	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		Preliminary Review: 306 W. Main St.	
	<b>Proposal:</b>		Façade Repair	
	<b>Petitioner:</b>		Jim Farley	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 8/16/17</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
X	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Minutes from 6/21/17 Structural Assessment Photos of building				
<b>EXECUTIVE SUMMARY:</b>				
<p>Structural issues have been identified on the front façade of the building. Issues include rusting of the lintel and cracks in the brick and stone band.</p> <p>The Commission previously discussed this project on 6/21/17 and asked the applicant to return with a scope of work and/or consider a façade improvement grant to enhance the front elevation of the building.</p> <p>The applicant would like to discuss potential options for the façade repair.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations.				

**6. COA: 304 Cedar Ave. (fence)**

Mr. Colby said the proposal is for a fence along the east property line. The Zoning Ordinance limits the fence height within the front yard setback to a maximum of 4 feet. The setback consists of the first 5 feet into the lot. The fence in the remaining area can be increased to 6 feet. The fence will run alongside the neighbor's existing fence.

**A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented.**

**7. COA: 306 W. Main St. (façade repair)**

Jim Farley, the petitioner, was present.

Mr. Farley described the structural issues associated with the building. He plans on removing the existing brick above the lintel, which is breaking and chipping apart, and replacing it with new brick. The old brick is not salvageable. The corner limestone lintels are deteriorated and at least one, if not both, will need to be replaced. There may be interior issues, but they will not be able to identify those until the work begins.

Mr. Pretz asked if it would be possible to enhance the architectural features of the building while working on the improvements discussed. Mr. Farley noted the owner may not support a cost increase to do this.

Ms. Malay asked if fixing the potential unknown issues might impact how they complete the exterior façade repairs. Mr. Farley felt fairly confident he would be able to make the repairs to restore the existing appearance. Ms. Malay noted they could also apply for a Façade Improvement Grant to help with further repairs and enhanced architectural features. Mr. Colby said he will send Mr. Farley details on the grant program.

Chairman Norris asked Mr. Farley to return with a project scope.

**A motion was made by Mr. Krahenbuhl and seconded by Ms. Malay with a unanimous voice vote to table the item to a future meeting.**

**8. COA: 112 N. 5<sup>th</sup> Ave. (deck)**

Mike & Eileen Kanute, the homeowners, were present.

Ms. Kanute said they are proposing widening the stairs on their deck from 4 feet to 8 feet. The existing deck was built over a stone porch when the house was a two flat. They would like to widen the stairs to provide a more symmetrical appearance. The materials will be the same as the existing materials.

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the COA as presented.**

# JOHNSON WILBUR ADAMS, INC.

Structural Engineering

June 14, 2017

Mr. John F. Micka, DDS  
Mr. Ralph E. Remus, DDS  
306 W Main Street  
St. Charles, Illinois 60174

**Re: 306 W Main Street – St Charles, IL  
Structural Condition Assessment  
JWA Project No. 2017229**

Dear Mr. Micka and Mr. Remus:

Per a request from Mr. Jim Farley of J.C. Farley Builders, a site visit was performed on Thursday, June 1, 2017 at the above referenced building. The purpose of the site visit was to visually observe the existing structural condition of a steel lintel on the south elevation of the building.

At the time of the site visit the building was observed to be a single story brick building with a flat roof that pitches down from south to north. Although not visible for observation, the roof structure is believed to be wood joists spanning in the east west direction between the exterior brick walls. A steel lintel was observed on the south elevation supporting what is believed to be the original exterior brick wall of the building. The lintel was only partially visible from the exterior of the building and the exact size and configuration is not known at this time. The lintel spans almost the full front width of the building. At some point during the building's history it appears that new brick exterior walls, window and doors were installed below the original steel lintel.

The exposed portions of the lintel on the south elevation were observed to have significant rust and in some locations the steel has started to delaminate as a result of the rusting. The worst location was observed at the west end of the lintel. Cracks were observed in the brick at each lintel end bearing as well as just above the bottom of the lintel. The rusting lintel and subsequent brick cracks appear to be the result of the long term exposure to exterior moisture over time.

It is our opinion that due to the severity of the rust on the lintel the lintel needs to be replaced or repaired as soon as practical. The extent of the repairs or possible replacement is not known at this time until more exploratory demolition can be performed to expose the entire lintel. Once the required repairs are determined sealed sketches will be prepared to assist the contractor in developing the scope of work.

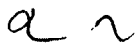
**306 W Main Street – St Charles, IL**  
**Structural Condition Assessment**  
**JWA Project No. 2017229**

If you have any questions regarding this report please feel free to call me.

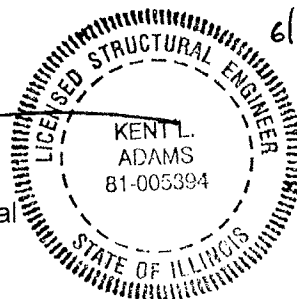
**Scope and Limitation:**

This report is a qualitative review of the structure and does not represent an exhaustive structural analysis of the building and its components. This report addresses the exposed and accessible structural framing only. This report does not address nonstructural items such as mechanical, plumbing and electrical systems, weather enclosure items (roofing, gutters, siding, doors, and windows), life safety and accessibility issues, architectural features, pest control, mold, mildew, fungus, hazardous materials etc. All structural observations were visual only; no measurements or tests were performed. The observations were limited to the exposed and accessible areas of the building. The opinions and recommendations given above are based on the conditions assessed at the time of the observations. JWA reserves the right to modify or change any of these opinions in the event that other areas of construction are made accessible for observation or other documents and information about the structure become available. JWA makes no warranties, expressed or implied in this report.

Very truly yours,



Kent L. Adams, S.E.  
Johnson Wilbur Adams, Inc.-Principal



License Exp. 11/30/18

306 W Main Street – St Charles, IL  
Structural Condition Assessment  
JWA Project No. 2017229



Photo 1 South Elevation



Photo 2 West End of Lintel



DENTAL ASSOCIATES

JOHN F. MICKA, DDS.  
RALPH E. REMUS, DDS.



ASSOCIATES

JOHN F. MICKA, D.D.S.

RALPH E. REMUS, D.D.S.

