



City of Aurora

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Legistar History Report

File Number: 15-01080

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Type: Resolution

Status: Agenda Ready

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General Ledger #:

In Control: Planning & Development Committee

File Created: 11/30/2015

File Name: HP Grant/418 Grand Avenue/Brian Wells

Final Action:

Title: A Resolution Authorizing the Execution of a Historic Preservation Grant Agreement with Mary and Brian Wells for the property at 418 Grand Avenue (Mary and Brian Wells- L15-01080 / AU22/1-15.291-HP/GR - JH - Ward 6).

Notes:

Agenda Date: 12/10/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Grant Committee Memo.pdf, PRS_418 Grand Av.pdf, Application Packet_418 Grand Av.pdf

Enactment Number:

Planning Case #: AU22/1-15.291-HP/GR

Hearing Date:

Drafter: JHall@aurora-il.org

Effective Date:

History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|----------|----------------------------------|--|----------------------------|----------------------------------|------------|--------------|---------|
| 1 | Historic Preservation Commission | 12/02/2015 | Forwarded to P&D Committee | Planning & Development Committee | 12/10/2015 | | Pass |
| | Action Text: | A motion was made by Mr. Vaughan, seconded by Mr. Castrejon, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 12/10/2015. The motion carried by voice vote. | | | | | |
| | Notes: | <i>Ms. Hall said this project is slightly different than the other ones. The homeowner is proposing to do all the actual labor himself, so he submitted estimates for the material. This one, again, is another siding. This one is a siding replacement with wood siding. He is proposing to take down the current cedar siding and replace it with new cedar siding, 4 inches. He has tried painting in the past and the siding was very deteriorated and anytime he tried to do anything he said that it would just start to kind of crumble and so repairing it was not an option. Let me get to so some of the pictures. These are just some of the pictures of the siding. You can see he has removed some of the paint, some of the chipping that is happening. Some of the siding is good. He is going to keep whatever he can and that includes the siding under the porch as well as the siding on the gabled end. Here is a picture of the gable end siding that he will be keeping with the decorative element there. He also is not doing anything with the windows. Here is another picture of, these are the ones that I've taken, and you can see the deterioration of the siding.</i> | | | | | |
| | | <i>Mr. Miller said you said he is not doing anything with the windows. I think what the proposal is he is</i> | | | | | |

not asking for anything for the windows. As he repaints the house, I assume he paints the windows as well.

Ms. Hall said it is not for fixing any of the windows or replacing any of the window elements.

Mr. Schweizer said so the estimated cost of \$26,200 is estimated cost of lumber?

Ms. Hall said well the estimated cost of lumber, and all the other elements that go onto siding like the edges and all that, as well as nails, and paint. He is also, once he replaces the siding, he is going to paint the entire home. The two cost estimates are very different. If you notice, the Maher one is \$24,000 and the 85 Lumber is \$10,000. They are different types of siding. The Maher is for a solid cedar siding, whereas the 85 Lumber is for like a tongue and groove siding where they glue them together to make the longer pieces. You can see the seam a little more as compared to the more flush siding, but that for historic purposes is not something that we felt was inappropriate, so the cost estimates that we went for was using the 85 Lumber.

Mr. Vaughan said I have another question for you. Perhaps you are bringing it up.

Ms. Phifer said yes, just to clarify. The cost estimate, and actually there is a newer version of this table, but the cost estimate, the \$26,200, that includes in kind labor, so this would anticipate that he is utilizing his in kind labor toward his match, so whatever percentage of match. What this shows is that he is estimating around 600 hours. We actually did take another look at this and actually capped that at more like 300 hours, like 290 hours that we would do an in kind match for. We did propose a cap for that. So that \$26,000 does include their proposed in kind match. The materials themselves are \$13,000.

Mr. Vaughan said I'm still quite confused. One the original spreadsheet we were presented with in the Grant Committee meeting, the wood cost was approximately \$8,600. I'm wondering where the difference is. By no means do I undervalue the fact that he is doing the labor himself, I understand that, but even in the wood alone, there is a significant difference from what we were presented with earlier.

Ms. Hall said I think I did have a mistake on one of the items on the earlier spreadsheet. The \$8,000 is actually just for the siding. The rest of it is like all the other elements.

Mr. Miller said I recall he's listed everything in here.

Ms. Hall said it has a pretty extensive spreadsheet showing the two differences.

Mr. Miller said he is pretty detailed.

Mr. Vaughan said I guess a follow up question then. If the wood itself was valued at approximately \$10,000 and we were to fund the project to \$13,000, does that mean we are paying the homeowner to put the siding on? Where is that difference?

Ms. Hall said the \$13,000 is all material, including the paint, the nails and the cedar siding. In the grant agreement, we will specifically have a max not to exceed the material cost.

Mr. Vaughan said I'm still not following. Under cost estimate two, the 85 Lumber of \$10,000 including wood trims, etc. even with the painting at \$1,800, that's still less than the \$13,000.

Ms. Hall said and the dumpster cost.

Mr. Vaughan said it is still not \$13,000.

Mr. Miller said kind of in the middle of this long grant application, under estimate number two, he adds up the estimated costs. He comes up with \$13,028.80. Items listed are cedar siding, it is a clear cedar, apparently finger jointed. It has gotten to be kind of an expensive product. I've had to buy some of that for a house I own and it is becoming kind of expensive. There are quarter boards, drip cap, skirt boards, galvanized fasteners, tie back vapor barrier, tie back tape, taxes and all the materials and paint and a dumpster.

Ms. Phifer said and then we just rounded up to the closest hundred.

Mr. Miller said and quarter round, primer and caulk he already has in his possession.

Ms. Hall said if you have any discussions on the siding as well. The staff recommends that the cheaper one would be just as appropriate, but if anyone else has any more dealings with those types of sidings.

Mr. Truax said have you looked at the two examples?

Ms. Hall said no. I did not do an actual looking at samples.

Mr. Castrejon said is the homeowner here?

Ms. Hall said I don't think I saw them.

Mr. Miller said does anyone have any experience with the finger jointed?

Mr. Vaughan said personally I sell the product and once it was painted I wouldn't notice a difference.

Mr. Miller said so the seams are covered up with a couple layers of paint?

Mr. Vaughan said yes.

Mr. Miller said in that case, I don't know if the product is durable.

Ms. Hall said I saw discussions just from researching it a little bit about people fearing that the joints would come up and come apart, but other contractors said they've not had that issue as long as it was properly installed and you got a good quality lumber.

Mr. Castrejon said I don't know about the rest of you, but I actually have a slight issue with the hourly wage.

Mr. Schweizer said I was actually going to suggest that we defer this one until the next meeting because I'm a little unclear as to where all this is going as well.

Mr. Vaughan said personally I very much appreciate that the homeowner is doing the labor themselves. If we were to discuss something tonight, I would suggest 50% of the material cost.

Ms. Hall said I can clarify about the wage. That was just a prevailing wage for the State of Illinois for carpentry. He also estimated 600 hours, but we capped it at like 295.

Mr. Truax said is he a registered carpenter?

Ms. Hall said no. As far as I know he is not.

Mr. Miller said I believe in the proposal he lists he is like a retired union painter or something like that.

Mr. Truax said well I'm having a lot of trouble with this one. I can't make up my mind. I might go with your solution, but I hate to shortchange the guy too because it is important what he is doing.

Mr. Miller said I think this is an important one.

Ms. Phifer said the Commission could certainly defer it. We can consider it with the 2016 grant requests that we are going to continue to work on. Another option is that if the Commission felt that they wanted to move forward with a recommendation of a 50% materials, he can always come back and we can revisit that application as well. If that is something that is not desirable to the property owner and they'd like to pursue more, they could always come back and ask for an adjustment to that grant agreement as well. That's just another option.

Mr. Schweizer said that's called Option B. I like that one.

Mr. Vaughan said I'll stand by my recommendation of 50% material portion on this one.

Mr. Schweizer said and then the option of coming back.

Mr. Castrejon seconded the motion. The motion carried unanimously.
