

# Historic Preservation Grant Application

Last Revised: 2/18/2020

## Section One: Contact Information

### OWNER:

Name Jeff + Karen Houghtaling Email Jeffhoughtaling@gmail.com  
Address 450 Oak Avenue Aurora IL 60506  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Mobile Phone 630-803-7163

### 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: 450 Oak Avenue  
Date of Property Purchase: \_\_\_\_\_ Historic District/Landmark: \_\_\_\_\_  
Number of Dwelling Units (If above two and not originally built as such, application is not eligible): \_\_\_\_\_  
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 submit completed applications to [COAPlanning@aurora-il.org](mailto:COAPlanning@aurora-il.org) (provide all required documents in one email) or at the above addresses***

To: Aurora Historic Preservation Program  
1 S Broadway  
Aurora, IL 60505

From: Jeff & Karen Houghtaling  
450 Oak Avenue  
Aurora, IL 60506

We are applying for the historical grant program because we would like to restore the original front porch on our house. We have owned the house at 450 Oak Avenue for a little over three years now and have done extensive work inside the house. We have re-done the plumbing, electrical, kitchen and two bathrooms. We have also restored half of the windows on the house on the side and rear of the house. We have also put in a new back patio and redone the landscaping around the house. We take great pride in taking care of our historic house and it would really help if the city were able to give us the grant to restore the front porch and windows on the front of the house. We live here with our daughter Sonia and intend on staying in the neighborhood for many years to come.

We have two contractors a carpenter and a Mason that will work on this project as well as me the homeowner.

### **Front Porch: Concrete and Limestone**

The 4 broken and cracked front porch steps, 7' wide, are in need of replacement and were originally made from Indiana limestone as well as rebuilding the sides that hold the limestone steps up. New Indiana Limestone steps will be purchased and fabricated by Indiana Limestone in Bloomington, Indiana to the same material, size, style and dimensions as the original steps. The original flower pots, cement cap and as much of the Indiana Limestone will be salvaged and reused. The sides of the steps have several stones that are cracked or have shifted and will need to be rebuilt along with the steps. We will also temporarily brace half of the front porch and re-install the historic pillars in the front of the house that are currently pushing out/leaning.

### **Windows:**

The windows on the front of the house are also in great need of restoration. We plan on using our contractor to refurbish the existing windows to the original look, style and function. We would do this by heat-scraping, sanding, priming and painting the original wood frame windows with premium products. Also sand and stain the interior of the windows to match the trim style of the original era. The contractor will also repair the window weights and make them fully operational. There are 5 windows on the front of the house. Also on the front porch there is a small area of siding that needs to be repaired on the porch that will also be restored.

Completing the front exterior restoration of the house will not only look original but done to our specifications should last another 100 years.

Thank you.

Jeff and Karen Houghtaling



jeffhoteling &lt;jeffhoughtaling@gmail.com&gt;

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**Window bid**

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**Kiel Orebaugh** <koimaginative@gmail.com>

Jan 29, 2021 at 11:00 AM

To: jeffhoughtaling@gmail.com

**K.O. Construction**

To: Jeff Houghtaling  
From: Kiel Orebaugh / owner  
Regarding: window restoration of 5 front facing historical windows

I Kiel Orebaugh of K.O. Construction for the price of \$7,000 material included will heat strip, sand, epoxy repair, prime/paint, and re-install all 5 front facing historical windows.

**Reference photo**

This is not a contract, merely an invoice for your convenience to determine a potential contract. All prices are based off of current fuel, material, and safety equipment required to complete the job.

Thank you for considering K.O. Construction for your project. If you have any questions or concerns about this estimate please feel free to contact me.

Sincerely, Kiel Orebaugh



**image1.jpeg**  
232K

Luna Brothers Contracting  
302 S East Ave  
Aurora, Illinois 60505  
630-699-6731

Customer: Karen and Jeff Houghtaling  
Location: 450 Oak Avenue, Aurora, IL 60506

Scope of Work:

- 1.) Scrape, sand and paint the siding, soffit and dormers on the east side(street side) of the house.
- 2.) Completely restore the windows on the front side of the house to the specifications set out by the owner. A total of 5 windows will be restored on the front of the house.
  - a. Heat scrape all window jambs and remove window sashes for heat scraping.
  - b. Sand and remove all of the paint from the window jambs and sashes.
  - c. Stain interior of windows to match the trim in the house.
  - d. Re-glaze windows and patch any holes in the wood with epoxy
  - e. Treat area of window jamb with 100% mineral oil to allow for sliding
  - f. Install new rope on the window weights
  - g. Paint with Killis oil based primer and paint (2 coats) with Benjamin Moore Aura paint.
- 3.) Scrape, sand and paint the soffit and fascia on the east side of the house.

Total cost of the work to be performed \$5,250.00

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The above prices, specifications and conditions are satisfactory and are hereby accepted. Late payments in excess of 30 days subject to 10% monthly late charge.

You are authorized to do the work as specified. Payment will be made as outlined above.

**REGENCY TUCKPOINTING &  
CONSTRUCTION, INC.**



5421 W. DIVERSEY  
CHICAGO, IL 60639  
773-637-8223  
630-896-5321

January 3, 2021

To: Jeff Houghtaling  
450 Oak St.  
Aurora, IL 60506

Job Site: 450 Oak St.  
Aurora, IL

We propose to furnish the materials and perform the labor necessary for the completion of:

1. Repair front porch by dismantling settled and shifted limestone block and rebuilding to a plumb and square position. Rebuild front stair wing walls reusing original limestone pieces which have shifted and replace broken and damaged pieces with matching limestone. Replace bottom cracked and broken step with a new limestone step.
2. Tuck point front elevation with a matching mortar. Power wash front elevation to remove dust and water stains after tuck pointing. Replace three of the four limestone steps.

All work guaranteed five years.

All material is guaranteed to be as specified, and the above work to be performed and completed in a substantial workmanlike manner for the sum of \$14,800.00; \$3,000.00 deposit, balance payable upon completion.

If buyer is in default hereunder, and contractor or any assignee of this contract retains legal representation to enforce payment of any sum hereunder, buyer agrees to pay all court costs actually incurred, and reasonable attorney's fees, (not exceeding thirty-three and one-third percent of the amount due and payable provided the attorney is not a salaried employee of contractors or holder for collection). Any alterations or deviations from above specification involving extra costs, will be executed only upon the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Regency Tuckpointing Inc.

John Mikuski  
Regency Tuckpointing

Cell (630) 675-4110  
regencytuckpointing@gmail.com

The above prices, specifications and conditions are satisfactory and are hereby accepted.  
Late payments in excess of 30 days subject to 10% monthly late charge.  
You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Saul Padilla Masonry  
1810 Mulberry Drive  
Montgomery, IL 60538  
630-518-7822

January 10, 2021

To: Jeff & Karen Houghtaling

450 Oak Avenue

Aurora, IL 60506

Saul Padilla Masonry will provide all of the material for the job.

1. Repair front porch and re-set 3 of the posts and railing on the North side of the front porch where it has shifted. Temporary supports and scaffold will be used to perform the repair and it look identical to the original stone work.
2. Replace all 4 front steps with original Indiana Limestone manufactured to the original step dimensions and rebuilt support wall/stringers on each side with matching Indiana Limestone.
3. Tuck point the front of the house with matching mortar. Power wash the entire front of the house after tuck pointing to remove any stains.

The price for all of the work is \$12,500 a deposit of \$2,500 is required before any work is started. There will be a lead time for ordering the new Indiana Limestone Steps.

All work guaranteed for 7 years.

The above prices, specifications and conditions are satisfactory and are hereby accepted. Late payments in excess of 30 days subject to 10% monthly late charge.

You are authorized to do the work as specified. Payment will be made as outlined above.

Saul Padilla

630-518-7822

Signature: \_\_\_\_\_ Date: \_\_\_\_\_















