

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY				
		Agenda Item Title/Address:		COA & Façade Improvement Grant: 11 N. 3 rd St.		
		Proposal:		Exterior improvements		
		Petitioner:		Terry Grove		
		Please check appropriate box (x)				
		PUBLIC HEARING			MEETING 4/15/15	X
AGENDA ITEM CATEGORY:						
X	Certificate of Appropriateness (COA)		X	Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
ATTACHMENTS:						
Façade Grant Application						
Quotes for proposed work						
Photos						
1994 Architectural Survey						
EXECUTIVE SUMMARY:						
<p>The owner of 11 N. 3rd St. has requested a Façade Improvement Grant to assist with funding the following exterior improvements to the four-unit building known as Old St. Charles Place:</p> <ul style="list-style-type: none"> • Replace all wood trim with cedar (including fascia board, vertical trim, and block accents). • Replace all 10 vinyl windows on the south elevation with aluminum frame windows. • Replace three steel doors on the north elevation. • Replace the “Old St. Charles Place” plywood sign on the east elevation. • Replace the four raised sign panels on the south elevation. • Re-roof the west half of the building. <p>The cost of work is estimated at \$45,050. The grant would cover up to \$20,000.</p>						
RECOMMENDATION / SUGGESTED ACTION:						
Provide feedback and recommendations.						

Received 4-6-15

**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: TERRY F. GROVE
(Name)

Home Address:

Business Address: 311 N. SECOND ST. SUITE 304, ST. CHARLES, IL 60174 630-377-9156
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: _____

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

11 N. 3RD ST., ST. CHARLES, IL 60174
(Street Address)

09-27-361-030
(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):

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

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

REFER TO ATTACHED SUMMARY WITH QUOTES

Preliminary Cost Estimate: \$ 40,000 + City's Grant Amount: \$ 20,000.

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 _____

Owner

Date _____

GRANT FOR FOLLOWING ITEMS AT 11 N. 3RD STREET TO BE REPAIRED AND/OR REPLACED

OSC/Downtown Partnership Grant Pricing List 4.8.15

1. Replace with cedar boards, all fascia boards and other trimboards most of which have deteriorated and painting the foregoing: Contractor: Artisan Painting and Maintenance	\$10,575
2. Replace three corroded steal rear doors and ten front windows that are cracked and brittle due to the age of the windows and the sun leaching out the elasticity of the vinyl frames Contractor: Tri-County Glass	\$19,500
3. Replace four dormer fronts that are currently delaminating plywood with "alumilite" which is a solid core aluminum plastic laminate Contractor: Acclaim Sign Company	\$3,350
4. Sign on east end of building which is delaminating Plywood with a product called "alumacor" Contractor: Acclaim Sign Company	\$1,450
5. Replace shingles on the west one-half of the building which has a different roof line than the other half of the building Contractor: Bruce W. Johnson Roofing	\$10,175
TOTAL	\$45,050

Artisan Painting & Maintenance
37W242 Dean Street
St. Charles, IL 60175
630-803-8583
Wilson.jon68@yahoo.com

EXTERIOR REPAIRS AND PAINTING AT OLD SAINT CHARLES.

1. All wood trim is to be removed and disposed of in dumpster. Metal flashings and drip edges are to be saved to re-use if still in fair condition. 1x12 Cedar is to be pre-primed and installed for all fascia/freeze board, verticals and red blocks. All wood is to be caulked wherever needed with urethane caulk, nail holes filled and all exposed surfaces to be painted with one coat of latex acrylic solid color stain. Any new flashings and drip edges are to be painted with DTM paint to match trim color.
2. Sweep clean job site at end of work day, thorough clean upon completion.
3. Awnings will be protected.
4. Work above store entrances will be timed as much as possible to accommodate traffic safely.
5. We will notify Terry Grove of any unforeseen problems as we remove wood trim. Changes or extras will be discussed before work is performed.
6. Labor cost for all wood replacement= \$4,500.00
7. Ballpark cost for wood and other materials=\$2,500.00
8. Priming and painting (with prep work). \$3,575.00

TOTAL \$10,575.00

TRI COUNTY GLASS, Inc.
40W217 Fabyan Pkwy., Elburn, IL 60119
[630] 232-1010 * FAX [844] 293-7813
E-Mail: tricoglas@sbcglobal.net
Randy Beth

PROPOSAL

Submitted To: Terry Grove & Peter Pratt

Phone: (630) 377-9150

Date: 4-3-15

Street: 311 N. 2nd St.

Job Name:

City, State, & Zip Code: St. Charles, IL 60174

Job Location: 11 N. 3rd Street

Contact:

Job Phone:

City, State & Code: St. Charles, IL

We hereby submit specifications and estimates for:

Replacing of the Rusted and Extremely Corroded Steel Doors on Back of Bldg.

3 – 3'0" x 7'0" Steel Flush Panel Doors and New Hardware Consisting of 1 1/2- Pair Butt Hinges, Weather-stripping and Threshold. Will use Existing Door Knob, Deadbolt and Closer if Applicable.

Replacing the Front Southern Exposure Vinyl Windows that are cracked and brittle due to the Age of the Window and the Sun Leaching out the Elasticity of the Vinyl, the Frames have turned into a brittle plastic.

(6) – 48" x 72"

(4) – 60" x 72" Dark Bronze Aluminum Frame Glazed with Low E Tempered Safety Insulated Glass

Installed \$19,500.00*

***Painting of Steel Door and any Interior or Exterior Touch up by Others.**

We hereby propose to furnish the materials and perform the labor -complete in accordance with above specifications, for the sum of:

Per Above

Payment to be made as follows:

Net 30

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Signature: _____

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment to be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____



Terry Grove
311 N. 2nd St. Ste. 304
St. Charles, IL 60174

Mr. Grove,

To replace the plywood wall sign mounts for "Old St. Charles" located at 11 N. 3rd Street in St. Charles, the cost will be \$3350.00

This price is for the removal of the existing plywood over four entrances and replacement with "Alumalite", which is a solid core aluminum and plastic laminate. The new panels will be painted to match the existing plywood.

Thank you,

A handwritten signature in black ink, appearing to read "Thomas Deppe", is written over a light gray, textured background.

Thomas Deppe



Terry Grove
311 N. 2nd St. Ste. 304
St. Charles, IL 60174

Mr. Grove,

To replace the plywood sign for "Old St. Charles" located at 11 N. 3rd Street in St. Charles, the cost will be \$1450.00.

This price is for a similar sign made of "Alumacor" which is a plastic laminated with aluminum. This material has a longer life than plywood and should last at least ten years in this application.

Thank you,

A handwritten signature in dark ink, appearing to read "Thomas Deppe", is written over a light background.

Thomas Deppe

Bruce W. Johnson

12N030 Hilltop Road
Elgin, IL 60124
(847) 742-2086

Date 4 / 2 / 15

CONTRACT

To Terry Grove
11n Second St. Antique Market
St Charles. Il 60174

LICENSE NO. 104-004-501	JOB PHONE NO. (630) 377-9150

We hereby submit specifications and estimates for:

Antique Market: On this half of building, Front side has only one layer of roofing. Back side has two layers, backside must be tore off hauled away.

1. Install new rake edge metal front & back side, then shingle front side of building.
2. Install Peal and Stick roofing material on back of sign walls.
3. Flash around all projections.
4. Tear off all roofing on back side of Antique Market haul away.
5. Install Ice and Water Shield along bottom edge where meets flat roof.
6. Install heavy felt paper over deck, new ridgevents, soil stack flashings
7. Then shingle this side same as front side using 30yr Architectural Shingles.
8. Roof warranty 20 yr.

All material guaranteed as specified by material company. Any work done on roof except by **BRUCE W. JOHNSON** will void contract and all warranties. All payments due as specified in contract, late payments will be charged 10% per week.

Additional Terms.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Ten Thousand One Hundred Seventy Five Dollars
dollars (\$ 10,175.00).

Payment to be made as follows:

1 payment end of job.

Authorized Signature

Note: This proposal may be
withdrawn by us if not accepted
within _____ days.

Acceptance of Contract:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

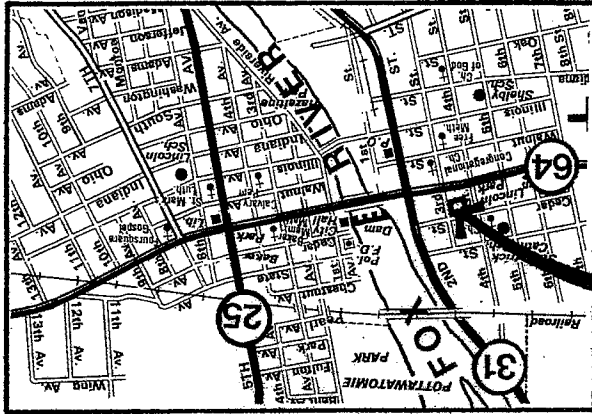
Signature _____ Date _____ Signature _____ Date _____

ST. CHARLES, ILLINOIS 60174

103 WEST MAIN STREET

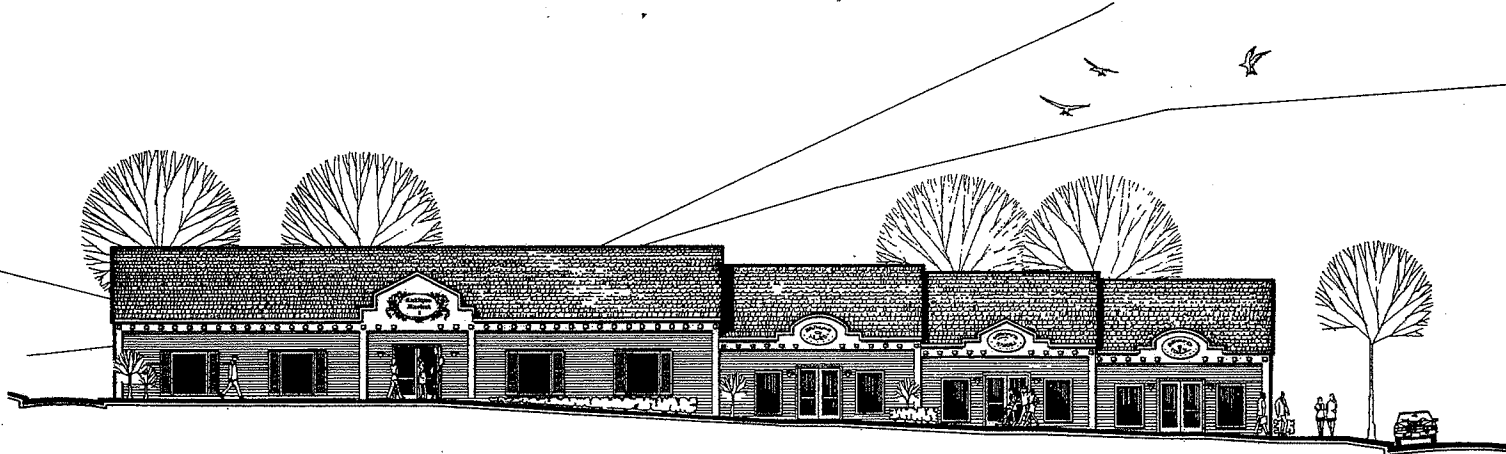
PRATT REALTY
(312) 377-0255

FOR MORE INFORMATION, WRITE OR CALL PETER PRATT AT



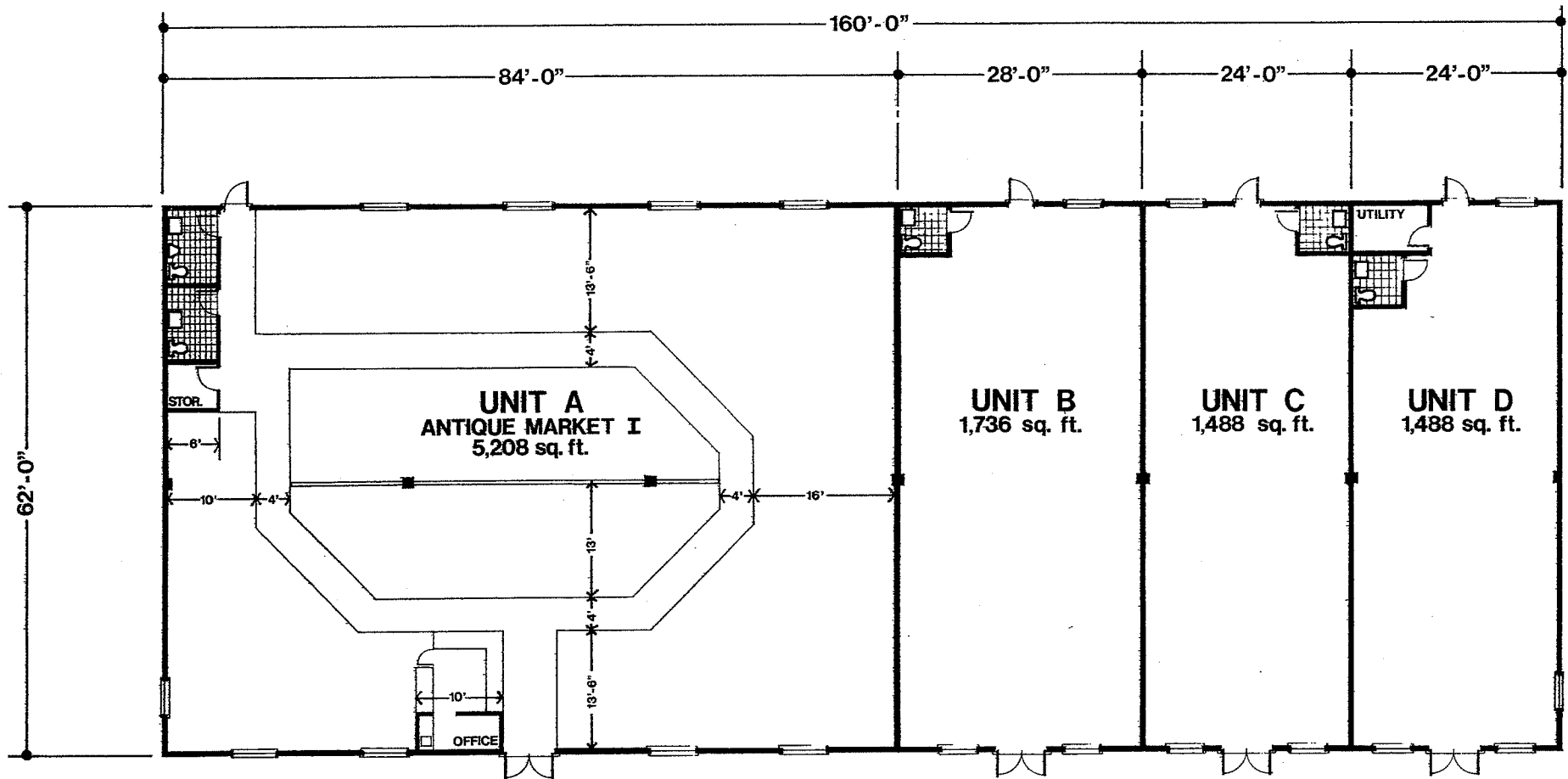
Old St. Charles Place
11 North Third Street
St. Charles, Illinois

NEW RETAIL SPACE AVAILABLE IN HISTORIC OLD ST. CHARLES, ILLINOIS



O L D S T. C H A R L E S P L A C E

ST. CHARLES, ILLINOIS

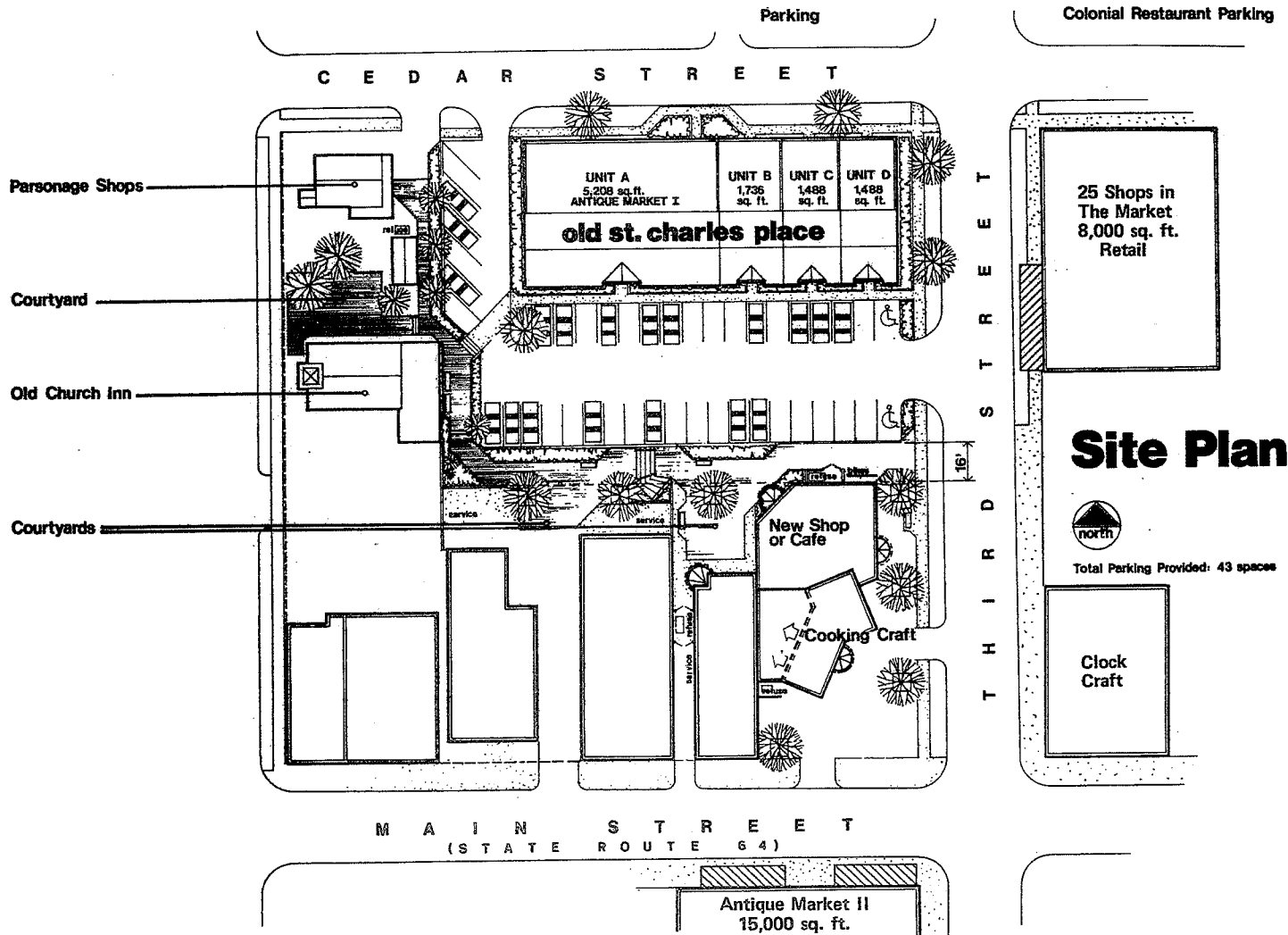


O L D S T. C H A R L E S P L A C E
(312) 377 - 0255

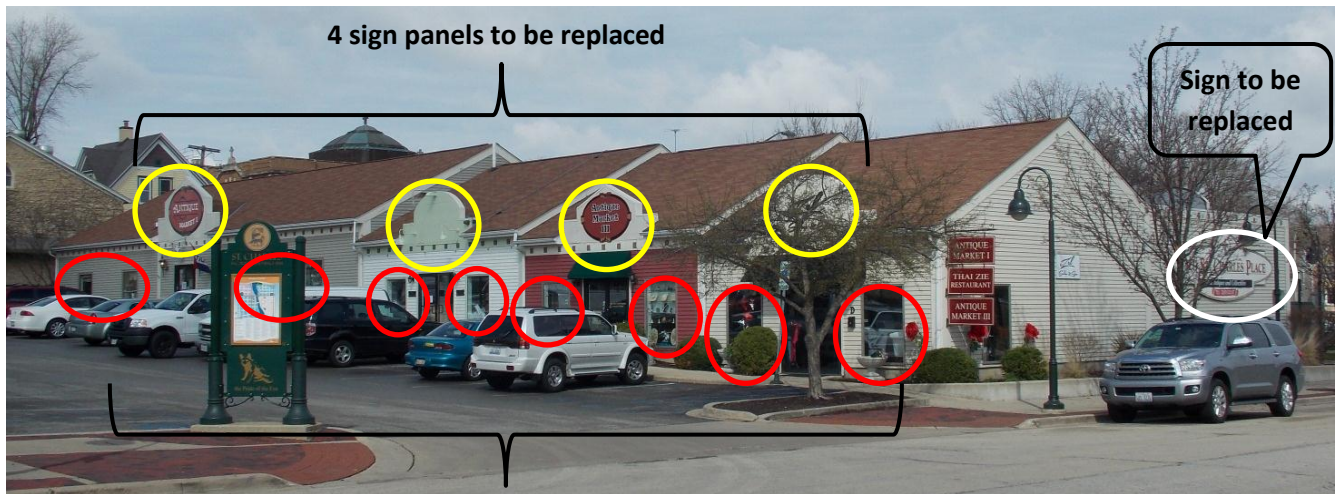
OLD ST. CHARLES PLACE

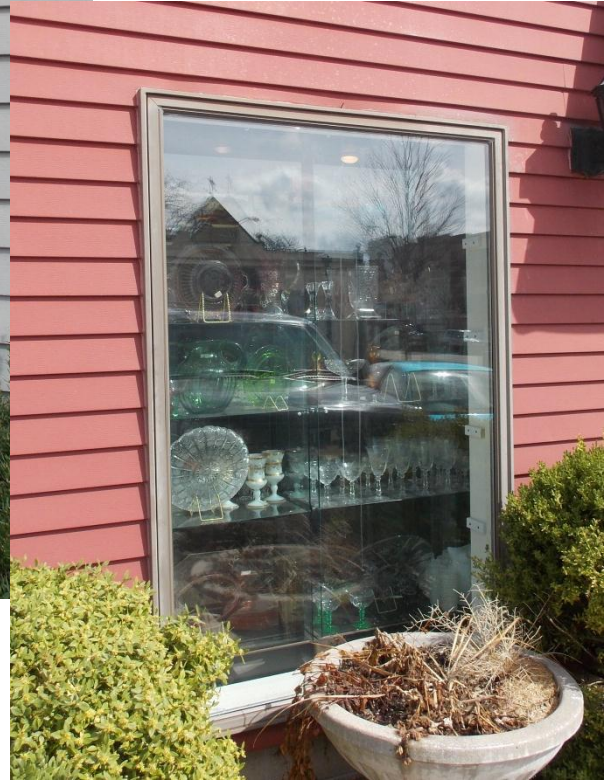
A NEW RETAIL BUILDING IN HISTORIC ST. CHARLES, ILLINOIS

THIS DOWNTOWN LOCATION FOR NEW RETAIL SHOPS
IN OLD ST. CHARLES BRINGS WITH IT A WELL
ESTABLISHED HISTORIC AMBIENCE AND THE CHARM
OF THRIVING SPECIALTY AND ANTIQUE SHOPS.



Photos – 11 N. 3rd St.









ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

Old St. Charles Place

ADDRESS 11 N 3rd St

1994 Photo

Roll: 1, 3, 13

Negative: 36, 23, 3

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: Vernacular Commercial

Architectural Features: _____

Date of Construction: 1986

Source: _____

Overall Plan Configuration: _____

Exterior Walls (Current): Aluminum

Exterior Walls (Original): Aluminum

Foundation: Concrete

Roof Type/Material: Gable/Asphalt Shingle

Window Material/Type: _____

ARCHITECTURAL FEATURES:

ALTERATIONS: None



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:

