

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 213 S. 3 rd St.		
	Proposal:	Façade Grant to replace siding		
	Petitioner:	Dave Saelens		
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 10/16/13	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)	X	Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Application and proposal				
Minutes from 6/5/13 Commission discussion				
Architectural Survey				
EXECUTIVE SUMMARY:				
<p>The owner has requested a Façade Improvement Grant to assist with funding the removal and replacement of siding on the building. The proposal includes use of either cedar or hardie board.</p> <p>The Commission held a site visit to view the siding and discuss their observations at the meeting on 6/5/13. The meeting minutes are attached.</p> <p>A Façade Improvement Grant could fund maximum of \$8,000 based on the frontage of the building (24 feet).</p> <p>The owner and contractor will be in attendance to answer questions and provide additional information.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations for approval of the COA.				

OCT 07 2013

CITY OF ST. CHARLES
FACADE IMPROVEMENT PROGRAM
APPLICATION FORM

CDD
Planning Division

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

1) Applicant: DAVID L. SAELENS
(Name)

Home Address: 213 S. 3RD ST ST. CHARLES, IL 60174
(Street) (City/State/Zip)

Business Address: SAME
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: _____

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

213 S. 3RD ST ST. CHARLES, IL 60174
(Street Address)

09-34-113-005.000
(Property Identification Number)

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

3) Proposed Improvements(Check all that apply):

- Canopy/Awning
- Windows/Doors
- Tuck pointing/Masonry Repair
- Masonry Cleaning
- Painting
- Other(Please Specify) SIDING
- Signage
- Exterior Lighting
- Restoration of Architectural Features
- Rear Entrance Improvements(Please specify below)

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

REMOVE + REPLACE SIDING

Preliminary Cost Estimate: \$ 24500⁰⁰

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 *Paul J. Sulewo*
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 _____
Owner



GRSW
GARELLI ROOFING SIDING & WINDOWS Cell

HOME IMPROVEMENT AGREEMENT

NAME: Donna Saclens (Owner)

ADDRESS: 213 S 3rd St DATE: _____

CITY: St Charles STATE: IL ZIP CODE: 60174

PHONE: _____ ALT PHONE: _____

The undersigned Seller agrees to furnish the following materials, improvements, labor, and/or services:

Hardie - Belly Band, Corners Post. 4'x8' straight stake
No charge for rotted wood = Capping out all W/W Dows.

Cedar 4'x8' / Cedar Hardie 26,891.00
29,811.00
27,000.00
40% down 60% upon completion 24,500.00

Price includes all materials, labor, permits, tax, warranty, clean up, and haul away old debris. (permits where applicable)

GRSW to furnish and install all above products.

100% Lifetime parts and labor warranty on applicable products

THIS CONTRACT IS ALL INCLUSIVE. ANY CHANGES MAY INVOLVE AN EXTRA COST AND ARE TO BE IN WRITING & SIGNED BY BOTH THE SELLER AND THE OWNER.

This job to start approximately November ("commencement date") to be completed approximately 7 to 9 days

These dates are approximations and may vary slightly. Total Sale Price of work to be performed \$ _____ Deposit

Today \$ _____ (cash, ck# _____, other) Payment of balance will be made in one equal payment of

\$ _____ due on completion. CC# _____ Exp: _____ CVV _____

Requested financing? Y N Type: _____

OWNER HAS READ AND FULLY UNDERSTANDS THE TERMS AND CONDITIONS OF SALE CONTAINED HEREIN AND ON THE REVERSE SIDE, ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS AGREEMENT AND OF NOTICE OF CANCELLATION, AND HAS INSTRUCTED CONTRACTOR TO PROCEED WITH WORK ACCORDING TO THE TERMS OF THE AGREEMENT. OWNER ACKNOWLEDGES RECEIPT OF A COPY OF THE PAMPHLET, "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME", AND A COPY OF THE PAMPHLET, "HOME REPAIR: KNOW YOUR CONSUMER RIGHTS".

GRSW
BY: [Signature]
AUTHORIZED REPRESENTATIVE

OWNER'S APPROVAL (BUYER)
Approval: _____
OWNER SIGNATURE

OWNER SIGNATURE

PLAT OF SURVEY

DALE A. FLOYD

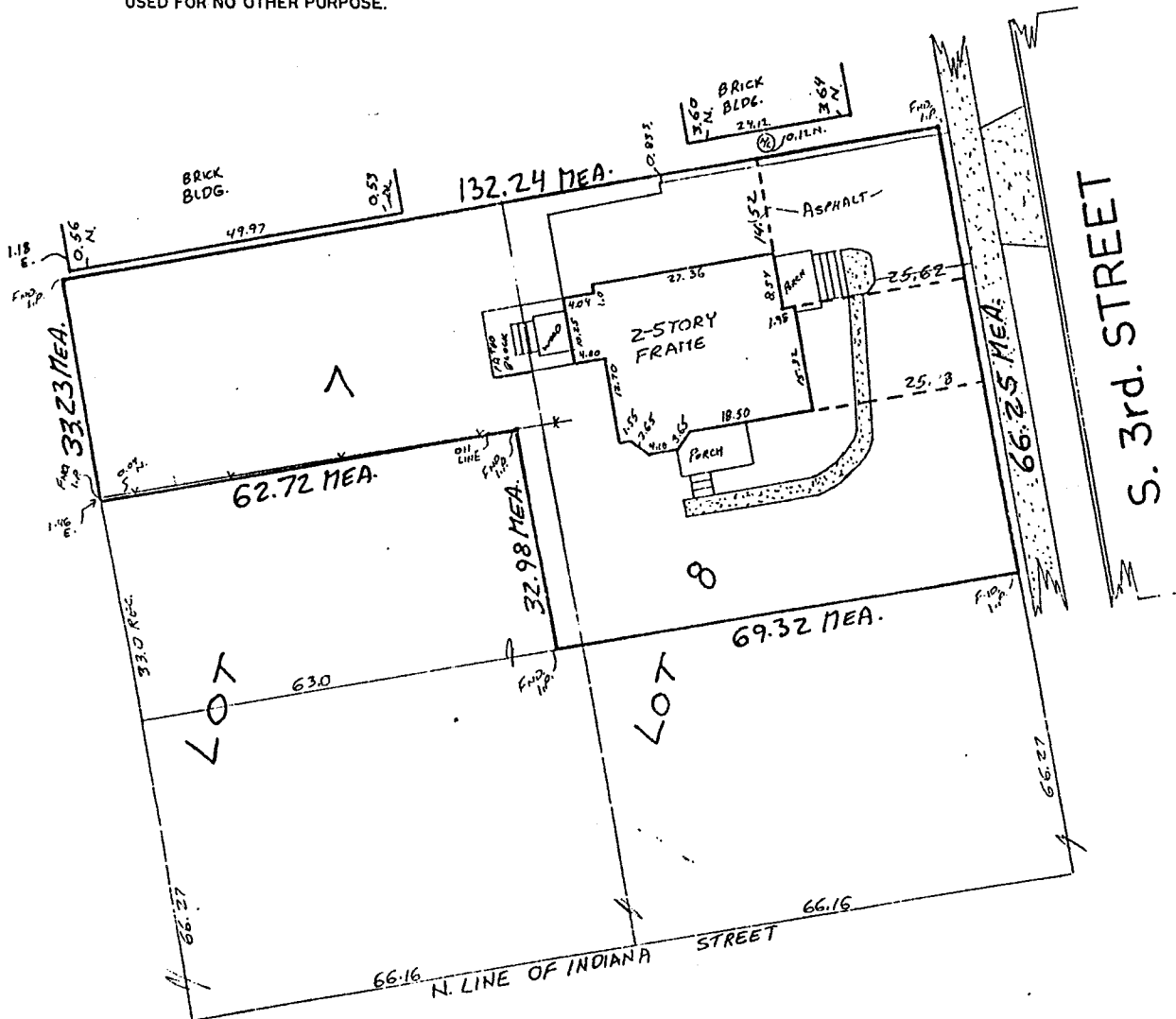
9N544 ARROWMAKER PASS

ELGIN, IL 60123

PHONE: 847-742-7691

THE NORTHERLY HALF OF LOT 7 (EXCEPT THE WESTERLY 63.0 FEET OF THE SOUTHERLY 33.0 FEET THEREOF) AND THE NORTHERLY HALF OF LOT 8, ALL IN BLOCK 51 OF THE ORIGINAL TOWN OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 213 SO. THIRD STREET, ST. CHARLES, ILLINOIS.

THIS SURVEY WAS
PREPARED FOR A REAL ESTATE
CLOSING AND IS TO BE
USED FOR NO OTHER PURPOSE.



State of Illinois

S.S.

County of Kane

SCALE: 1" = 20' NOTE: Survey not valid
without embossed seal.

I, DALE A. FLOYD, Do hereby certify that the above
described property has been surveyed under my
supervision in the manner represented on the plat

made to replace the roof. He said he understood that if the window did not match the style of the building, they would agree to replace the window to match the original.

The Commission discussed that lannon stone could be stained if there was an interest in changing the color.

Chairman Smunt said that as a future project, the Commission discussed obtaining the services of an architect to redesign the front elevation using pairs of double hung windows. He said based on past discussion with the Commission, there was not support for allowing the replacement window, as the Commission felt the window design and material choice was not appropriate for the building.

5. COA: 213 S. 3rd St.

Prior to the meeting, Chairman Smunt, Mr. Norris and Mr. Colby attended a site visit at 213 S. 3rd St. with Dave Saelens, building owner, to review the condition of the siding proposed for replacement.

Chairman Smunt noted that the condition of the siding and wood shingles varies by elevation. The worst condition is on the south elevation, where due to shingle splits, over 50% is deteriorated, in which case the entire elevation of shingle would need to be replaced. On the north elevation, there was less deterioration, with maybe 30% requiring replacement. He noted that once you begin the work of replacing individual shingles, more shingle will be damaged and require replacement, and at some point, the mix of new and old shingle will look bad.

Mr. Norris stated that in his opinion, the major issue is ventilation through the siding. A lot of the visible damage could be corrected with a proper priming and painting and taking measures to ensure the humidity is venting out of the walls and attic.

Chairman Smunt stated Mr. Saelens had obtained quotes for fiber cement and cedar that were very high. Based on the site visit, he suggested obtaining quotes for a repair and partial replacement with like materials, along with a proper painting. Mr. Withey suggested contacting Mr. Prestidge for a recommendation for an independent carpenter who can perform the work.

The Commission discussed that the property may be eligible for a Façade Improvement Grant, but the property is outside of SSA 1-B and therefore is second priority for funding. Mr. Colby said he would check the status of the current grant applications and see what is available. There was no specific COA request for the Commission to consider. Mr. Saelens will obtain additional quotes and follow up.



ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 213 S 3rd St

1994 Photo
 Roll: 3
 Negative: 28

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: <u>Shingle</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1880-1900</u>	Foundation: <u>Stone</u>
Source: _____	Roof Type/Material: <u>Gable/Asphalt</u>
Overall Plan Configuration: _____	Window Material/Type: _____

ARCHITECTURAL FEATURES: Cross gabled roof building with shingle texture in gables, notched over windows at second floor. Large expanse of glass at first floor at front. Wood clapboard at first floor on stone foundation. Porches on east and south sides.

ALTERATIONS: None