

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Improvement Grant: 628 N 2 nd Ave.		
	Proposal:	Residential façade improvement project		
	Petitioner:	Rodney Miller		
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				
EXECUTIVE SUMMARY:				
<p>A Residential Façade Improvement Grant has been requested by Rodney Miller for his home located at 628 N 2nd Ave.</p> <p>The project includes the replacement of vinyl shutters with historically correct wood shutters and hardware, which are eligible for grant funds. The project also includes the cleaning and tuck-pointing of the brick, which is ineligible for residential façade grant funds.</p> <p>A quote has been provided for a cost estimate of \$16,340.29 for the shutters and hardware (excluding installation). A total cost estimate for the entire project is \$20,000.</p> <p>The maximum grant amount for this building is \$5,000.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations.				

4. **Residential Façade Grant:**

- **Eligible Properties:**
Residential buildings located within a Historic District or Landmark site, rated in the Historic District Architectural Survey as:
 - “Contributing” or “Significant” structures
 - Non-Contributing structures that, upon completion of the improvements, will be re-classified by the Historic Preservation Commission as “Contributing” or “Significant”
- **Minimum Project Cost:** \$1,000
- **Maximum Grant Amount:** \$5,000 for:
 - Improvements that will be visible from the public right-of-way
 - Improvements to systems that include both the visible and non-visible elevations (such as improvements to siding or windows around entire building)
- **Eligible Improvements:**
 - 50% Reimbursement for projects falling into one or more of the following categories:
 - Repainting of historic exterior surface materials where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting.
 - Reconstruction of missing historic features. (*Example: Previously existing front porch*)
 - Repairing/stabilizing deteriorated historic features and reusing existing architectural elements. (*Example: Repair or partial reconstruction of a porch or replacement of window components*)
 - Removal of inappropriate features and restoration with original details and materials. (*Example: Removal of non-original aluminum/vinyl siding and restoration of the original siding, Removal of vinyl or aluminum windows and replacement with wood or aluminum clad wood windows.*)
 - Upgrade deteriorated materials with new appropriate materials. (*Example: Replacement of deteriorated wood windows with new wood windows*)
 - 100% Reimbursement for Architectural Services (Up to \$2,000)
 - 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:**
 - Routine maintenance
 - 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.
 - Freestanding new construction buildings
 - Building additions, unless in connection with improvements to the existing building.
- 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.**

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: 628 N 2ND AVE

Property Identification Number: 09-27-329-001

Applicant Name: RODNEY MILLER

Project Description:

REPLACE VINYL SHUTTERS WITH HISTORICALLY CORRECT
WOOD SHUTTERS AND HARDWARE - ALL WINDOWS EXCEPT
THOSE THAT REQUIRE A BERMUDA STYLE SHUTTER.
CLEAN AND TUCKPOINT BRICK SIDING.

Total Cost Estimate: \$ 20,000

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)

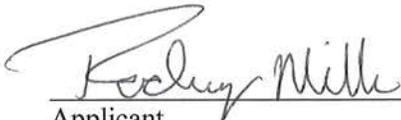
Applicant Contact Information:

Phone Number: 630-248-3889

Email Address: RTMILLER90@COMCAST.NET

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: 6/14/19
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 _____, 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: _____
Owner

SHOPPING CART

FREE Ground Shipping on Your Order!
For Faster Shipping, Upgrade to 2nd Day Air - from \$13.99
(Valid only for contiguous 48 States)



Pair of Stainless Steel Scroll Design Shutter Dogs - Lag Mounted
(<https://www.houseofantiquehardware.com/shutterdog-scroll-lag>)

Item Price: \$35.99

Item # R-09EH-SD3-SS

Quantity:

26

Amount: \$935.74
\$795.38



Set of New York Style Shutter Hinges With 2 1/4" Offset
(<https://www.houseofantiquehardware.com/shutter-hinge-new-york-style>)

Item Price: \$52.95

Item # R-09EH-SH225

Quantity:

26

Amount: \$1,376.70
\$1,170.19

x

x

Order Summary

Subtotal (52 items) \$1,965.57

Promo Code Applied
#WSM1915 - Savings

Estimated Total \$1,965.57

Continue Shopping
(<https://www.houseofantiquehardware.com/shutter-lag>)

Proceed to Checkout

OR



The safer, easier way to pay



powered by Symantec
ABOUT SSL CERTIFICATES

([https://trustsealinfo.websecurity.norton.com/splash?](https://trustsealinfo.websecurity.norton.com/splash?form_file=fdff/splash.fdf&dn=www.houseofantiquehardware.com&lang=en))

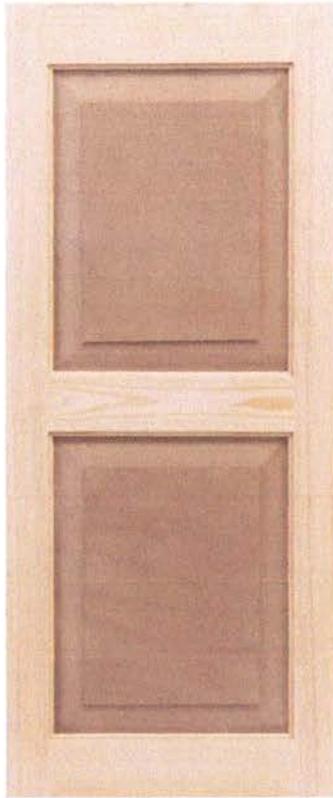


(<http://secure.trust-guard.com/warranty>)



Premium Wood Raised Panel

Shutter Specifications



With Divider Rail

SIZES AVAILABLE

Widths:

10" – 32"
(1/4" increments)

Heights:

15" - 108"
(1/4" increments)

ADDITIONAL INFORMATION

Material:

Stiles & Rails - Solid Kiln Dried Western Red Cedar
or Solid Kiln Dried California Redwood
(Pine specs available online)

Raised Panel Insert - Extira™ exterior grade MDF

Finish:

Unfinished – ready to prime and paint
(not suitable to stain)

Factory Primed – ready to lightly sand and paint

Factory Painted

Ultra-durable, water-borne exterior acrylic paint
Nine standard and unlimited custom colors

Assembly:

2 dowels with polyurethane exterior glue
and 3 1/2" threaded screw at each joint

Hardware:

Information at

shutterland.com/exterior-shutter-hardware

Pricing & Ordering:

Online at

shutterland.com/wood-raised-panel-shutters

Enter specifications & click "Calculate"

or call 1-800-483-5028

TOP RAIL

3" height
1 1/2" thick

PANEL INSERTS

Floating one-piece
Extira Exterior Grade MDF
1 3/8" wide tapered edge
5/8" thick raised panel area
Flat on back of shutter

DIVIDER RAIL

(optional)

3" height
1 1/2" thick

Location measured from bottom of
shutter to center of divider

SIDE STILES

2 1/8" wide
1 1/2" thick

BOTTOM RAIL

3" height
1 1/2" thick

STYLES & MATERIALS AVAILABLE:

Louvered Shutters
Raised Panel Shutters
Grooved Panel Shutters
Board & Batten Shutters
Combination Shutters
Bahama Shutters

California Redwood
Western Red Cedar
African Mahogany
Southern Yellow Pine
Extira™ Composite
Vinyl

✉ (<https://shutterland.com/outside-shutter-experts/>)

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☎ (<https://shutterland.com/outside-shutter-experts/>)



(<https://shutterland.com>)

EXTERIOR SHUTTERS ([HTTPS://SHUTTERLAND.COM/EXTERIOR-WINDOW-SHUTTERS/](https://shutterland.com/EXTERIOR-WINDOW-SHUTTERS/))

MATERIALS ([HTTPS://SHUTTERLAND.COM/COMPOSITE-WOOD-SHUTTERS/](https://shutterland.com/COMPOSITE-WOOD-SHUTTERS/))

COLORS ([HTTPS://SHUTTERLAND.COM/PAINTED-EXTERIOR-SHUTTERS/](https://shutterland.com/PAINTED-EXTERIOR-SHUTTERS/))

REVIEWS ([HTTPS://SHUTTERLAND.COM/OUTDOOR-SHUTTER-REVIEWS/](https://shutterland.com/OUTDOOR-SHUTTER-REVIEWS/))

GALLERY ([HTTPS://SHUTTERLAND.COM/EXTERIOR-SHUTTER-PICTURES/](https://shutterland.com/EXTERIOR-SHUTTER-PICTURES/))

SHIPPING ([HTTPS://SHUTTERLAND.COM/AMERICAN-SHUTTERS/](https://shutterland.com/AMERICAN-SHUTTERS/))

MORE

CART

Action	Item	Panel Cost	Panels	Totals
	Raised Panel Exterior Shutters Wood: California Redwood 18.25" x 66.5" Louver: None Top Profile: Straight Standard Divider Rail: One Centered Cutout: No Cutout - Standard Finish: Painted - Black	233.02	<input type="text" value="4"/> Update	932.08
	Raised Panel Exterior Shutters Wood: California Redwood 18.75" x 66" Louver: None	237.60	<input type="text" value="4"/> Update	950.40

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

248.04

4

Update

992.16

Wood: California Redwood

19.5" x 66.25"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

238.50

4

Update

954.00

Wood: California Redwood

18.75" x 66.25"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

239.40

4

Update

957.60

Wood: California Redwood

18.75" x 66.5"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

244.86

4

Update

979.44

Wood: California Redwood

19.25" x 66.25"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

245.78

4

Update

983.12

Wood: California Redwood

19.25" x 66.5"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

235.32

2

Update

470.64

Wood: California Redwood

18.5" x 66.25"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

236.21

2

Update

472.42

Wood: California Redwood

18.5" x 66.5"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

282.62

1

Update

282.62

Wood: California Redwood

32" x 46"

Louver: None

Top Profile: Straight Standard

Divider Rail: No

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

136.42

2

Update

272.84

Wood: California Redwood

14" x 50.75"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

206.10

12

Update

2,473.20

Wood: California Redwood

18.75" x 57.25"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

210.60

2

Update

421.20

Wood: California Redwood

18.75" x 58.5"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

208.80

2

Update

417.60

Wood: California Redwood

18.75" x 58"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

170.38

4

Update

681.52

Wood: California Redwood

15.5" x 57.25"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

175.50

2

Update

351.00

Wood: California Redwood

18.75" x 48.75"

Louver: None

Top Profile: Straight Standard

Divider Rail: One Centered

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

251.58

1

Update

251.58

Wood: California Redwood

19" x 58"

Louver: None

Top Profile: Arch Right - 1:1 Drop Ratio

Divider Rail: One Custom Location

Division Point: 39

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

251.58

1

Update

251.58

Wood: California Redwood

19" x 58"

Louver: None

Top Profile: Arch Left - 1:1 Drop Ratio

Divider Rail: One Custom Location

Division Point: 39

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

212.86

1

Update

212.86

Wood: California Redwood

16.75" x 53.75"

Louver: None

Top Profile: Arch Left - Custom Drop Ratio

Spring Line: 26.875

Divider Rail: One Custom Location

Division Point: 33

Cutout: No Cutout - Standard

Finish: Painted - Black



Raised Panel Exterior Shutters

212.86

1

Update

212.86

Wood: California Redwood

16.75" x 53.75"

Louver: None

Top Profile: Arch Right - Custom Drop Ratio

Spring Line: 26.875

Divider Rail: One Custom Location

Division Point: 33

Cutout: No Cutout - Standard

Finish: Painted - Black

Subtotal: \$13,520.72

Shipping: \$854.00

Total: \$14,374.72

Keep Shopping



628





