		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>				
		<b>Agenda Item Title/Address:</b>		COA & Façade Improvement Grant: 111 E. Main St.		
		<b>Proposal:</b>		Renovate storefront		
		<b>Petitioner:</b>		DB Partnership / Doug Denz		
		<b>Please check appropriate box (x)</b>				
		<b>PUBLIC HEARING</b>			<b>MEETING 3/4/15</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>						
X	Certificate of Appropriateness (COA)		X	Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item			Commission Business		
<b>ATTACHMENTS:</b>						
Façade Grant Application						
Rendering of proposed improvements						
Photos						
Excerpt from 12/3/14 meeting minutes						
1994 Architectural Survey						
<b>EXECUTIVE SUMMARY:</b>						
<p>The Commission conducted a Preliminary Review for this proposal on 12/3/14.</p> <p>The owners of 111 E. Main St. are proposing renovations to the storefront.</p> <p>A Façade Improvement Grant application has been submitted. Grant funds will become available at the start of the next fiscal year in May.</p> <p>The building façade was renovated to its current appearance in the mid-1990s.</p>						
<b>RECOMMENDATION / SUGGESTED ACTION:</b>						
Provide feedback and recommendations.						

Received 11/17/14

**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: DB PARTNERSHIP LLC  
(Name)

Home Address: \_\_\_\_\_ UE

Business Address: 111 E. MAIN ST., ST. CHARLES, IL 60174  
(Street) (City/State/Zip) (Phone)

Federal Tax ID Number: \_\_\_\_\_

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

111 E. MAIN STREET, ST. CHARLES, IL 60174  
(Street Address)

09-27-389-003  
(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 type="checkbox"/> Signage  |
| <input type="checkbox"/> Windows/Doors   | <input checked="" 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 type="checkbox"/> Rear Entrance Improvements(Please specify below) |
| <input checked="" type="checkbox"/> Painting   |   |
| <input checked="" type="checkbox"/> Other(Please Specify) <u>REPLACE EXTERIOR FACING ON FRONT FACADE</u> |   |

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

WE WILL BE REPLACING THE EXISTING EXTERIOR PLYWOOD (WHICH IS ROTTING) ON THE BOTTOM HALF OF THE BUILDING BY EXTENDING DOWN THE DRYVIT FROM THE TOP OF THE BUILDING AND ADDING A 2 1/2 FT BRICK ACCENT RUNNING ALONG THE BOTTOM. WE WILL ALSO BE ADDING EXTERIOR LIGHTING FOR SIGNAGE AND RESTORING THE ORIGINAL DECORATIVE CAST IRON COLUMNS LOCATED ON BOTH SIDES OF BUILDING.

Preliminary Cost Estimate: \$ 21,222<sup>00</sup> City's Grant Amount: \$ 10,000<sup>00</sup>

4) Statement of Understanding:

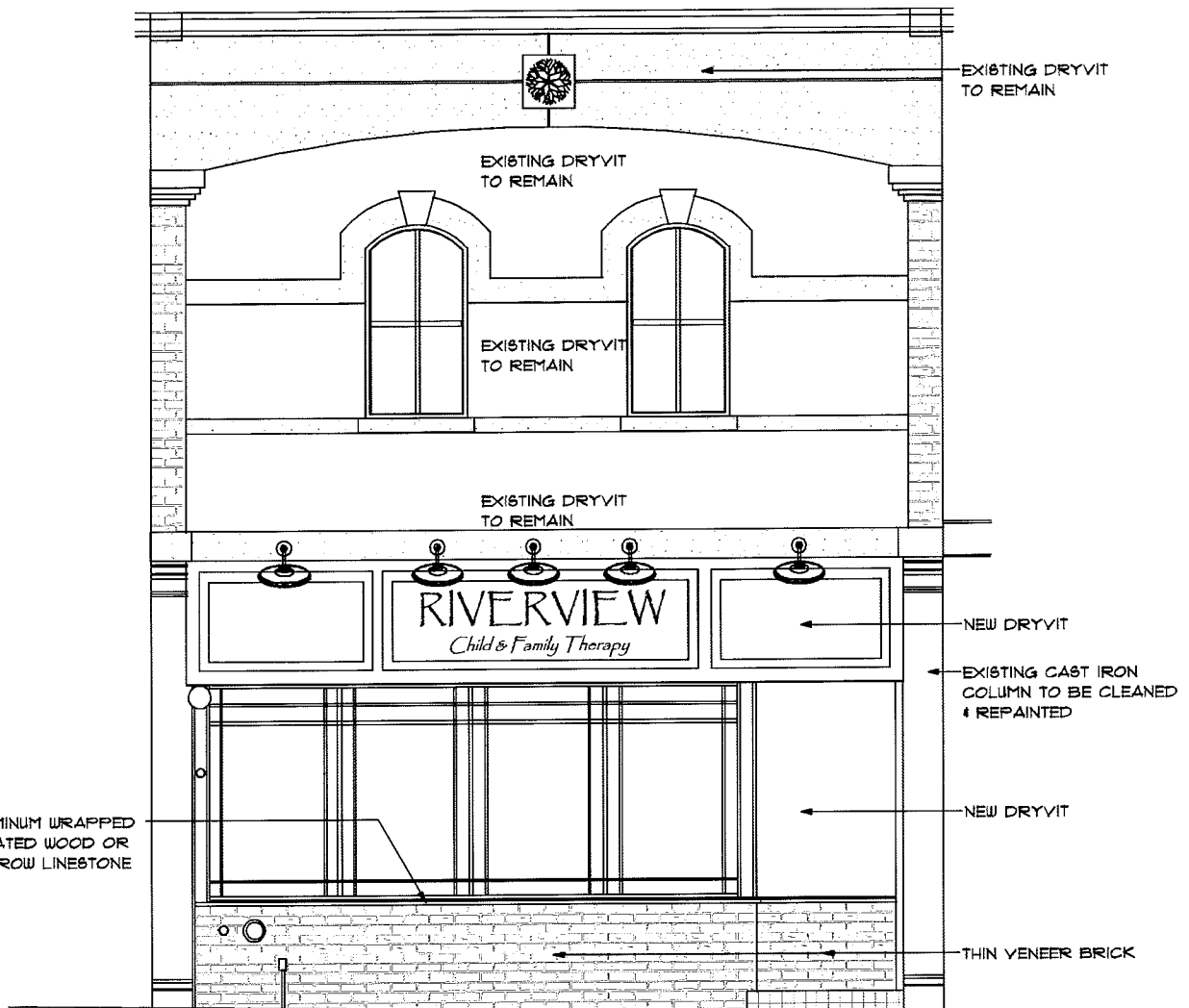
- A. I agree to comply with the guidelines and procedures of the St. Charles Façade Improvement Program.
- B. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- 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 Cheryl Dery  
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



## NEW FRONT ELEVATION

SCALE: 1/4" = 1'-0"

111 EAST MAIN ST. CHARLES



# 111 E. Main St.

Riverview Counseling Services, Ltd.











**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, DECEMBER 3, 2014  
COUNCIL COMMITTEE ROOM**

**Members Present:** Chairman Smunt, Bobowiec, Gibson, Malay, Norris, Pretz

**Members Absent:** Withey

**Also Present:** Russell Colby, Planning Division Manager  
Ellen Johnson, Planner

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**1. Call to order**

Chairman Smunt called the meeting to order at 7:00 p.m.

**2. Roll call**

Chairman Smunt called roll with six members present. There was a quorum.

**3. Approval of the agenda**

There were no changes to the agenda.

**4. Presentation of minutes of the November 19, 2014 meeting**

**A motion was made by Mr. Gibson and seconded by Mr. Bobowiec with a unanimous voice vote to approve the minutes.**

**5. Preliminary Review: 111 E. Main St.**

Mr. Colby explained the applicant is applying for a Façade Improvement Grant for next year's budget year. The Commission cannot take action on it at this point so the project is being presented for preliminary review.

Applicants Doug and Cheryl Denz, building owners, were present. They provided photos of the building showing areas of façade deterioration. Ms. Denz said she is the owner of Riverview Counseling Services which occupies the building. The building's exterior was renovated in 2008. The upper story is in good condition, but the bottom half where plywood is used is in disrepair. Mr. and Ms. Denz explained the proposal:



- Extension of the dryvit material from the upper floor down to replace the plywood above the windows
- Use of brick veneer to cover the area under the windows.
- Addition of five gooseneck lights above the sign.
- Restoration of the two existing steel columns.
- Addition of a cornice dividing the first and second floors.
- Replacement of the aluminum wrapped window sill with limestone.

Mr. Denz presented a sample of the brick veneer they plan to use under the windows. He tried to match the building's existing brick. He stated that using brick for the entire first floor façade was too expensive.

Ms. Malay stated support for the brick under the windows. She expressed concern regarding the use of additional dryvit on the building and the negative effects that penetrating the dryvit for lighting and signage may have on its integrity.

Mr. Denz said there are no drainage issues with the existing dryvit. From a cost perspective, it was either dryvit or exterior grade plywood, which does not hold up well.

Mr. Norris said since there is so much dryvit already on the building, he would support this project to keep the materials consistent. He suggested lining up the panels above the windows with the window panes to keep the look symmetrical.

Chairman Smunt agreed that the change from plywood to dryvit is acceptable because it is compatible with the rest of the building. He said the concern about penetrating the dryvit is legitimate. Keeping it well sealed and maintained will be key. He stated support for the cornice and the new sign, as well as the brick.

Commissioners expressed support for restoring the steel columns.

Chairman Smunt asked about the rotted vertical board on the right side of the windows, to the left of the entry alcove. Mr. Denz said that will be removed and wrapped in dryvit. Chairman Smunt said a quality casing material like wood or synthetic fiberboard instead of dryvit is more appropriate and would be more durable. He suggested using the same material for the vertical trim on the other side of the front windows, as well as on the area in the alcove between the door casing and the corner.

Chairman Smunt said overall, he would support a recommendation to City Council to fund a Façade Grant for the project. Commissioners agreed that it will be a positive improvement.

Mr. Denz provided information on the history of the building. It was built in 1902 as a grocery store, owned by John Fritz, and was used as a grocery store until 1966.

Mr. Pretz suggested the applicant look into federal historic tax credits for commercial building renovation.





ST. CHARLES HISTORIC PRESERVATION COMMISSION

# ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

## ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

## ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

## BUILDING CONDITION

- ☒ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

## ARCHITECTURAL DESCRIPTION

**Style:** International

**Date of Construction:** Not known

**Source:** Field Observation

**Features:**

Aluminum and glass curtain wall cladding (1950-1960's). Building is greatly altered.



**Address:**

111 East Main Street

**Representation in  
Existing Surveys:**

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

**Block No. 47**

**Building No. 5**

**SURVEY DATE:**  
MAY 1994

ROLL NO. 7

NEGATIVE NO. 35