

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 619 W Main St		
	Significance:	Contributing		
	Petitioner:	Eric Larson		
	Project Type:	Façade Grant		
PUBLIC HEARING			MEETING 5/15/24	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Application, work estimate, photo, architectural survey				
Project Description:				
<ul style="list-style-type: none"> • A Façade Improvement Grant has been requested by Eric Larson for the property located at 619 W Main St. • Proposed work includes replacing the siding material on the barn with vertical board and batten siding • The total project cost is \$58,775 and the applicant is eligible for up to \$20,000. 				
Staff Comments:				
This project received COA approval in November of 2023.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations for Façade Grant 				

FAÇADE IMPROVEMENT GRANT APPLICATION

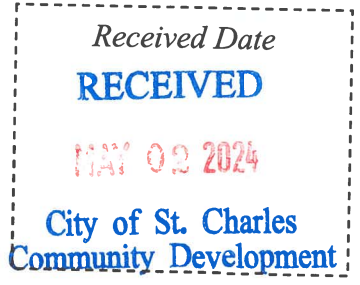
COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

Commercial Residential



Property Information:

Building or establishment for which the reimbursement grant is requested:

Address: 619 W. Main St
Property Identification Number: 09 3322700 7 000
Applicant Name: Erion Larson

Project Description:

Replace exterior vinyl siding and install new entrance + windows

Total Cost Estimate: \$ 40,000

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: 630-669-5101

Email Address: dan4u2retire@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:  Date: 11/6/23
Applicant

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 619 W. Main St, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Façade Improvement Program and undertake the approved improvements.

Signature:  Date: 11/6/23
Owner



ATLAS General Contractors
 40W124 Campton Crossings Drive
 St. Charles, IL 60175
 Phone: 630-724-7884

Larson Board & Batten

05/02/2024

Company Representative
 Adam Conner
 Phone: (847) 489-5469
 adam.conner@atlasgeneralcontractors.com

- a) tear-off & dispose of existing siding
- b) install moisture barrier housewrap
- c) install LP Diamond Kote 8" Trim (corners)
- d) install LP Diamond Kote 4" Trim (windows)
- e) install LP Diamond Kote B&B siding (color to be specified by owner)
- f) final clean up

Eric Larson
 619 West Main Street
 St. Charles, IL 60174
 (630) 669-5101

Job: 23-4319: Eric Larson

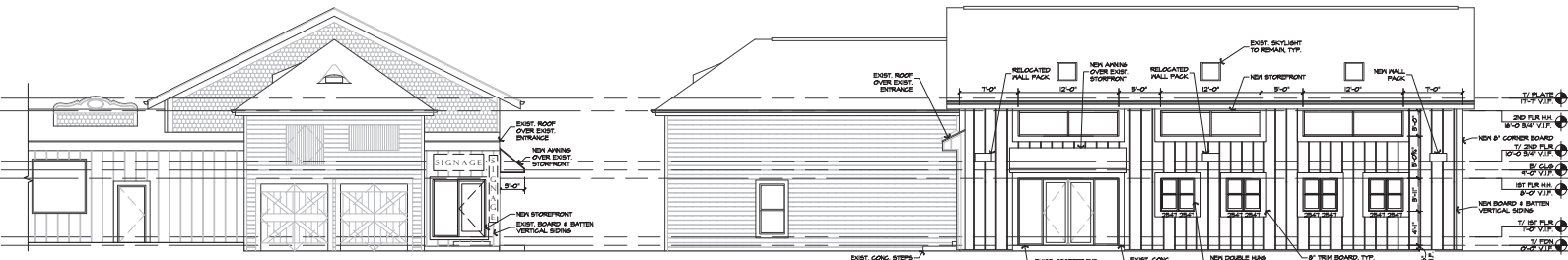
Siding Section

- 8" Smart Trim
- LP Board & Batten
- 4" Smart Trim
- Install House Wrap
- Install Trim/Corners
- Install B&B

\$55,458.28

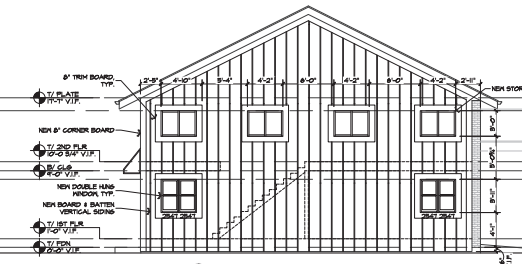
Sub Total	\$55,458.28
Tax	\$3,297.19
TOTAL	\$58,755.47

This pricing is valid for 30 days from estimate date. Please contact your Project Manager for updated pricing, beyond that date.

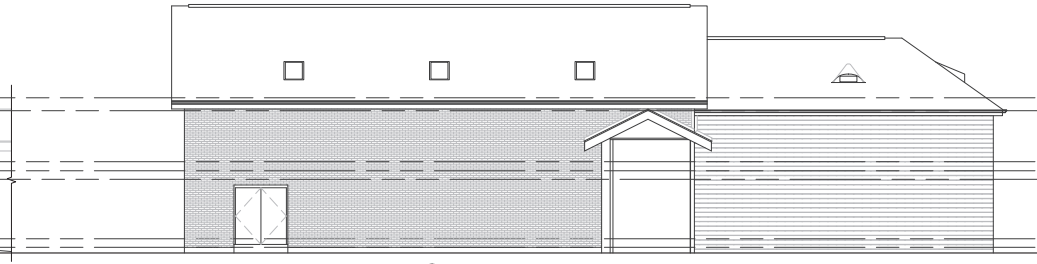


1 WEST ELEVATION
SCALE: 3/8" = 1'-0"

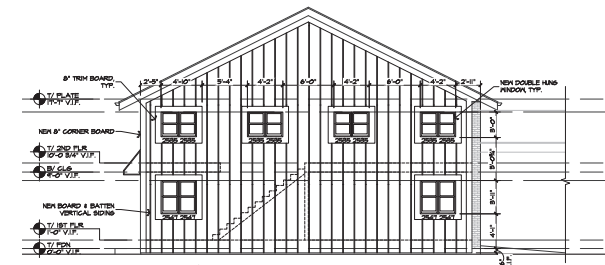
2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3A EAST ELEVATION - OPTION A
SCALE: 3/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



3B EAST ELEVATION - OPTION B
SCALE: 3/8" = 1'-0"

619 W. MAIN STREET
SCALE: 3/8" = 1'-0"
JOB NO. 24-000000
DATE: 07/20/24
PROJECT: 2024











ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 619 West Main Street

ROLL-IMAGE # 3435 - 5

CD-IMAGE # 4369 - 5



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Colonial Revival

Architectural Features: _____

Date of Construction: 1900

Source: Township Assessor's Office

Overall Plan Configuration: Simple w/ additions

Exterior Walls (Current): Brick

Exterior Walls (Original): Brick

Foundation: Stone(orig.), Conc.(Additions)

Roof Type/Material: Hipped/Wood shingle (orig.)

Window Material/Type: Alum/Wd./Dbl. hung

ARCHITECTURAL FEATURES: This is a large imposing façade accentuated by being elevated above the street level and by being located on a very prominent site. The roof is a simple hip with a long ridgeline and is articulated with large triangular roof dormers on the north, east, and west elevations. The east and west dormers crown a two story brick projection serving to break up what could have been an uneventful façade. The top of the stone foundation stops vertically at the first floor line and adds visual interest and character to the massive looking house.



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

619 West Main Street - Continuation Sheet

ALTERATIONS: The front porch is an important element of the front façade and has recently been rebuilt using modern materials. The detailing is good and the design appears to be compatible with the main house. Several additions have been made to the west, south, and east sides of the original house. None of these are sympathetic with the original design in any way. There is no sense of scale, material, or detail references in any of these additions. An adjacent one - story house is connected to the main house at the rear.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES:

_____ This is sometimes referred to as the Nelson House. Dr. Nelson, a psychologist, ran a school here in the 1940's. Marshall Field's son was among those who resided here during its operation.

Source _____

Owner _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: Yes _____



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Secondary Structure

ADDRESS 619 West Main Street

ROLL-IMAGE # 3435 - 3

CD-IMAGE # 4369 - 3



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Colonial revival

Architectural Features: _____

Date of Construction: 1890 est.

Source: Owner

Overall Plan Configuration: Simple square

Exterior Walls (Current): Clapboard

Exterior Walls (Original): Clapboard

Foundation: Stone?

Roof Type/Material: Hipped/Wood shingle

Window Material/Type: Wood

ARCHITECTURAL FEATURES: The hipped pyramidal roof together with the lone eyebrow dormer and hayloft doors has an eccentrically interesting overall appearance.

ALTERATIONS: This appears to have been a barn that was adaptively reused as a garage. Overhead garage doors have replaced the original doors and are not sympathetic with the original barn design.



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