available in steel, brass or specialty finishes.



B-7 Not available in steel, brass or specialty finishes.



B-8 Not available in steel, brass or specialty finishes.





Midwest Siding Supply, Inc.

1001 Aucutt Road, Montgomery, IL 60538
 (630) 897-2333 Fax (630) 897-0967

QUOTE

A00231375

Account: P02400 0001
Branch: MONTGOMERY
Phone: (630)-897-0774
Fax: (630)-897-0869

BILL TO:
 PREMIER EXTERIORS
 421 S. River St.
 Aurora IL 60506

SHIP TO:
 PREMIER EXTERIORS
 CORCORAN REALTY
 RTE 31
 ST CHARLES IL

PO:	REF: CORCORAN REALTY	JOB: CORCORAN
EXP DELV DATE: 04/18/18	SALES HOUSE	TYPE: STOCK
ACTIVATION DATE: 04/18/18	AGENTS	SHIP VIA:
CLOSE DATE: 06/02/18		FRT TERM:
		QUOTED FOR:
		QUOTED BY: Ryan

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
1	EA	COLOR 2 CT MATERIAL COLOR TBD	0.00/EA	0.00
3800	LF	WC1X6M2 4 5/8" exposure-1/4" 1 x 6 TK S4S Cedar Shiplap 2 Coat 180 lf per square	2.14/LF	8,132.00
200	LF	WC5/4X4M2 5/4 x 4 S4S CEDAR (2 Coat) 180 lf per square	1.63/LF	326.00
600	LF	WC5/4X6M2 5/4 x 6 S4S CEDAR (2 Coat) 150 lf per square	2.70/LF	1,620.00
60	TB	WCC OSI Performance Caulk	5.75/TB	345.00
1	LB	MSTN9573 1 # 1-1/4" SS Trim Nail White	6.50/LB	6.50
2	CTN	MMCN8DSM 8D Coil Nails Smokey Mountain Clay	129.50/CTN	259.00
1	EA	ATNCC24AP .019 x 24" x 50' Alum. Trim Coil JH Aged Pewter 36627643 Midwest Siding Supply is NOT RESPONSIBLE for ANY damage to Sidewalks, Driveways or Landscaping resulting from our Delivery Trucks. 15% Restocking Fee on In-Stock items. Special Order items Non-Returnable. No Returns after 90 days!	75.90/EA	75.90



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1001 Aucutt Road, Montgomery, IL 60538
 (630) 897-2333 Fax (630) 897-0967

QUOTE

A00231375

Account: P02400 0001
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Phone: (630)-897-0774
Fax: (630)-897-0869

BILL TO:
 PREMIER EXTERIORS
 421 S. River St.
 Aurora IL 60506

SHIP TO:
 PREMIER EXTERIORS
 CORCORAN REALTY
 RTE 31
 ST CHARLES IL

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
1	EA	MNWMB22-F 8 X 8 Light Block with Inside Router NuWd	12.50/EA	12.50
1	EA	MNWMB24-F 8" X 12" Light Block NuWood	17.85/EA	17.85
2	GAL	WCMSTAIN Machine Coat Stain Gallon	55.30/GAL	110.60
1	EA	MISC ALLOWANCE--FRAMING AND SUPPLIES	2,700.00/EA	2,700.00
		SUBTOTAL		13,605.35
		SALES TAX		872.43
<p>Midwest Siding Supply is NOT RESPONSIBLE for ANY damage to Sidewalks, Driveways or Landscaping resulting from our Delivery Trucks. 15% Restocking Fee on In-Stock items. Special Order items Non-Returnable. No Returns after 90 days!</p> <p><i># ADD \$400 FOR 1/2 STYROFOAM INSULATION</i></p>				

PAYMENT TERMS:
 N/60

Total \$14,477.78

D. STALLINGS INSTALLATIONS, INC.

2760 BEVERLY DRIVE SUITE 6
AURORA, IL 60502
Tax ID 36-3955390

DATE 11/7/2017

**PLEASE SIGN AND FAX TO
630-499-9693 UPON
ACCEPTANCE.
THANK YOU!**

QUOTE # 4861

QUOTATION FOR:

PROPERTY ADDRESS:

MIDWEST CUSTOM HOMES
409 ILLINOIS UNIT 1D
ST. CHARLES IL
630-443-9393
F630-443-9008

423 s 2nd
St.Charles

**WE NOW OFFER A WIDE VARIETY OF CUSTOM FRAMES FOR MIRRORS/PICTURES AND A FULL LINE OF BATH
ACCESSORIES INCLUDING TOWEL BARS AND GRAB BARS**

ITEM	DESCRIPTION	QTY.	COST	TOTAL
STOREFR...	storefront work as follows		0.00	0.00
STOREFR...	117X78 WINDOW AREA CONSISTING OF 2 EQUAL WINDOWS	2	2,880.00	5,760.00
STOREFR...	SINGLE DOOR	1	2,602.00	2,602.00
STOREFR...	96X58 WINDOW	1	2,230.00	2,230.00
STOREFR...	38X49 WINDOWS	3	1,094.00	3,282.00
STOREFR...	38X57 WINDOWS	3	1,160.00	3,480.00
STOREFR...	38X66 WINDOWS	3	1,181.00	3,543.00

ALL WINDOWS TO BE 1" LOW E, TEMPERED
ALL EXTRUSION TO BE BRONZE THERMALLY
BROKEN STOREFRONT
DELIVERY AND INSTALLATION INCLUDED

0.00 0.00

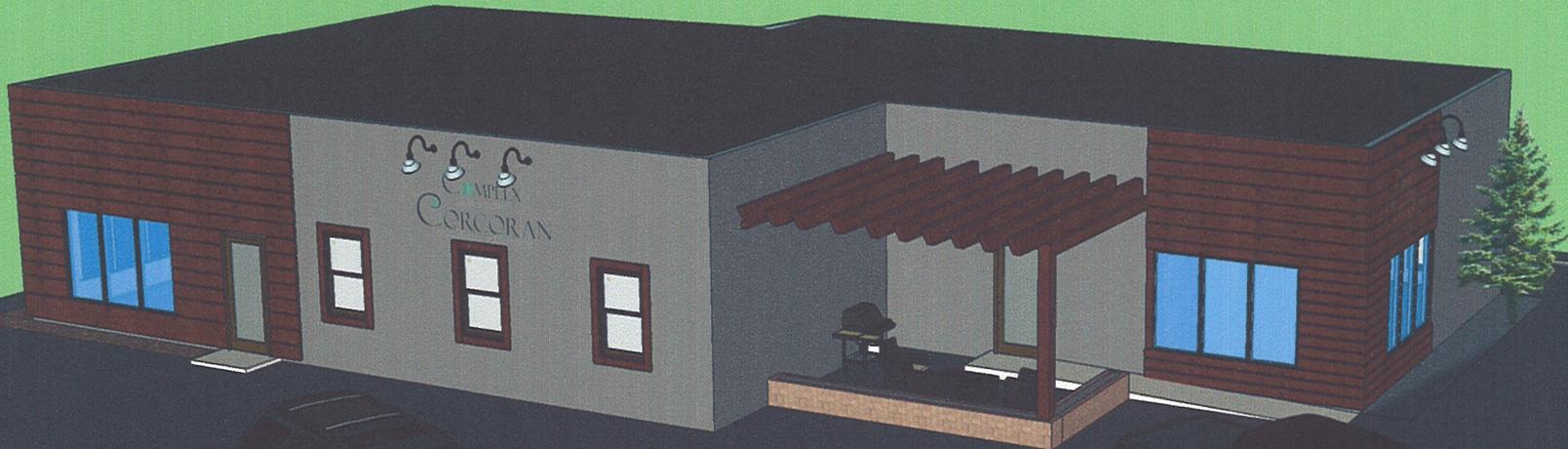
DOES NOT INCLUDE REMOVAL OR PREP WORK

Total \$20,897.00

DATE	
Phone #	Fax #
630-499-9691	630-499-9693

SIGNATURE _____

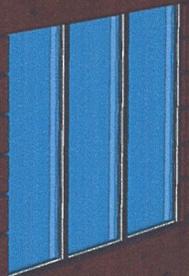
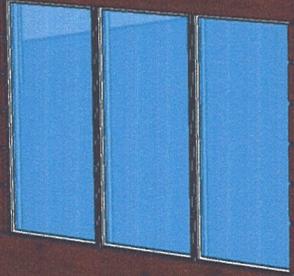
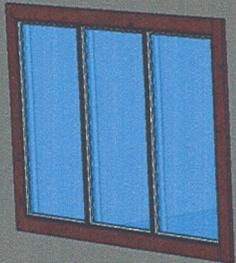








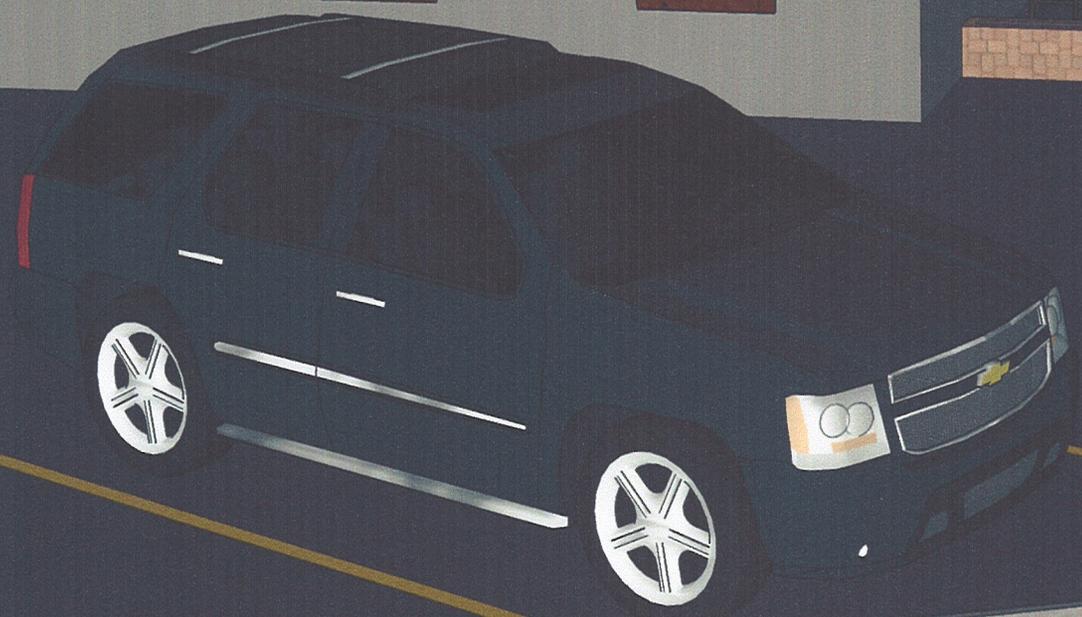
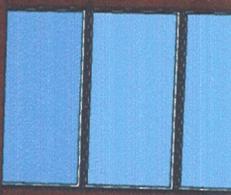
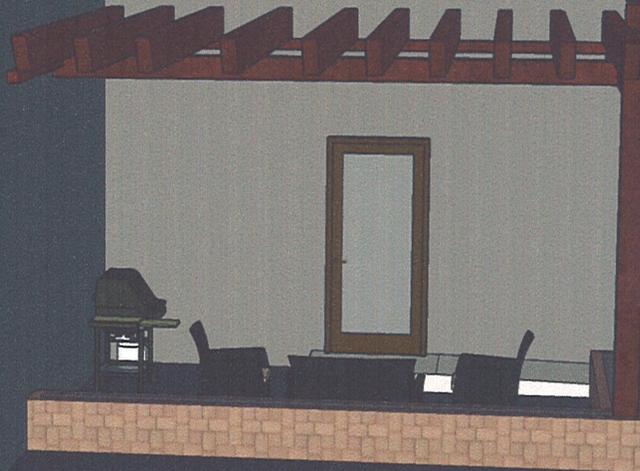
COFFEE
CORNER





COMPLEX
MANAGEMENT
CORCORAN
COMMERCIAL REAL ESTATE

COMPLEX
MANAGEMENT
CORCORAN
COMMERCIAL REAL ESTATE









DO NOT
BLOCK
INTERSECTION

Fox Title Company

Fox Title Company











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.



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 423 South 2nd Street

ROLL-IMAGE # 70550 - 30

CD-IMAGE # 0601 - 66



ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Commercial modern

Architectural Features: _____

Date of Construction: 1950

Source: Township Assessor's Office

Overall Plan Configuration: Simple rectangle

Exterior Walls (Current): Stucco over brick & painted
Brick at the rear

Exterior Walls (Original): Brick

Foundation: Concrete

Roof Type/Material: Flat/Built – up asphalt

Window Material/Type: Alum clad wood/Dbf hung

ARCHITECTURAL FEATURES: A smooth stucco finish with exaggerated cornice work detailing over large openings is the main feature of this adaptively re-used building.

ALTERATIONS: This was originally a gas station.

like wood. He noted they could also apply for grant funds. Mr. Santoro was open to this suggestion.

Commissioners expressed the same concerns as Dr. Smunt had and agreed with the alternative suggestion to use fiber cement. Mr. Gibson noted this is the Stevens Jones home. Stevens Jones was instrumental in naming St. Charles so there is historic value to the structure. He felt this is a very important building and should be landmarked.

Chairman Norris asked if Mr. Santoro could seek Façade Improvement Grant funding for the project. Ms. Johnson advised funds are nearly depleted for this program year. There is approximately \$2,800 left in the budget. The next program year begins on May 1st. She noted the applicant would need to return with a proposal for consideration. Ms. Malay also suggested Mr. Santoro look into federal tax credits for commercial structures.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to table the discussion on this COA.

8. COA: 103 S. 4th St. (fence)

Shuki Moran, petitioner, was present.

Mr. Moran is proposing to replace an existing 4 ft. wood fence with a 6 ft. wood stockade privacy fence. Dr. Smunt expressed concern over using stockade fencing. He noted it is not a typical style that would have been used when this building was built. Mr. Pretz suggested looking into board-on-board fencing. Commissioners agreed.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA with a condition that board-on-board fencing must be used instead of stockade fencing.

9. Façade Improvement Grant: 201 Chestnut Ave.

Ms. Johnson noted the applicant is still in the process of obtaining quotes and requested the item be tabled until she is ready to return for further discussion.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to table the discussion.

10. Preliminary Review: 423 S. 2nd St. (façade improvements)

Ryan Samuelson and Ryan Corcoran were present.

Mr. Corcoran is seeking a new location for their office and is considering purchasing the property at this address. He would like to improve the look of the outside of the building by painting the stucco and replacing the windows with a style appropriate for the downtown area.

Mr. Pretz asked if they would consider replacing the stucco instead of painting it. Mr. Corcoran said they first need to explore the options for enhancing it.

Chairman Norris reviewed the architectural survey details. Dr. Smunt said the structures on the other corners of the street also have stucco so if they left it alone, there would not be any negative impact on the neighborhood. The huge storefront cornice seems disconnected with the other windows. Dr. Smunt suggested tying in these windows to enhance the architectural style of the building before they work on the stucco. Mr. Pretz noted this has a mid-century modern design and suggested looking into adding some architectural elements from that era into their design.

Mr. Corcoran said he would like to add illuminated signage on the side wall. Mr. Gibson said he would like to see them use the 1950s idea. He felt the cornice looks completely out of place. He suggested removing it, putting a new detail in its place, and emphasizing the front door.

11. Discussion Item: 111 N. 4th Ave. (garage)

Ms. Johnson said a potential purchaser of the home would like to demolish the existing garage and construct a new two-car, two-story garage.

Mr. Pretz said he was fine with taking down the existing garage, but he would need to see a drawing of their plan before giving approval for the replacement. The other Commissioners agreed they are open to the idea, but they need to see how the new garage blends in with the house before they gave approval. They felt the replacement garage should be complementary in style to the house and materials should be consistent.

12. Discussion Item: 411 Prairie St. (potential Historic Landmark nomination)

Susan Olson, the homeowner, was present.

Ms. Olson is seeking feedback to determine if the Commission would support landmark designation for her home. She provided historic photos of the home from when it was located at the corner of Prairie St. and Geneva Rd. The Commissioners felt there is great history with this home and they would support seeking landmark designation. They provided guidance to the homeowner as to how to obtain the information needed to complete the application.

13. Additional Business and Observations from Commissioners or Staff

a. Historic Home Tour

Ms. Malay spoke with Wendy Mosier about possibly doing some type of historic home tour to highlight historic homes, especially when they are up for sale. This would be a tour that takes you inside the homes. She asked for thoughts from the Commission on this idea. Dr. Smunt said he would support it, but he felt they would need to partner with Preservation Partners because they have experience doing these types of tours. Mr. Pretz noted the hardest part is getting