

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Improvement Plan Review: 314 W. Main St.		
	Proposal:	Reconfigure front entrances to building		
	Petitioner:	Al Justiniano		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 3/20/13	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Grant Application				
Revised Elevation Drawings				
Photos of existing building				
EXECUTIVE SUMMARY:				
<p>A Façade Improvement Grant application has been submitted for 314 W. Main Street. The Commission discussed this application on 2/6/13. The applicant has submitted three revised elevations for consideration. The applicant's preference is Option A.</p> <p>The rail system for the stairs was changed to an open railing to increase visibility and light within the lower level entrance. This change should also improve security and snow removal.</p> <p>The casement windows on the second floor would be replaced with casement windows to match what is shown on the elevation drawings. Details on the windows will be provided at the time of COA.</p> <p>Columns have been added over at the first and second floor entrances. These are drawn as square but could be round to match the columns located between the second floor windows.</p> <p>The total cost is estimated at approximately \$44,000. The property could qualify for up to \$20,000 in grant funding, depending on the actual width of the façade.</p> <p>(Note: The City has not set a budget for the Façade Improvement Program for the upcoming grant year, starting in May 2013. This project will be first in line for funding when the budget is approved.)</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations.				

Received 2/1/13

**CITY OF ST. CHARLES
FACADE IMPROVEMENT PROGRAM
APPLICATION FORM**

A non-refundable fee of \$50.00 must accompany this application. Checks should be made payable to the City of St. Charles.

1) Applicant: J&C Business Services (Al Justiniano)
(Name)

Home Address: 39W851 Carl Sandburg Rd St Charles, IL 60175 630-443-7334
(Street) (City/State/Zip) (Phone)

Business Address: 314 W Main St St Charles, IL 60174 630-443-7334
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: 46-1371296

2) Building or establishment for which the reimbursement grant is sought

314 W Main St
(Street Address)

09-27-361-007
(Property Identification Number)

3) Is this property listed on the National Registry or designated as a Local Landmark: Yes No

4) Proposed Improvements(Check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Canopy/Awning | <input checked="" type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Windows/Doors | <input checked="" type="checkbox"/> Exterior Lighting |
| <input checked="" type="checkbox"/> Tuck pointing/Masonry Repair | <input checked="" type="checkbox"/> Restoration of Architectural Features |
| <input checked="" type="checkbox"/> Masonry Cleaning | <input type="checkbox"/> Rear Entrance Improvements(Please specify below) |
| <input checked="" type="checkbox"/> Painting | |
| <input checked="" type="checkbox"/> Other(Please Specify) <u>Front stairs / porch</u> | |

Describe the scope and purpose of the work to be done:

Redo the entire front façade of building focusing on door front entrances to apartments and store, repair and replace front windows as needed.

Preliminary Cost Estimate: \$44,223

City's Grant Amount: \$ _____

4) Statement of Understanding:

- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. 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.
- C. I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- D. 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 _____
Applicant

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 Facade Improvement Program and undertake the approved improvements.

Signature _____ Date _____



CAMERON CONSTRUCTION

150 PICASSO
ST. CHARLES, IL.
60175

Estimate

Date	Estimate #
1/31/2013	1367

Name / Address
314 West Main St. St. Charles, Il.

Project

Description	Qty	Rate	Total
Plans		0.00	0.00
permits		350.00	350.00
Demo		2,400.00	2,400.00
Excavation		3,560.00	3,560.00
Rework drainage		2,700.00	2,700.00
Concrete		7,700.00	7,700.00
Cut in new door, brick in existing window, apply stone work		6,550.00	6,550.00
doors installed		8,523.00	8,523.00
Electrical & Lighting		1,740.00	1,740.00
sign		1,500.00	1,500.00
Millwork & Trim, build second floor covered entry, finish interior		4,700.00	4,700.00
from adding door and covering window			
Iron hand rails and gates		2,300.00	2,300.00
Landscaping & Paving		1,400.00	1,400.00
remove waste		800.00	800.00
		Total	\$44,223.00



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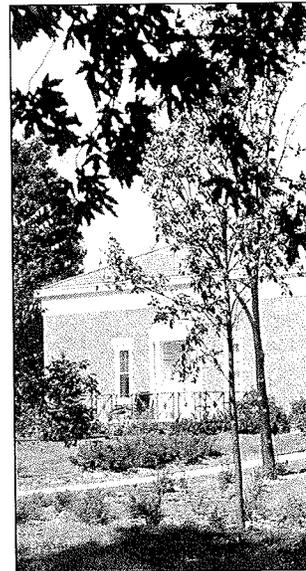
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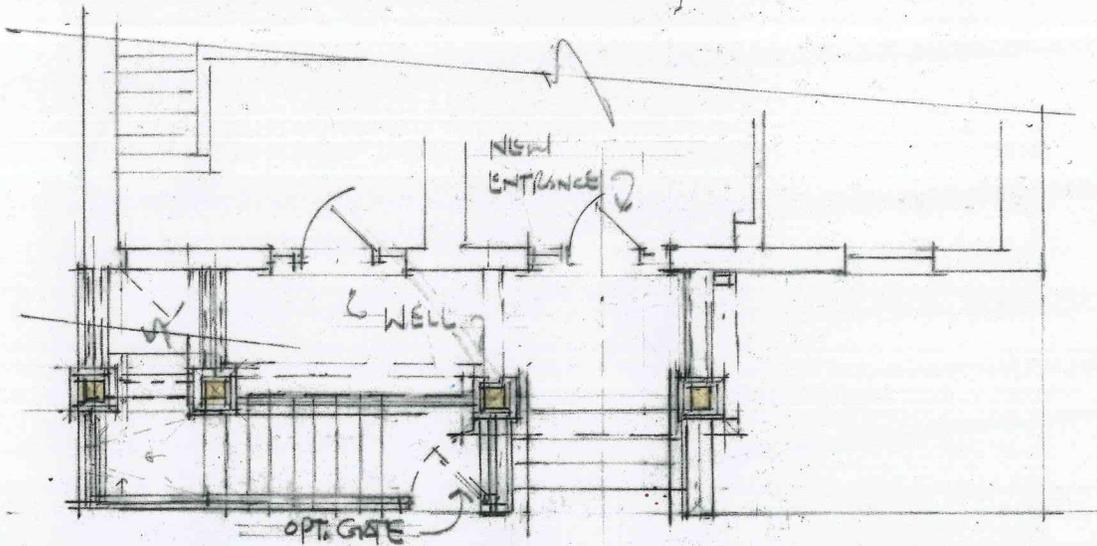
City residents battled many epidemics over the years, especially cholera. Dr. Henry M. Crawford, an Irish immigrant, served the population until his death in 1900. The Lambert hospital (above) at 316 West Main Street was erected in 1913 by Drs. R.J. and Edith Lambert and was used until 1925. Edith Lambert continued her service by operating a summer health camp out of her Orchard Hill home north of St. Charles.



In 1925, the American Le...
Avenues and converted it i...
342 are shown here painti...
financial difficulties.

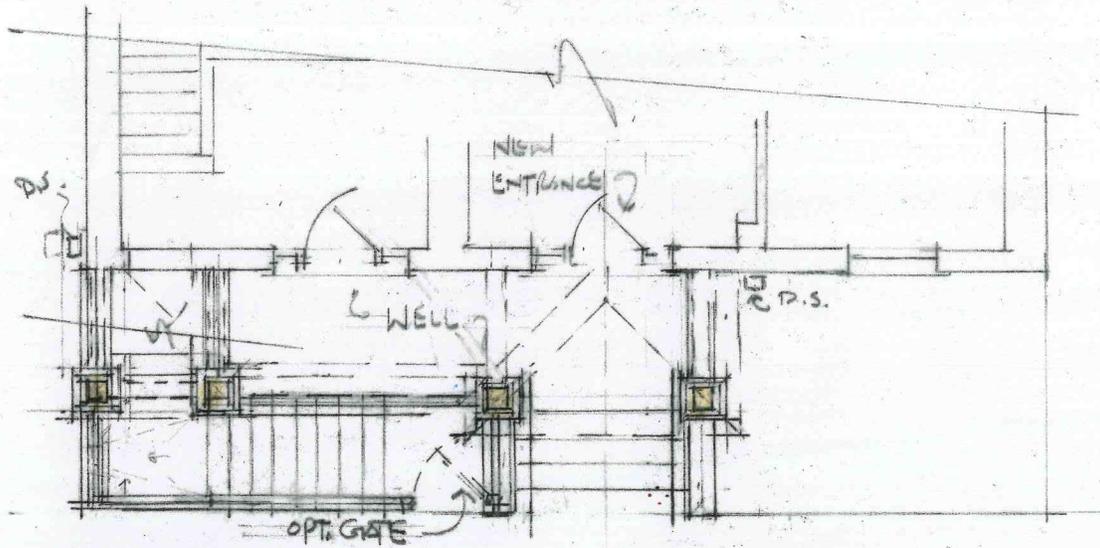
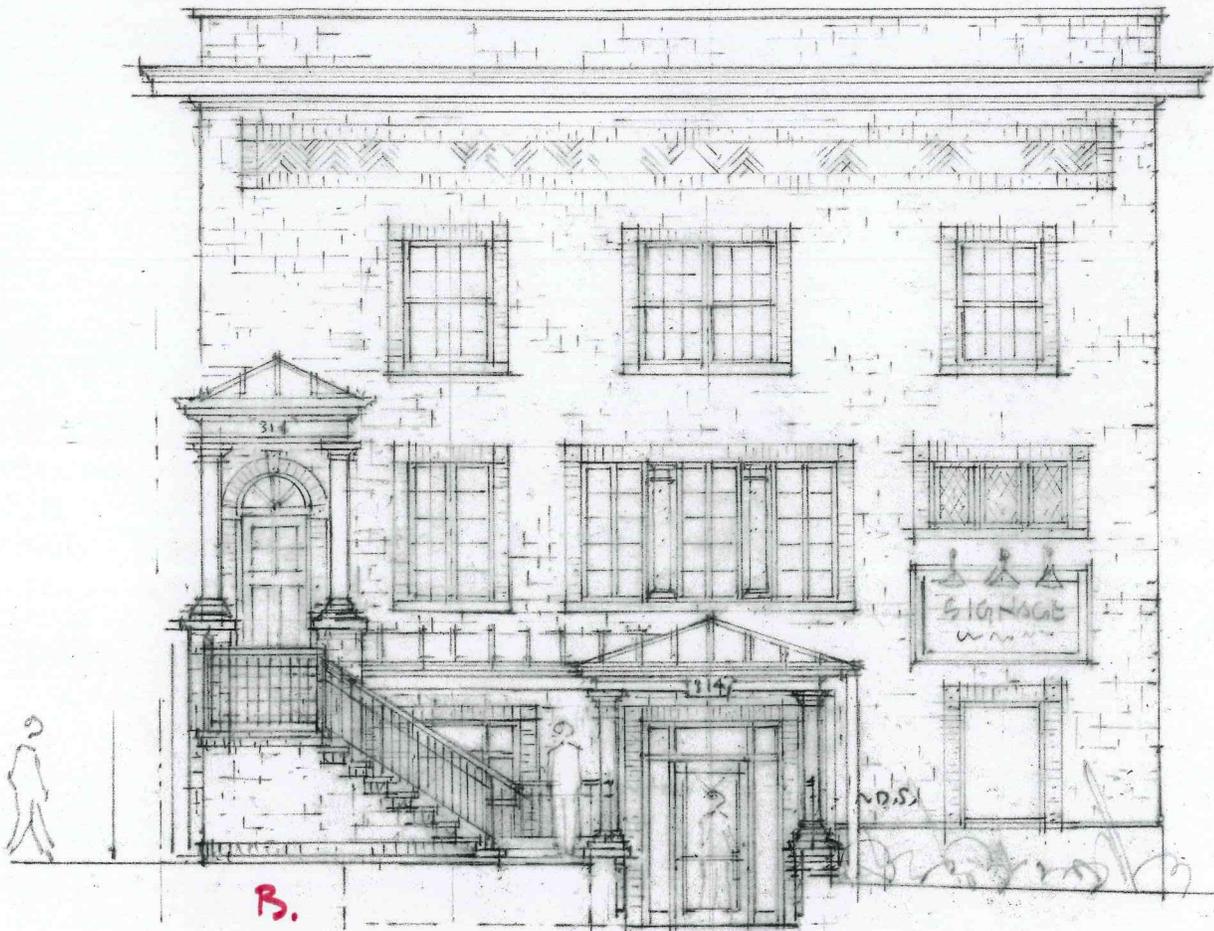


In 1939, the Norris family...
Avenue, this Colonial Revi...
years. In the early 1970s, fol...



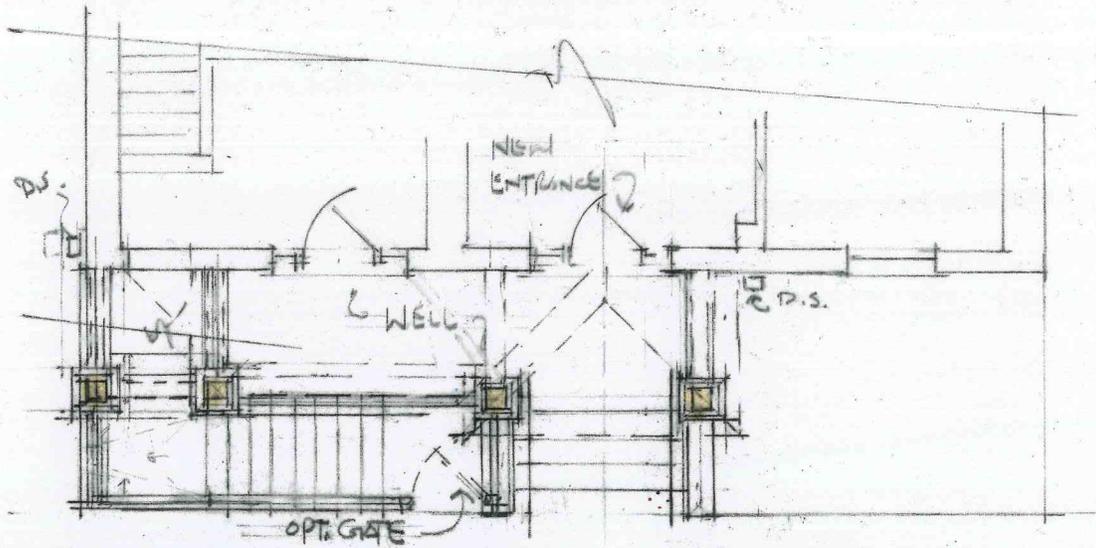
PROPOSED ALTERATIONS - 314 W. MAIN - ST. CHARLES, IL. - PRELIM. DESIGN 2-10-13
 FOR: MR. AL JUSTINIANO BY: MARSHALL ARCHITECTS

CURBS ↴



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CURBS ↘

From: Dan Marshall [mailto:dan@marshallarchitects.com]

Sent: Monday, February 11, 2013 3:00 PM

To: 'Al Justiniano'

Cc: 'Al Justiniano'; 'Guy Cameron'

Subject: revised preliminary design options

Hi Al,

I have attached a 3 page scan showing variations of the design of the proposed alterations to the front of 314 West Main. These designs should address the style concerns voiced at the Historic Commission meeting.

Note that these drawings show the open railing instead of the solid masonry railing. As I was drawing and visualizing the solid masonry railing option I recalled the problems that I heard during my tenure as the chairman of the parking and traffic committee. We heard complaints about the people coming out of the bars who tend to use any enclosed areas as toilets. If we use solid masonry railing walls on your building we will create 2 areas that could become a problem for this type of activity. I also think the solid masonry railing will also create a dark cave-like area at the existing lower door and make shoveling snow and draining the stairs difficult.

The least expensive way to use the open metal railings is to use an "open stringer" as shown. We could use a close stringer as you can see on the attached photo on the Premier Landscapers advertisement. I like how the posts on this one are surface mounted. The surface mounted posts can be used on open or closed stringers. The other photos are from the bank across the street and a little west of your building which shows the posts embedded and the cap cracked at the bottom. I see this same problem occur wherever posts are embedded into limestone or concrete.

I decided to add columns to both porches for a few reasons:

1. It is easier to support the porch roofs on columns instead of trying to hang them from the existing wall.
2. They fit with the colonial style which was a request of the Historic Commission.
3. The columns at the lower porch allow us to project the center portion a little past the part of the roof that is against the stair going up. This strengthens the composition by emphasizing the center and covers the entire well.

We could even consider pulling the center portion of the lower porch out to the south property line which would cover the entire stair going down into the well and significantly reduce the amount of water that could fall into the well.

I have drawn square columns in plan but they would look great as round columns which would be consistent with the round columns between the middle windows on the second floor. These can be order as a cast stone and they are

Did you and Guy discuss the drainage from the well? There must be a drain in there now and I am wondering if he feels it is enough to handle the new well size. If we keep it covered and we locate the downspout outside the well then there should not be much water getting in there.

The 3 drawings attached show 3 different roof options.

A = flat roofs

B = hipped metal roofs

C = gable end metal roofs

I have shown full roof returns on the front of the gables in Version C which is consistent with the colonial style and it allows the gutters to be continuous so the downspouts can end outside the well.

Please feel free to call me to discuss these.

Thanks,

Dan Marshall

Principal

office: (630) 584-7820

cell: (630) 542-0406

fax: (630) 584-7862



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