

Historic Preservation Grant Application

Last Revised: 2/18/2020

Section One: Contact Information

OWNER:

Name Guadalupe Zavala Email gua.zav@gmail.com
Address 517 S 4th Street
Home Phone 630-277-9487 Work Phone 630-277-9487 Mobile Phone 773-263-0645

APPLICANT: Check if same as above

Name _____ Email _____
Address _____
Home Phone _____ Work Phone _____ Mobile Phone _____

OWNERSHIP: (Please Check One)

- Applicant is the owner of the subject property and is the signer of the application. Please provide documentation proving title.
- Applicant is the contract purchaser of the subject property, and has attached a copy of the contract, along with a signed notarized statement by the owner authorizing the project scope of work.
- Applicant is acting on behalf of the owner, and has attached a signed notarized statement by the owner authorizing the project scope of work.

Section Two: Property Information

Subject Property Address: 517 S 4th Street
Date of Property Purchase: 05/2006 Historic District/Landmark: Near Eastside / Eade House
Number of Dwelling Units (If above two and not originally built as such, application is not eligible): 1
Owner Occupied (If no, application is not eligible): Yes or No

Section Three: Additional Documentation Requirements

1. Photographs of the house. Please include photos of all areas to be restored. Photos should be labeled.
2. Two detailed cost estimates per type of restoration work to be performed.
3. Please note if the cost estimates are provided by sole proprietors or if the estimates incorporate prevailing wage. If cost estimates do not meet either of the above, please still submit application.
3. Proof of property ownership – i.e. property warranty deed, most recent property tax form, land contract registered with the respective county.
4. A detailed narrative that includes a description of the current condition and the work to be performed. The following work is ineligible: driveway repavement, new asphalt roofs, fencing, and landscaping.

Section Four: Future Steps/Process

The grant applications will be ranked based upon project scope with the highest rated projects being recommended to the City Council by the Preservation Commission for approval. Following approval, a meeting with staff is required to review the project agreement and the grant process. Below is a list of additional items that may also be required as part of the review process:

- Historic Certificate of Appropriateness (HCOA) Application (*required for all projects*)
- Building Permit Application
- Scaled drawings of the proposed project
- Specifications and/or product information for materials to be used
- Material and/or color samples
- W-9 form upon approval of the grant

Detailed Narrative

(Provide a detailed narrative and cost breakdown, **in addition to the cost estimates**, of the project scope, including a description of what architectural elements are being impacted, changes to the original fabric, detailed information/specifications of any new materials being used, description of how repairs will be conducted, etc. If scope of work differ between cost estimates, please include an explanation.)

Please see attached Narrative as additional page below

Please submit completed applications to COAPlanning@aurora-il.org (provide all required documents in one email) or at the above addresses

I am applying for the Historic Preservation Grant to repair and renovate the soffit, fascia and box gutters at 517 S Fourth Street, designated as The Eade House (Cir. 1915) and located in the Near Eastside Historic District.

The objective is to repair and preserve the eaves and box gutters which have significant damage. These wide overhanging eaves are a main architectural element of our 1920's prairie foursquare home. For this reason, repairing and restoring the eaves are important to the preservation of the home's character, the city's architectural history, and to the neighborhood's streetscape in conjunction with the revitalization and restoration of the old Copley property, which the home is adjacent to. The project has a high visibility, particularly because the house sits on a double corner lot and the eaves on all sides of the house are visible from the street **(picture #5, #5b)**

The preservation of Aurora's history and its buildings is a public benefit to the city and its residents. It was locally designated a landmark by the Aurora Preservation Committee as the Eade house **(picture #17)**. Our house was built and owned by G.W. Eade who was the owner of G.W. Eade and Co., a leading manufacturer in Aurora's cotton and textile industry located at 32 S. LaSalle Street, Aurora, Illinois **(picture #16)**. While doing research at the library, I was told that he was an Aurora alderman as well.

Any grant money awarded will be used to replace damaged soffit and fascia on the eaves around the entire property and seal, repair, or replace any damaged box gutters. Much of the soffit and fascia has extensive water and weather damage, which is becoming visible in rotting and warping wood and peeling paint, and are in need of immediate repair. Some sections already have rotted wood and has begun to separate from its supports or has holes. One section now has a large opening through which rain, snow and wildlife **(pictures #1 and #2)** are entering the attic. The moisture entering through the eaves is also beginning to cause damage to the interior of the home **(pictures #3, #4)** and are causing damage on the inside of the property. In another area, the leaking water is dripping and splashing onto one of the wood windows and also causing damage.

No changes to the original fabric will be made. Soffit and fascia will be removed and legally disposed of. Wooden fascia boards will be installed to match existing style. 1 x 4 tongue and groove or V groove soffit boards will be installed match the existing style. Trim boards between soffit and the brick walls will be installed to match the existing style.

Downspouts will be detached and saved to reinstall. Will follow EPA Lead Based Paint Renovation program for houses built prior to 1978 for the removal of the existing soffit and fascia. Minor carpentry repairs to the support systems. Built in gutters will be sealed as needed unless they need replacing and will advise as to the cost to replace. Caulk all joints as needed. Prime paint all wood soffit and fascia. Finish paint two coats of paint on all soffit and fascia to match existing home colors. Re-attach saved downspouts.

Protect house and grounds while executing the work. Clean up work area. Haul away debris.

Based on the moisture damage throughout, salvaging original material such as fascia and soffit boards may not be possible. All new materials will be the same as the original, in this case wood. No aluminum or synthetic materials will be used.

I have included two estimates. The first was requested in March of 2020, when the grant offering was first announced. At the time, I had requested a quote for the repair of the section of soffit and fascia that I had noticed was beginning to fall off and that had left an opening through

which animals were beginning to enter the attic. After that I was not able to call on additional contractors for quotes due to the onset of the pandemic and subsequently the postponement of the grant offering. The first estimate is significantly lower than the second due to it not including a comprehensive inspection of the entire property for damage to the eaves. The second estimate includes repairs to the originally identified damaged as well as to all of the damaged soffit and fascia around the property. I am awaiting a third quote for the repairs of damage around the entire property, but due to the extent of the work and delays to the inspection due to the weather, the contractor will not have the estimate ready until a week after the submission deadline.

Based on the included quotes, expected quotes amounts from additional contractors, and the plan to make repairs to the entire property, I am requesting a grant award in the amount of \$16,000, with the understanding that I will be responsible for matching dollar for dollar the \$6,000 over the initial \$10,000 in grant money.



West side/Rear by
Seminary Ave

Picture #1

Picture #2

Squirrels entering attic-
Fascia board detaching



Picture #3

South side (Seminary Ave) Sun Room.
Interior damage from moisture due to
Box Gutter leakage.



Picture #4

South side (Seminary Ave) Sun Room.
Interior damage from moisture due to
Box Gutter leakage.





Picture #5

Street View From Corner
of Fourth and Seminary



Picture #5b. Rear of the house, visible from Seminary



Soffit Damage From Leaking
Box gutter

Picture #6

Picture #7

2nd story Soffit and Fascia
Damage





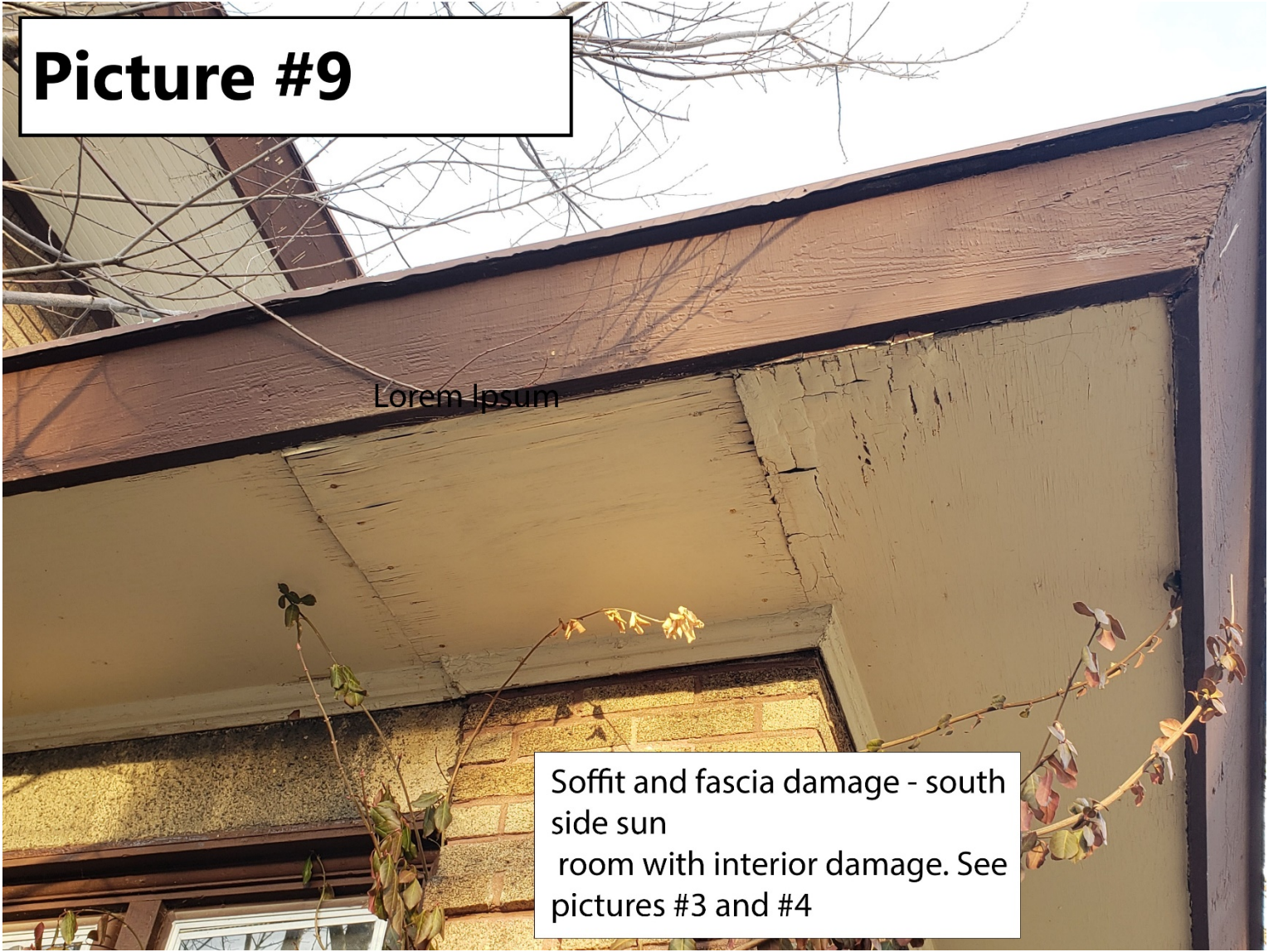
Soffit and fascia damage - South Side Sun room with interior damage. See pictures #3 and #4

Picture #8

Picture #9

Lorem Ipsum

Soffit and fascia damage - south side sun room with interior damage. See pictures #3 and #4



Picture #10

2nd story damage- above front porch. Visible from Fourth St. and Seminary Ave.



Picture #11



Damage around front porch. Fourth St.
Visible from Fourth St and from Seminary.
Fascia beginning to separate along top.
Visible gaps

Picture #12

Damage on 2nd story - North side,
visible from Fourth St.





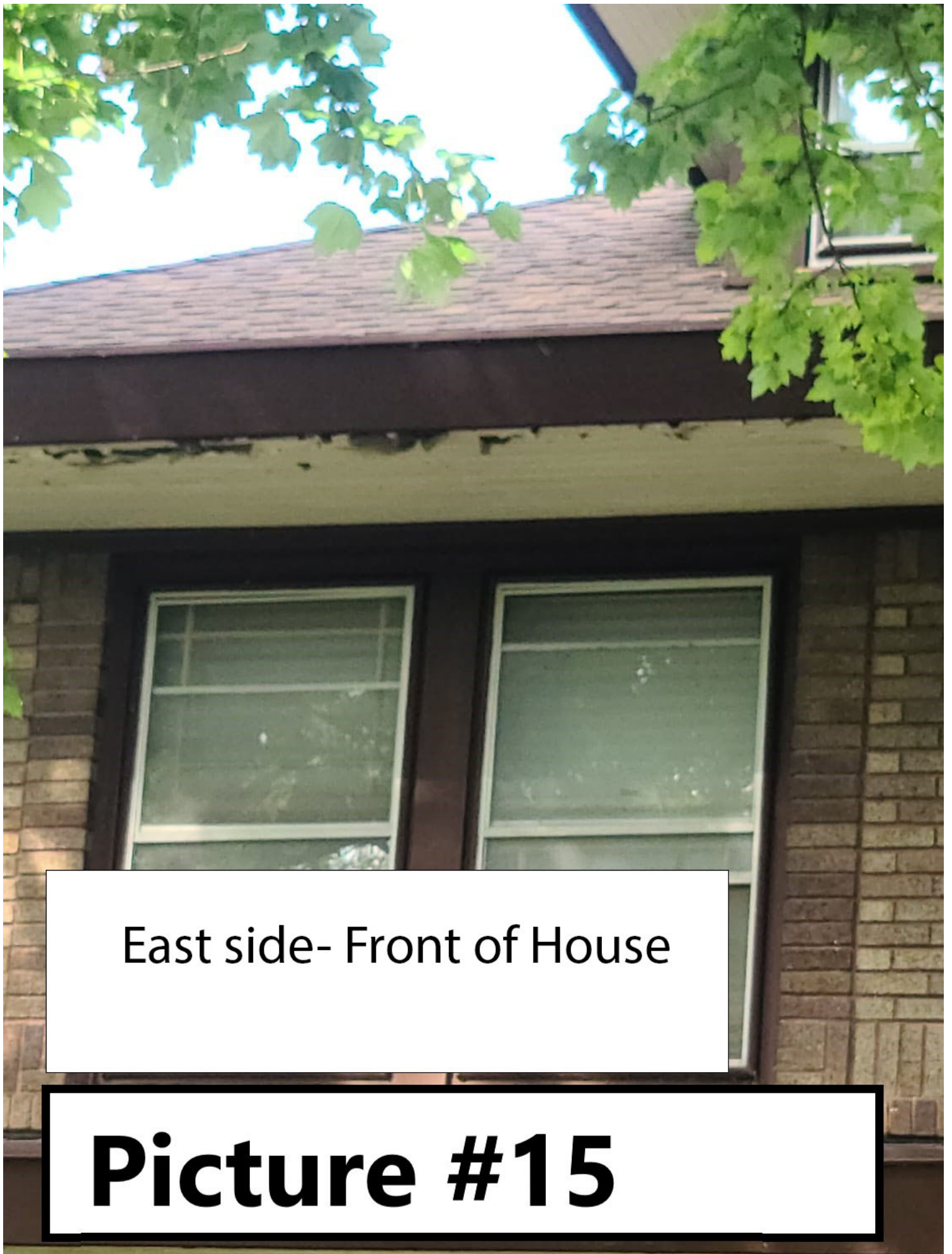
Damage- Noth Side- 2nd story. Detaching and rotting wood. Large hole in Soffit. point of entry for squirrels.

Picture #13



Rear view of damaged soffit
and collapsing fascia

Picture #14



East side- Front of House

Picture #15

This Spring—Feature Eade Garments of Quality



Style 2781. Made of finest French silk with the new buttons made of bone and mother of pearl with a button edge. This together with the new hand work, makes this number a big leader. Regular price, \$4 to \$4. Price, per dozen \$48.00

Style 2782. Made of finest French silk elaborately trimmed with wide piping throughout the dress. The exceptional workmanship in which the silk is made makes this a most popular number. Regular price, \$4 to \$4. Price, per dozen \$48.00



Style 2783. Made of finest French silk with a belt of colored piping and a small piece of embroidery on the waist, giving the garment an exceptionally neat appearance. Regular price, \$4 to \$4. Price, per dozen \$48.00

Style 2784. Made of finest French silk with the new flared skirt in the new style of dress. This is a most attractive style for all sizes. Regular price, \$4 to \$4. Price, per dozen \$48.00



For the most exclusive Spring styles—feature "EADE'S GARMENTS OF QUALITY"

House Dresses, Street Dresses, Children's Dresses

Again we are first to show latest styles in house dress numbers. Our new flared skirts will be the most welcomed style of many seasons. Every number in our line is a live one. Write today for our sample assortment.

Our street dress line is now complete. We have waited until the eleventh hour, but now have to offer the latest styles from the best designers that money can hire. A postal will bring our salesman to your store, but no samples from this line will be sent out before February 1.

Never before have we had such classy styles in children's dresses to offer to our customers. All the very newest designs and only the best materials. Two to fourteen year sizes at prices from \$4 to \$24 per dozen. Let us send you samples.

Every garment from this factory bears our famous trade mark guaranteeing—Style—Fit—Quality and Workmanship.


G. W. EADE & COMPANY

Manufacturers

AURORA

ILLINOIS

Picture #16 G.W. Eade Aurora History

A decorative sign with a dark background and a light-colored central panel. The sign features a decorative border with four corner finials. At the top center, there is a small decorative emblem. The central panel contains the text "c. 1915" in a large, bold, serif font, followed by "THE EADE HOUSE" in a smaller, bold, sans-serif font. Below the central panel, there is a small square emblem with a stylized bird or wing design, and the text "NEAR EASTSIDE HISTORIC DISTRICT" in a bold, sans-serif font.

c. 1915
THE EADE HOUSE

NEAR EASTSIDE
HISTORIC DISTRICT

Picture #17 The Eade House
Historic Designation

Fox Valley Construction and Remodeling, Inc.

1290 Church rd
Aurora, IL 60505 US
fvcr10@gmail.com
fvcrhome.com

Estimate

ADDRESS

Guadalupe Zavala
517 S Fourth St
Aurora, IL 60505

SHIP TO

Guadalupe Zavala
517 S Fourth St
Aurora, IL 60505

ESTIMATE # 1457

DATE 02/20/2021

ACTIVITY	QTY	RATE	AMOUNT
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Soffit and Fascia Remove and replace soffit and fascia on complete house excluding the porch ceiling.	1	21,100.00	21,100.00
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Includes:

- Detach downspouts and save to reinstall.
- Follow the EPA Lead Based Paint Renovation program for houses built prior to 1978 for the removal of the existing soffit and fascia.
- Remove soffit and fascia and legally dispose of the same.
- Minor carpentry repairs to the support systems.
- Seal the built in gutters as needed unless they need replacing then advise as to the cost to replace.
- Install fascia board to match existing style.
- Install 1 x 4 tongue and groove or V groove soffit boards to match the existing style.
- Install trim board from soffit to wall to match the existing style.
- Caulk all joints as needed.
- Prime paint all wood soffit and fascia.
- Finish paint two coats of paint on all soffit and fascia, colors chosen by owner.
- Reattach saved downspouts.
- Protect house and grounds while executing the work
- Clean up work area.
- Haul away debris.

TERMS:

Upon completion and full payment, a one year installation guarantee warranty will be provided.

With payments to be made as follows: (To Be Agreed Upon)

You, the consumer, may cancel this transaction at any time

ACTIVITY	QTY	RATE	AMOUNT
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prior to midnight of the third business day after the date of this transaction.

(Initial): _____

THE TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS PAGE AND/OR AS ATTACHED HERETO WILL BE A PART OF THIS AGREEMENT.

(Initial): _____

The above prices and specifications are satisfactory and you are hereby authorized to do the work. The payments will be made as stated above.

Authorized Signature: _____

Date: _____

Authorized Signature: _____

Date: _____

Thank you,
 Fox Valley Construction and Remodeling, Inc.
 Steven M Brengman
 Vice President

Signature: _____

Title: _____

Date: _____

TOTAL **\$21,100.00**

Accepted By

Accepted Date



When cost and quality count!

**Last Stop Roofing
PO Box 583
West Dundee IL 61008
815-482-3954**

**Submitted To:
Guadalupe Zavala
517 S 4th St
Aurora IL 60505
630-277-9487**

Work is to be done as follows: Remove and replace the bad wood fascia & soffit approx 80-100 ft to be replaced

-Remove the bad wood soffit over the necessary areas, if necessary to remove any addition un-for-seen wood after the soffit is removed, it will be on a time and material basis of \$79 per man hour and the cost of materials needed to fix it

-Install the new matching wood soffit over the necessary repair areas only

-Prime and paint the newly installed wood soffit, to match to the best of our ability

Cost Labor and material.....\$3,490

Payments to be made as follows: 40% down and the balance to be paid upon completion

There is a two year labor warranty on the repaired areas to assure you of our work

Last Stop Roofing & Exteriors is licensed and fully insured

Last Stop Roofing has been in business and satisfied tens of thousands of customers since 1989. Due to our excellent customer service, satisfaction and quality of work over the years our company has maintained a perfect rating with the better business bureau, Home Advisor, Angies List and play a positive role with in our communities which is a acknowledgement of superior quality, reliability and trust.

If you want to follow through with this proposal our expert crew will set up to complete the work in one day, taking extra effort for the details such as proper wood soffit replacement, and thorough detailed finish work. when we are complete with the work you will be satisfied from start to finish and problem free guaranteed.

Guadalupe, we want to thank you and we look forward to have the opportunity in working with you to serve your Exterior needs. If you have any questions feel free to contact Sam at 815-482-3954

Acceptance Signature

Date

975-9789