



**HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item Title/Address:	COA & Façade Improvement Grant: 116 W. Main St.
Proposal:	Façade improvement project
Petitioner:	Randy Jostes

Please check appropriate box (x)

PUBLIC HEARING		MEETING 5/4/16	X
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AGENDA ITEM CATEGORY:

X	Certificate of Appropriateness (COA)	X	Façade Improvement Plan
	Preliminary Review		Landmark/District Designation
	Discussion Item		Commission Business

ATTACHMENTS:

Architectural Survey page	Floor plan showing layout (revised)
Photos of building	Renderings (revised)
Elevation drawing (revised)	Façade Grant Application

EXECUTIVE SUMMARY:

The Commission reviewed and tabled this item on 4/20/16.

The elevation and renderings have been revised based on the Commission’s feedback:

- The brick is not proposed to be painted.
- The storefront has been shifted downward, keeping brick visible below the 2nd story windows
- The wood material has been replaced with a tile product with a wood appearance.
- Three alternate color schemes have been provided for the window trim and a band above the storefront.

Background:
The first floor of 116 W. Main St., the former Vertical Drop store space, spans two buildings. The eastern building is proposed to be renovated for the Aveda- Mixology Salon & Spa. The first floor storefront of the eastern building is proposed to be completely replaced.

Façade Improvement Grant funding has been requested for the project. Therefore, it would be appropriate for the Commission to review the exterior painting and proposed colors. The building has not received a Façade Grant in the last 5 years. At approximately 45 ft. in width, the front façade is eligible for \$15,000 in grant funding. The rear entrance would be eligible for up to \$10,000; however no information has been submitted regarding any rear entrance improvements. The maximum total grant amount (both front and rear) for any building in a 5 year period is \$20,000.

The building is rated as “Non-Contributing” in the 1994 Architectural Survey. The existing storefront dates from the 1970s and was partially remodeled in the 1990s.

RECOMMENDATION / SUGGESTED ACTION:

Provide feedback and recommendations on approval of the COA and Façade Improvement Grant.



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 type="checkbox"/>	<input 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: Commercial Vernacular

Date of Construction: 1900-1910

Source: Field Guide to American Architecture

Features:

Original Colson store established at this site in 1880. A major fire occurred in 1975, followed by a major reconstruction.



Address:

116 West Main Street

Representation in Existing Surveys:

Federal

State

County

Local

Block No. 4

Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 1

NEGATIVE NO. 4



Existing former Vertical Drop storefront



Existing east storefront proposed for renovation



Existing east storefront proposed for renovation



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

REVISIONS BY:



ARCHITECTURAL RESOURCES
 W. Alex Teipel - Architect
 Robert M. Akers - Architect
 427 West State St. Geneva, Illinois 60134
 (630) 232-1774
 wattepel2@gmail.com / robertakers@siglab.net

I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they comply with all applicable codes, including the provisions of the Illinois Accessibility Code and ANSI A117.1-1986.
 Expires: 11/20/16

EXISTING & PROPOSED SOUTH FACADE
 Build-out for:
MIXOLOGY AVEDA SALON SPA
 116 W. Main Street
 St. Charles, Illinois 60174

Date: 04/25/16

Scale: AS NOTED

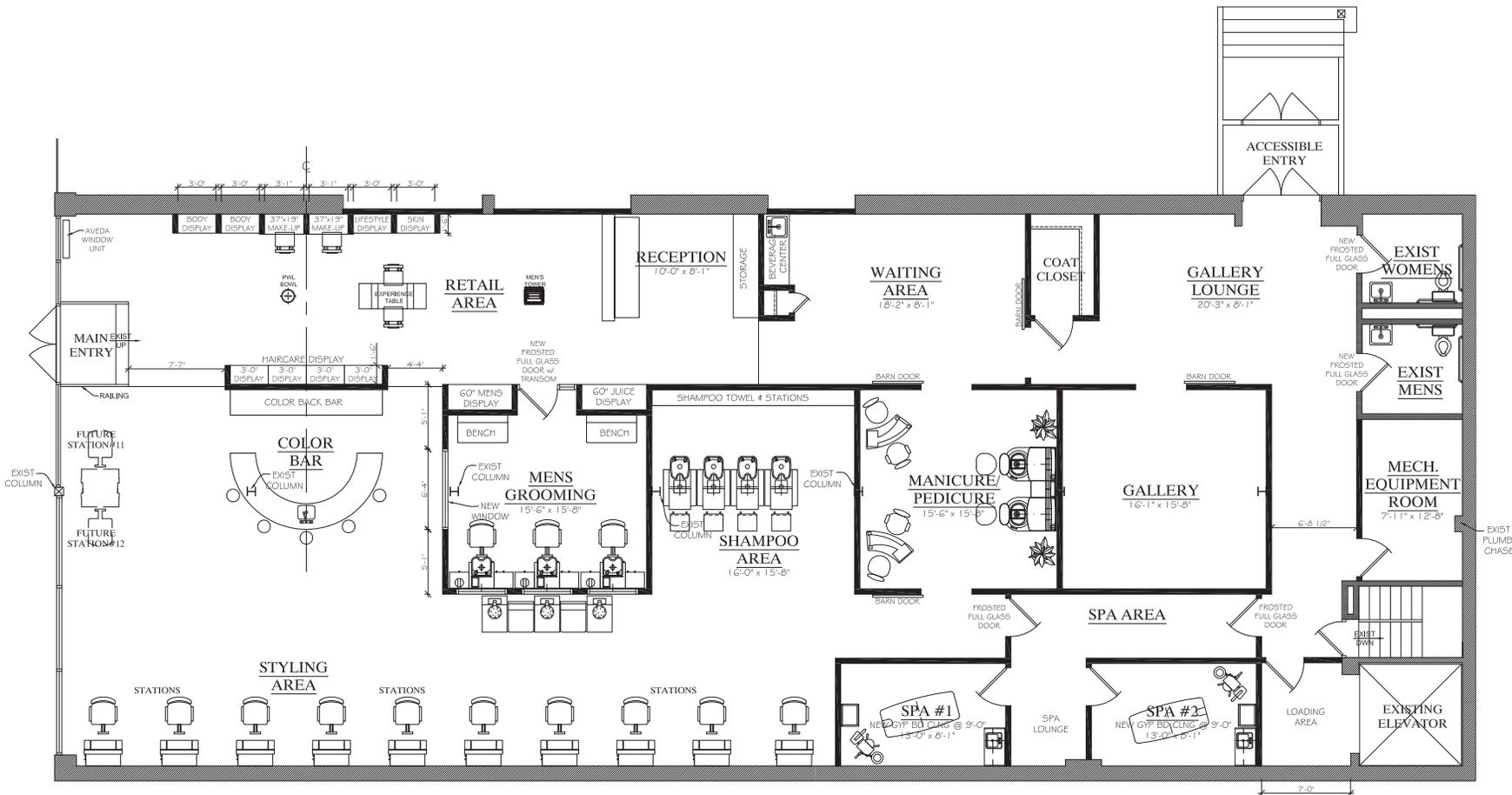
Drawn: R.M.A.

Job: 16-24

Sheet

ASK2

Of 2 Sheets



PROPOSED FLOOR PLAN #1
 SCALE: 1/4" = 1'-0"
 N

NOTE:
 1. CEILING HEIGHT IS 12'-1" TO EXISTING PLASTER FINISH
 2. ALL NEW WALLS EXTEND UP TO EXISTING CEILING

REVISIONS	BY
	
ARCHITECTURAL RESOURCES W. Alex Topel - Architect Robert M. Akers - Architect 427 West State St. Geneva, Illinois 60134 (630) 232-1774 watapel2@gmail.com / robertakers@siglab.net	
<small>I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they comply with all applicable codes and regulations including the Illinois Accessibility Code and ANSI A117.1-1986. Expires: 11/2016</small>	
PROPOSED FLOOR PLAN #1 Build-out for: MIXOLOGY AVEDA SALON SPA 116 W. Main Street St. Charles, Illinois 60174	
Date	04/25/16
Scale	AS NOTED
Drawn	R.M.A.
Job	16-2508
Sheet	ASK1
Of 1 Sheet	



PROPOSED SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

Received 4/18/16

**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: MIXOLOGY SALON SPA
(Name)

Home Address: _____
(Street) (City/State/Zip)

Business Address: 116 W. MAIN, S.C. 60174
(Street) (City/State/Zip)

Federal Tax ID Number: _____

2) Building or establishment for which the reimbursement grant is sought
116 W. MAIN ST. (EAST SIDE OF OLD "VERTICAL DROP")
(Street Address)

09-27-376-002
(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
- Signage
- Windows/Doors
- Exterior Lighting
- Tuck pointing/Masonry Repair
- Restoration of Architectural Features
- Masonry Cleaning
- Rear Entrance Improvements(Please specify below)
- Painting
- Other(Please Specify) NEW ADA REAR ENTRANCE, NEW DOORS
NEW FRONT FACADE / DOORS

Describe the scope and purpose of the work to be done:
FRONT WILL BE BROUGHT FLUSH TO EXISTING EXTERIOR WALLS
NEW WINDOWS, EXTERIOR SURFACE CHANGED WITH SIGNAGE.
AVEDA SIGN PROTRUDING FROM FACE

Preliminary Cost Estimate: \$ TBD City's Grant Amount: \$ Eligible for \$20,000 max total
Front: \$15,000 max
Rear: \$10,000 max

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 SUE HENRY, MIXOLOGY SAZON SPA

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 116 W. MAIN ST, 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 4/11/2016
Owner

Swan Contractors & Developers, Inc.

24 Center Dr. Unit 3
Gilberts, Illinois 60136

Telephone 847-428-5200 Fax 847-428-5724

4/20/2016

BUDGETARY PROPOSAL

2698

To: Mixology Aved Salon Spa
116 W. Main St.
St. Charles, IL 60174

Project: Mixology Aved Salon Spa
116 W. Main St.
St. Charles, IL 60174

We hereby submit conceptual specifications and budgetary estimates for the following:

FACADE RENOVATION:

Demo costs for the existing facade, concrete entrance removal, removal of existing granite panels and brick cleaning, and complete 1st Floor board-up: \$9,000.00

New Storefront with insulated low e glass/framing system including the doors & hdwe., metal panels at base, metal canopy over entry doors, reclaimed wood siding above the storefront, exterior masonry paint coating/masonry stain of existing brick for full front facade including trim as noted, and new fabric awnings over the 3-2nd floor Windows: \$56,000.00

Signage for the Mixology and Aveda signs: \$10,000.00

TOTAL BUDGETARY PRICE \$75,000.00