

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 108 State Ave.	
	Significance:		Landmarked	
	Petitioner:		Madelyn Pescatore	
	Project Type:		Façade Grant	
	PUBLIC HEARING			MEETING 6/7/23
Agenda Item Category:				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Application, work estimate, photos, architectural survey				
Project Description:				
<ul style="list-style-type: none"> • A Façade Improvement Grant has been requested by Madelyn Pescatore for the property located at 108 State Ave. • Proposed work includes painting, new roof and replacement of fascia and soffit • The total project cost is \$16,618.95 and it will be up to the Commission to decide the eligible improvements and reimbursement amount. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations 				



RECEIVED
JUN 01 2023

Building & Code Enforcement
St. Charles, IL

108 State Avenue, St. Charles, IL 60174

Date: 5/31/2023

To: Community Development Dept.
Façade Improvement Grant Program

From: Madelyn Pescatore

Thank you for considering my application to help improve this beautiful property. I look forward to starting renovations that will make this home stand out and highlight its rich character and history. Making improvements on this historic home will be a wonderful addition to whatever eventually gets built on the old police station property and lots next door.

I am seeking Grant money to paint the front and east view. The side of the east side of the house is clearly visible from the street. In addition to painting the building I am looking forward to painting the metal fencing that adds charm to this home. While in the process of getting quotes we had problems with squirrels in the attic and discovered the problem was due to rotting soffit and fascia. In addition to that, the roofer determined that there are issues with the roof.

I know that the house needs far more than just these repairs but this seems to be the logical first step towards restoring this home and preventing further damage.

Thank you for your consideration,

Madelyn Pescatore
Madelyn Pescatore

modda@aol.com

(630) 408-5656

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:

108 State Avenue St. Charles, IL 601

Property Identification Number:

09-27-380-006

Applicant Name:

Madelyn Pescatore

Received Date

RECEIVED

JUN 01 2023

City of St. Charles
Community Development

Project Description:

Paint and Repair front of Building (Front View)	PERFECT PAINTING	\$2400.00
Paint and Repair East Side of Building (East View)	PERFECT PAINTING	\$2000.00
Paint Metal Fence	PERFECT PAINTING	\$1200.00
Replace Roof	ACE ROOFING	\$9,268.95
Replace Soffit and Fascia	ACE ROOFING	\$1,750.00

TOTAL COST ESTIMATE: \$16,618.95

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: 630-408-5656

Email Address: modda@aol.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: Modelyn Rescatore Date: 5/31/2023
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 108 State Ave, St Charles IL 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: Modelyn Rescatore Date: 5/31/2023
Owner

Perfected Painting

791 Kenilworth Avenue, Glen Ellyn, IL 60137
630.408.4443

March 27, 2023

Property location: 108 State Avenue, St. Charles, IL 60174

Owner: Madelyn Pescatore (630) 408-5656 modda@aol.com

Project: **Painting home – surface cleaning, repair and color change requested.**

All pricing includes all labor and all materials and paint for South and East sides of home—

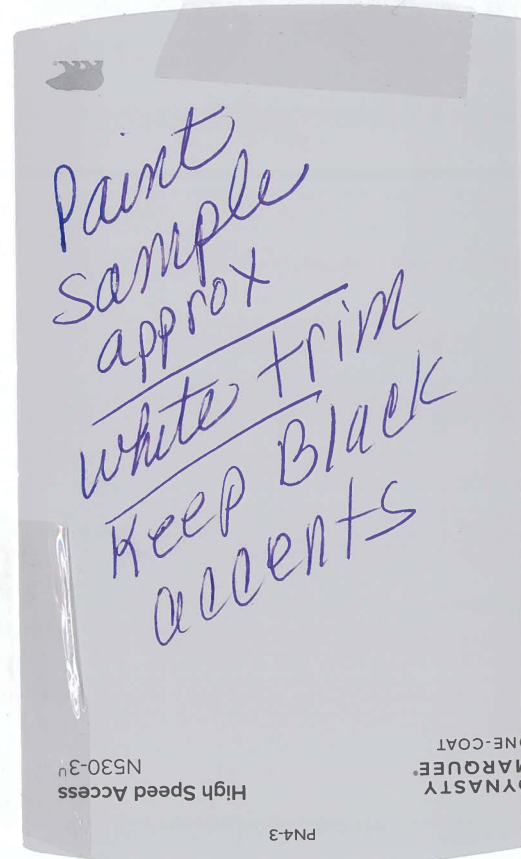
- Washing of house
- Removing any foliage from house
- Caulking repaired throughout exterior of both sides
- Scraping of any loose paint/stain and priming of bare spots
- 1 coat on all trim
- 2 coats on all siding
- Windows 1 coat where needed
- Doors painted
- Porch floor cleaned up and painted

Front of House, Porch, Door: \$2400

East Side of House: \$2000

Jim Jurgovan

Perfected Painting
630.408.4443



Perfected Painting

791 Kenilworth Avenue, Glen Ellyn, IL 60137
630.408.4443

March 27, 2023

Property location: 108 State Avenue, St. Charles, IL 60174

Owner: Madelyn Pescatore (630) 408-5656 modda@aol.com

Project: Painting Metal Fence

Powerwash

Prime Rust

Paint with Rust-Oleum

Total 1,200

Jim Jurgovan

Perfected Painting
630.408.4443



ACE Roofing Services, Inc.
ACE Roofing Services, Inc.
8 N. 3rd St. Suite #3
St. Charles, IL 60174
Phone: 630-444-7575

Company Representative
Jason Espinosa
Phone: (708) 663-2106
jason@ace-roofs.com

Madelyn Pescatore
108 State Avenue
St. Charles, IL 60174
(630) 408-5656

Roofing Section

- Remove existing shingles down to deck.
 - Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$75 per sheet.
 - Install 3' of ice and water shield at all gutter lines, rake edges, and valleys (6 feet if overhangs are greater than 11").
 - Install Synthetic underlayment to keep roof dry.
 - Install Starter Shingles along all gutter lines and rake edges.
 - Install Certainteed Landmark Lifetime Dimensional Shingles per high wind specifications using 1 1/4" roofing nails.
 - Install Certainteed Shadow Ridge Hip and Ridge Shingles
 - Install new ridge vent or passive vents as existing.
 - Install new pipe and chimney flashings as needed and noted below.
 - Clean up all job related debris
 - Provide 5 yr workmanship warranty and provide owner with a CERTAINTEED SURESTART WARRANTY.
-
- Our Crews are licensed and insured.
 - Crews will maintain safety requirement at all times during the construction process

Materials

Certainteed Landmark AR
Certainteed Shadow Ridge AR (30')
ACM Aluminum Drip Edge - .019 - F5 - 1 1/2" (10')
Galvanized Steel Base Pipe Flashing - 3"-4" - Mill
Aluminum Prebent Step Flashing - 8"x8" (50 PC/BND) - Mill
Roofing Coil Nails - 1 1/4" - Distributor Specific (7200 Cnt)
Tri-Built Shingle Starter - 7 3/4" (100')
Tri Built Self Adhering Ice and Water Shield - Sand (2 sq)
Aluminum Gutter Apron (10')
Tri-Built Synthetic Roofing Underlayment (10 sq)
Tri Built Airflo Rolled Ridge Vent - 10 1/2" (20') - Black
Cutting Edge Choice Terpolymer Sealant (10 oz)

Labor

Tear off and Install Laminated Shingles
Install Gutter Apron
Steep Charge - 12/12+ Pitch

\$8,925.19

Sub Total	\$8,925.19
Tax	\$343.76
TOTAL	\$9,268.95

Starting at \$171/month with  **Acorn** • **APPLY**
FINANCE

I hereby accept this Estimate. I agree to hire ACE to oversee and guarantee this work. ACE may hire subcontractors to complete this work to maintain standards of workmanship and timely completion. I acknowledge I have received a copy of the pamphlet entitled "Home Repair: Know Your Consumer Rights" and authorize ACE to obtain labor and materials to perform the work as set forth in this Estimate.

I also accept the following terms of this agreement and to a fifty percent (50%) deposit and remainder due upon substantial completion. Certainteed warranties are issued after all payments are received. ACE workmanship guarantees and lien waivers are issued upon request to info@ace-roofs.com.

1. Cash payments are not accepted. The only forms of payment accepted by ACE are: personal checks, VISA, MASTERCARD, DISCOVER, AMEX credit cards, insurance checks, mortgage checks. Any other payment options provided by ACE must be approved in writing by an authorized ACE Representative. Customers are responsible for a 3.5% service fee for all credit card payments.
2. All agreements are subject to approval by ACE's credit department and office without exception. The person executing this agreement must obtain the approval from the manager of ACE for this Agreement to be effective under any conditions.
3. Unless otherwise agreed to in writing by ACE and Customer, all work is to be completed within 90 days of execution, weather permitting.
4. ACE "Workmanship Warranty" is a separate document that is provided to the customer upon request. It is understood and agreed to that ACE's standard warranty, a copy of which is available in ACE's office, shall be accepted and that all terms and provisions therein shall prevail, unless otherwise specifically agreed to in writing prior to the commencement of the work. Workmanship warranty is void if there is any unpaid balance per our contractual agreement on any repairs done by ACE. ACE does not provide a product warranty and shall not be liable for it. ACE Workmanship Warranty is limited to the products purchased and installed by ACE.
5. ACE invoices are based on completed jobs. Any excess materials remain the property of ACE.
6. ACE shall have no responsibility for damages from rain, fire, tornado, windstorm, hail, flood or other perils, as such is normally contemplated to be covered by home owner's risk insurance, unless a specified written agreement between ACE and Customer is made prior to commencement of the work.
7. ACE shall not be liable for failure of performances due to labor controversies, strikes, fires, weather, inability to obtain materials from usual sources, or any other circumstances beyond the control of ACE, whether of a similar or dissimilar nature.
8. ACE is not responsible for any pre-existing construction deficiencies that manifest themselves during the construction process. If a construction problem is discovered before commencement of the work by ACE, Customer shall notify ACE in writing. ACE shall try to assist Customer to correct the construction problem(s) on a time and material basis.
9. If not contracting with ACE for these services, it is the responsibility of the Customer to ensure that their attic is insulated and that the insulation is not covering the eave vents which can restrict proper air intake. It is also the responsibility of Customer to make sure that all exhaust vents (i.e. dryers, range hoods, bathroom vents, etc.) are properly ventilating to the exterior of the home. ACE will not be responsible for moisture buildup, condensation, installation of soffit vents, mold or mildew growth in your home relating to improper or insufficient air intake and insulation.
10. ACE shall not be liable for damage to the interior or the perimeter of the home due to the scope of work completed. Examples of the items ACE cannot be responsible for include, but are not limited to: nail pops, patio furniture or lighting, landscaping, fencing, decking, items on interior walls, all electrical connections including power vents. ACE recommends that Customer remove or protect these items before work begins to avoid any damage.
11. If skylight(s) are being replaced during roof replacement, ACE shall not be liable for interior damage (drywall repairs, trim work, painting, dust, light debris) unless otherwise specified in the scope of work.
12. ACE shall not be liable for cleaning of the attic/area below roof deck after roof replacement. It is customer's responsibility to prepare and protect these areas if needed.
13. ACE shall not be liable for the operating condition or damage of antennas, cables, satellite dishes, and any other electronic devices to accommodate continuation of the scope of work contracted.
14. Customer and ACE hereby expressly agree that the maximum liability of ACE to Customer for any default of ACE claimed by Customer, or anyone on Customer's behalf, shall be the original cost of labor and materials for the work agreed to by Customer herein.
15. If material must be reordered or restocked because of a cancellation by the customer there will be a restocking fee equal to fifteen percent (15%) of the agreement price.

16. You may cancel this contract at any time before midnight on the fifth business day after you have signed this Estimate. See attached notice of cancellation form for an explanation of this right.

17. If this Agreement is canceled by the Customer after the specified cancellation period noted above, Customer shall Pay ACE fifteen percent (15%) of the Agreement price as liquidated damages, not as a penalty, and ACE agrees to accept such as a reasonable and just compensation for said cancellation. Further, Customer is also responsible for payment of the cost for any and all work completed prior to cancellation, subject to the terms set forth in the attached notice of cancellation form, and the "Home Repair: Know Your Consumer Rights" pamphlet.

18. Should Customer default on any payment required under this Agreement, ACE is entitled to simple interest of 1.5%per month on any outstanding balance. Customer also expressly agrees that if ACE determines, in its sole discretion, to pursue any collection activities due to Customer's failure to make any payment required under this Agreement, then ACE shall be entitled to recover any reasonable collection service fees, attorney fees, court fees, litigation expenses, or other reasonable costs incurred by ACE.

19. Should Customer default on any payment specified in this Agreement, a lien will be placed on the property and charges will be added from the date of substantial completion at the maximum rate allowed by law.

20. This Agreement is a fully integrated contract, and supersedes any and all prior agreements between the parties. No agreements, oral or written, prior or contemporaneous with this Agreement are valid or binding on the parties. All parties agree that the terms herein are contractual and not a mere recital. Any and all modifications to this Agreement must be in writing, signed by both parties.

21. The parties to this Agreement hereby expressly agree to the jurisdiction of the courts of the State of Illinois, County of Will, to resolve any disputes between the parties related to, or arising out of, this Agreement. The parties further agree that the exclusive venue for resolution of any such dispute shall be the courts of the State of Illinois, located in Will County.

22. From time to time, ACE may use your information to help other homeowners make decisions about their home improvement projects. With your permission, we may use your name, address, product type and color for references. No additional information will be released.

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_____ Company Authorized Signature	_____ Date
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_____ Customer Signature	_____ Date
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_____ Customer Signature	_____ Date
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ACE Roofing Services, Inc.
SINCE 1992
8 N. 3rd St. Suite #3, St. Charles, IL 60174
(630) 513-8683
info@ACE-ROOFS.com

May 24, 2023

Repairing the current soffit and fascia issues, replacing a few courses of shingles, spot replacement of wood and new flashings will come to \$1750.00.

Thank you,

Jason Espinosa

Customer contact information:

Pescatore, Madelyn

Job: NA

108 State Avenue

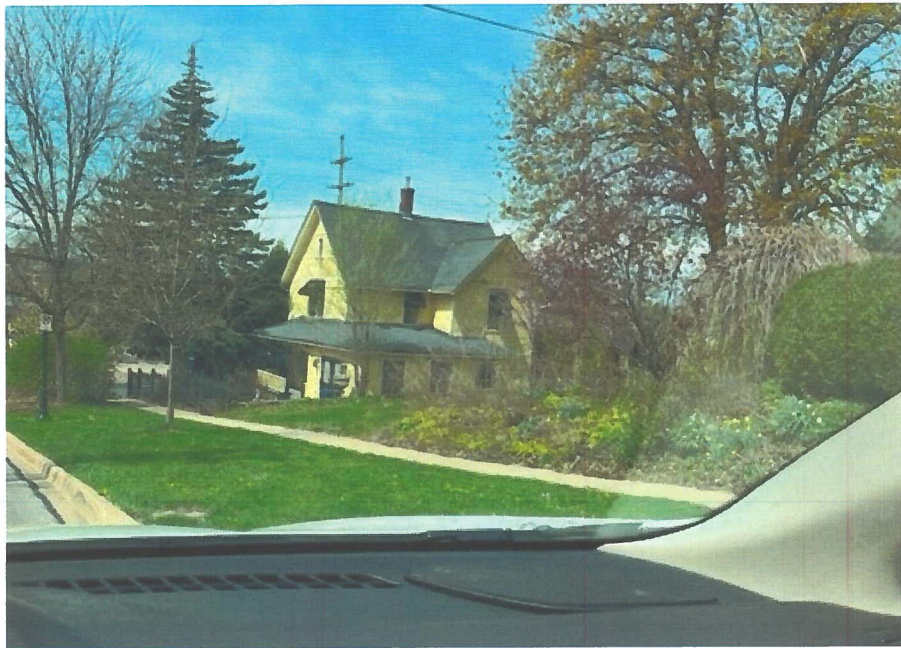
St. Charles, IL 60174

modda@aol.com - Primary

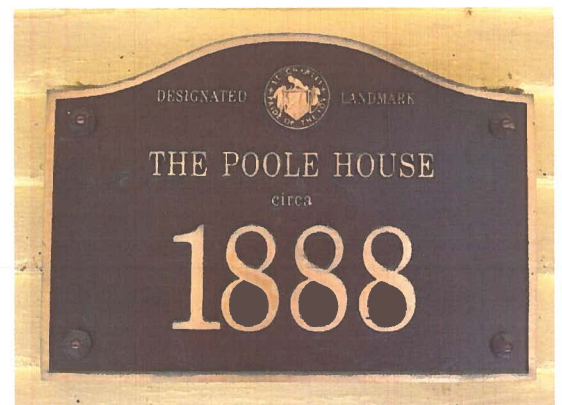
(630) 408-5656 - Primary



East Side View: 108 State Avenue, St. Charles



Street View of House





Front View: 108 State Avenue, St. Charles





ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 108 State Ave

1994 Photo

Roll: 4

Negative: 16

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: Stick

Architectural Features: _____

Date of Construction: 1860-1890

Source: _____

Overall Plan Configuration: _____

Exterior Walls (Current): _____

Exterior Walls (Original): _____

Foundation: _____

Roof Type/Material: _____

Window Material/Type: _____

ARCHITECTURAL FEATURES: Steeply pitched gable roof. Horizontal and vertical bands in contrasting color to base wall for emphasis. Wood clapboards, horizontal except for diagonal in lower half of gable. Full width front porch.

ALTERATIONS: Minor alteration to first floor. Addition to first floor.



ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL:

STATE:

COUNTY:

LOCAL: