	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Façade Improvement Grant: 7 S. 2 nd Ave.	
	Proposal:		Façade improvement project	
	Petitioner:		Paul Saha	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 8/16/17	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				
Quote for proposed work				
Façade Grant Program Requirements				
Architectural Survey page				
EXECUTIVE SUMMARY:				
<p>A Façade Improvement Grant has been requested by Paul Saha for the building located at 7 S. 2nd Ave.</p> <p>The project description on the application lists two elements of the project:</p> <ol style="list-style-type: none"> 1. Stripping and repair of rot, and re-glazing of windows and doors. 2. Tuck-pointing of all brick <p>A quote has been provided for the masonry work. For the east (street facing) elevation, the scope of work states replacement of three steel lintels over second floor windows. The total cost of this work is \$12,900. For the south and north elevations, spot tuck-pointing and brick replacement totaling \$10,350 is proposed.</p> <p>A quote has not been provided for the window work.</p> <p>The maximum grant amount is \$10,000 per 30 ft. length of façade facing a public street. The east elevation facing S. 2nd Ave. is approximately 37 ft. Therefore, the maximum grant amount is \$12,333.</p> <p>The Commission will need to determine whether the improvements qualify for 25% or 50% reimbursement. The building has not received a Façade Grant in the last 5 years.</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:

75 2nd Ave

Property Identification Number:

09-27-389-007

Applicant Name:

Hossein Jamali Paul Sahg

Project Description:

Stripping (to raw wood), repair of wood rot, re-glaze + repaint of all exterior windows + doors.

Tuck pointing of all brick.

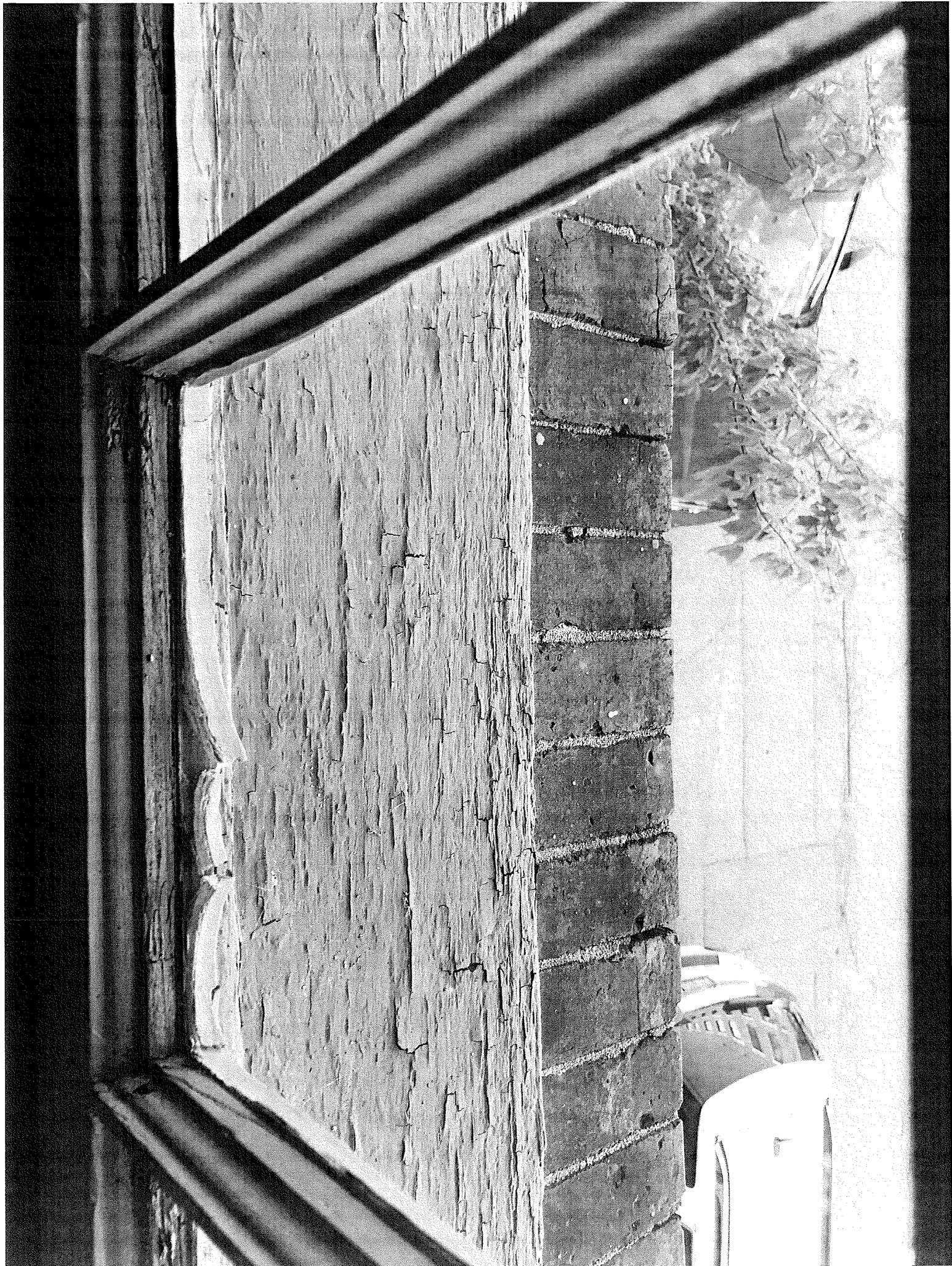
Total Cost Estimate:

\$ _____

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)









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Fax 630-834-3401

ATT: Mr. Hossein

CONTRACT

August 3, 2017
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Address and areas where work will be performed: 7 S. 2nd Ave St. Charles IL

Scope of work:

- East elevation front of the building for replacing three deteriorated steel lintels over second floor windows with new steel, flashing, drip edge as required. The exterior front plate only will be cut out and replaced with new steel.
- An inspection opening will be made first over the existing steel lintels to determine condition of the existing steel lintels. A more detailed scope of work will then be determined based on inspection and owner will be notified of any unforeseen conditions.

Total Price: \$ 12 , 900.00

- South east top corner for rebuilding as needed. About 2 - 4 sq feet will be done.
- South elevation common brick wall for grind out and tuck point weathered out brick mortar joints as needed. About 550 - 600 sq feet will be done. Replace severely deteriorated bricks with common brick. About 40 - 60 brick will be replaced.
- North elevation for spot tuck pointing weathered out brick mortar joints as needed about 50 sq feet will be done.

Total Price: \$ 10 , 350.00

11 S. 2nd Ave

- North elevation 10 foot window for replacing exterior portion of the deteriorated steel lintel with new steel shelf angle, flashing, weeps, stainless drip edge.

Total Price: \$ 2 , 500.00

- East elevation over entrance for installing glass block panel window.

Total Price: \$ 2 , 700.00

Note: All building, scaffolding and street permits if needed and the cost of expeditor to secure permits is an added cost to this contract. Any special architectural drawings or engineering costs if needed is by others. Estimated costs will be shown to the owner for their approval before starting project.

Work Specifications:

1. Remove by saw cutting out existing mortar in joints to a depth of at least 5/8 inch. A 90% vacuum controlled dust collection system grinder is used. Remove additional mortar to a greater depth if it is found to be unsound or deteriorated. Care is taken to leave clean edges and not damage brick. Wash out all dust and loose material. Other hand tools will be used to scrape out mortar joints as needed.
2. All specified areas are tuck pointed. Tuck pointing is installed in layers until joint is filled. Joints to be tooled to a flush or slightly concave joint depending on original or desired finish. Samples of colors and workmanship are placed on the building before the job is started if required by owner. A type N mortar is used. No admixtures except coloring are used. All ASTM C270 proportional by volume specifications are followed. Any lab testing of existing or mixed mortar or existing or new brick is by others. After pointing is completed all areas are washed with non-acidic masonry detergent and water. Any brick staining if needed to blend color to match existing masonry is by others.
3. Shore up, support and protect the masonry surrounding the removal area. Carefully remove with hand tools at locations indicated all the required masonry. Cut out full units from joint to joint and in a manner to permit replacement with full size units. Salvage masonry if possible. Tooth out all corners and beam pockets as needed. Cut out the existing steel exterior shelf angle and flange assembly.
4. A new steel shelf angel lintel or a lintel beam assembly if required is installed for the exterior wythe of masonry in the specified areas. Steel is primed and coated with a Sherwin Williams rust prohibitive coating primer and a finished coat suitable for steel. Lintel is composed of shelf angles or a steel I beam or channel welded to a flat steel plate. The thickness, type of steel shape and size of the steel will depend on the opening size and the bearing weight above the lintel. Bearing to be at least 8 inches on each side.
5. A Perm-A-Barrier flashing, which is self-sealing, is installed from the exterior face of the masonry on the steel lintel into the interior wythe of masonry and turned up vertically and sealed to the masonry with fasteners, a termination bar and urethane caulk sealant. The ends are dammed and a bituthene mastic is used as needed at all seams, edges or penetrations. Interior cavity is kept as clean as possible and a mortar net is installed. Weep holes are spaced at 24" apart and kept open with either weep vents, tubes or mesh. Color is compatible with masonry surface. A stainless steel drip edge is installed if required.
6. There is a two-year guarantee on all of our work performed from the day of completion. Price includes labor, material and insurance. We will make every reasonable effort to match materials, but cannot guarantee a perfect match. All debris from our work is removed and hauled away by our company. All work at merit shop (nonunion) wages.

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

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 7 S 2nd Ave

1994 Photo

Roll: 6

Negative: 7

Photo: Aug. 2003



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- ☒ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Commercial Vernacular

Exterior Walls (Current): _____

Architectural Features: _____

Exterior Walls (Original): _____

Date of Construction: 1910-1930

Foundation: _____

Source: _____

Roof Type/Material: _____

Overall Plan Configuration: _____

Window Material/Type: _____

ARCHITECTURAL FEATURES: Former Idle Hour Theater building. Two story brick with large curved top entry and band of windows at second floor.

ALTERATIONS: None