

Historic Preservation Grant Application

Last Revised: 7/24/2019

Section One: Contact Information

OWNER:

Name Todd and Erin Spencer Email pixarbuff@gmail.com
Address 102 N View Street, Aurora, 60506
Home Phone (480) 225-4459, (480) 235-0123 Work Phone _____ Mobile Phone _____

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: 102 N View Street, Aurora, 60506
Date of Property Purchase: October 30, 2018 Historic District/Landmark: Tanner Historic District
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

Please submit completed applications to COAPlanning@aurora-il.org or at the above addresses

In the spring of 2018, our family began the process of relocating from Phoenix, Arizona to Illinois. As we looked at many new potential homes, we enjoyed the architectural diversity of the Aurora area, especially the unique features and beauty of the older houses. We were delighted to purchase our current home, with the full knowledge that many features of this century-old structure would need restoration and improvement in the years to come.

Our current focus for restoration is the condition of the windows. The windows themselves were a significant factor in our purchase of this house; they provide a significant amount of natural lighting in every room, are highlighted by solid, beautiful framing, and show fine detail in their craftsmanship. However, as the house aged, the function of the many of the windows deteriorated, with only the surface appearance being addressed by previous owners. The majority of these double-hung windows do not open due to broken pulls, ropes, weights, and binding sashes. In addition, several frames are in desperate need of structural repair. Because of frame weathering/damage, some windows have significant gaps that let in rain or a steady flow of outside air (making it difficult to control the temperature of the house).

We will use this grant money to fully restore the condition of the windows in the house so that they are fully functional, structurally sound, and weathertight. We are happy to have found contractors who will respect the original materials, design, and functionality of the windows and have experience working within historic district guidelines on restoration. Please see the attached quotes and photos for documentation of the work to be completed.

As we approach our one-year anniversary of living here in Aurora, we are so grateful to be a part of this community. Our love for this diverse neighborhood has grown, especially as we have established relationships with our neighbors and enjoyed the proximity to parks and the downtown area. Our desire is to be here for many years, bringing improvement to the beauty and healthy function of our house while contributing to the same aspects of the community.

Thank you for your consideration!

Todd and Erin Spencer
Tanner Historic District
102 N View St
Aurora, IL 60506

Project scope for 102 N View St

Lower level

- 1) Guest room . . . 1 60/ 40 double hung window
- 2) Bath . . . 1 double hung window
- 3) Dinning room. 2 double hung windows
- 4) Living room. 2 60/ 40 double hung windows 1lg 60/ 40 double hung window
- 5) Kitchen 3.5 double hung window 1 sash replacement

Second level

- 1) Front Bath. 1 double hung window*
- 2) Front bedroom 3 double hung windows*
- 3) Master bed. 3 double hung windows*
- 4) NE bed. 3 double hung windows*
- 5) N bath. 1 double hung window
- 6) N bed. 1 double hung window
- 7) Sunroom SW. 8 double hung windows

Misc.

- 1) Back stairs 1.5 double hung windows 1(?) replace /or repair
- 2) Attic 2 double hung windows. 1lg double hung
- 3) Outside. Solve the master bedroom window leakage

JIM KOKO

ARTIST / RESTORATION EXPERT SINCE 1979

QUOTE

OLD HOUSE WINDOW RESTORATION

Todd Spencer
102 N View St
Aurora IL 60506

NOTE:

This is a good faith Quote. There may/will be times when unforeseen situations occur. Wood, Plaster and other Old House materials are subject to deterioration that might be unseen. This can/will affect the quality and or price of the project. **GLASS NOT INCLUDED**

Terms T.B.D

Tuesday, August 27, 2019

Qty	Description	Unit Price	Total Price
66	Re-Glaze Single Lite Sash	\$140.00	\$9240.00
33	Materials	\$11.00	\$363.00
34	Re-Rope Opening	\$35.00	\$1190.00
34	Materials	\$11.00	\$374.00
34	Weather-strip Opening	\$25.00	\$850.00
34	Materials	\$25.00	\$850.00
34	Strip and Prep Opening	\$100.00	\$3400.00
34	Materials	\$15.00	\$510.00
1	Resolve master bedroom leakage	\$500.00	\$500.00
1	Materials	\$125.00	\$125.00
1	Custom make kitchen sash and fix stairway sash	\$375.00	\$375.00
1	Materials	\$12.00	\$12.00
40	Pullies	\$7.25	\$290.00
	Subtotal		\$18079.00
	Payment		
	TOTAL		\$18079.00

J.KOKO

67 LINCOLN AVE ELGIN, ILLINOIS 60120 (847) 651-5656

www.OldHouseWindowRestoration.com



Oak Brothers

Fine Restorers of Architectural Detail

**7726 S. Bennett Ave.
Chicago, IL 60649**

www.oakbrothers.net
restore@oakbrothers.net

**(872) 666-5478 (Office)
(773) 865-7468 (Cell)**

August 28, 2019

Todd Spencer
102 N. View St.
Aurora, IL
480.225.4459
pixarbuff@gmail.com

Contract

Description: Restore twenty (20) one-over-one double-hung windows, including both sash and functional restoration and window jamb restoration

1. Sash and Functional Restoration

Description: Sash and functional restoration includes restoration and weather-seal upgrading of the following:

- Two sashes
- Molding stops (and replacement of parting beads)
- Existing hardware, including pulleys
- Replacement of cord or chain with new copper-dipped steel chain

Procedures:

- Remove sashes, molding stops, parting beads and associated hardware to shop.
- Board up openings as needed.
- Deglaze glass (remove old window putty) and strip sashes to bare wood.
- Note: We do everything possible to preserve original glass. However, old glass is brittle. Also, hairline fractures may exist in glass, often due to misaligned glazing points, and only show up when the glass is removed. We cannot guarantee glass won't break in the process of deglazing and/or re-glazing.. Clear float glass that has broken for any reason other than craftsman negligence will be replaced at no additional cost if the size is less than 30" x 36." Glass of larger sizes will be replaced at additional cost. Reproduction antique glass can be sourced at additional cost. Any leaded glass fractures that cannot be attributed to craftsman error will also be billed at additional cost.
- Repair sash frames. Typical repairs include: re-glueing loose joints, repairing damaged wood, filling gouges and holes when possible.

This contract offer is good for thirty days.

- Note: This estimate includes repair of existing wood. Replacement of rotted stiles, rails, and/or rebuilding of mortise and tenon joints will result in additional cost.
- Prepare sashes to receive weather-seals on all edges, including at the meeting rail edge.
- Apply primer coat on interior and exterior side of sashes, including primer/sealer coat on rabbets into which the glass fits and is bedded and glazed.
- Clean glass.
- Bed glass, install glazing points, and re-glaze sashes.
- Remove finish from and repair molding stops.
- Prime and paint molding stops.
- Refurbish and oil sash pulleys, including paint removal.
- Refurbish existing hardware, including paint removal. Note: this estimate includes refurbishing of existing hardware but does not include the cost of re-plating and/or replacement and/or additional hardware. (See "Hardware Upgrades" section below.)
- After glaze has cured, apply 2 coats premium quality, finish paint on interior and exterior of sashes.
- Install weather seals in jambs and on sashes.
- Stain and install new parting beads to blend with patina of existing wood.
- Install new sash chain (see hardware upgrades) and reinstall sashes.
- Final glass cleaning and touch-up.
- Reinstall sashes, stops, and existing hardware, including upgraded weatherseals.
- Caulk outer edge of molding stop.

Repair Work

Replace and repair rotted stiles and rails. Replace rotted wood on window sills.

Cost for Sash and Functional Restoration:

- \$1,100 per window opening x 20.....\$22,000
- Repair Work: \$5,000

Total Cost:.....\$27,000

2. Window Jamb/Sill Restoration

Description: Strip jamb walls, top, and window sill. (Note that the window sill is distinct from the window stool—see diagrams.) Repair sill, as needed, with epoxy. Prime and paint sill, portion of jamb that is exposed to the outside (the bottom half of the jamb sidewall beneath top sash when in its closed position), and the edge of the blind stop that is perpendicular to the jamb wall. Patinate the parting beads to blend with aged wood on jambs. (Note: Jambs need to be free of obstructions, especially the sides of the stops which rub up against the sashes, in order to achieve maximal ease of window operation.) Note that our jamb restoration proposal does not include replacement of rotted window sills or jambs, but does include wood hardening and/or epoxy repairs to fill missing and/or degraded patches of wood.

Cost: \$300 per double-hung window opening x 20 openings.....\$6,000

Total Cost:.....\$33,000

HARDWARE UPGRADES

The above stated cost includes refurbishing of existing hardware and pulleys and replacing existing sash chain or cord with copper-dipped steel sash chain. A variety of upgraded hardware options are available at additional cost, including:

- Upgraded sash chain to pure brass, bronze, nickel-plated, or oil-rubbed bronze.
- Upgraded sash locks. Note: Having not physically inspected existing sash locks, I cannot determine their quality. We often recommend upgrading sash locks to a superior lock with a wide catch.
- Upgrade sash pulls.
- Purchase and installation of ventilation locks.

MATERIALS SPECIFICATIONS

Window restoration is so labor-intensive that it does not make sense to us to use anything other than the highest quality materials available. It is also important, when working on vintage residences, to use materials that are both aesthetically and formulaically compatible with vintage structures. For these reasons, then, for example, we use:

- a time-honored line of Dutch-originated, premium quality, "slow oil"¹ primer and topcoat paint system with a marine-quality "brilliant" sheen availability for exterior painted finish.²
- one of the few remaining, pure linseed oil window glazing compound. (This same product was recently used for the restoration of windows in the White House.)
- weather-seal products of the highest quality and durability.
- a pure, resin-based varnish for finishing natural and/or stained wood.
- Marine quality epoxies and wood fillers.³

TERMS AND CONDITIONS

¹ The quality of a primer is indicated by the time required for drying. Zinnser "Cover Coat," a popular oil-based primer preferred by many craftsmen, boasts a "less than one hour" re-coat time. The "slow oil" Fine Paints of Europe primer we prefer requires 24 hours drying time before re-coating.

² Industry standards specify that a high gloss sheen is most advantageous for exterior finishes. But not all sheens are the same. Two different paint companies may advertise the same "high gloss" sheen, yet their products may differ substantially in actual degree of gloss. Paints specified for marine applications set the gold standard for sheen. Our preferred exterior paint has a "marine quality brilliant sheen" with sufficient gloss to shed water and dirt from its slick surface and to maintain the hardness which accounts of its longevity of adherence and resistance.

³ We use a variety of wood fillers, ranging from Plastic Wood to Abatron Epoxy (the industry standard) to rock-hard Raka Epoxy (intended for marine applications), depending on the degree of strength needed for the particular application.

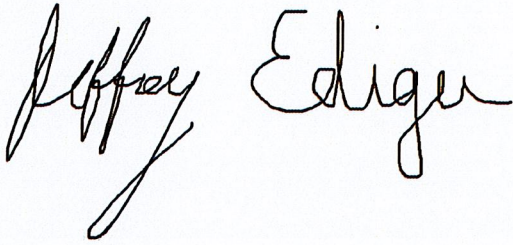
This contract offer is good for thirty days.

1. Any additional work not explicitly described in this estimate will result in additional cost at the rate of \$50/hr. per skilled craftsman or by separate estimate.
- 2.. A 25% deposit is due upon contract signing and to secure placement on our schedule. If the project is cancelled **by the client** after contract signing, the initial deposit--minus \$500 to cover costs already invested in the project--will be returned to the client. The remainder of 25% will be due prior to beginning work on the first day of the project. The remaining 50% is due upon job completion. **Prompt payment (within 5 days of actual completion) is appreciated and is a condition agreed to by signing the contract.**
3. Regular and uninterrupted access to both the job-site and specific work area for all previously agreed upon days of work, including the ability to leave and return to the job-site during the day (in case additional materials need to be retrieved) must be guaranteed. Failure to provide access on any previously scheduled day of work will result in an additional charge of \$500 per day.
4. This is an estimate for restoration, not "like-new" condition. One-hundred-year-old materials will have beauty marks which contribute to their character and will not be removed. While our paint is a thick-bodied paint that covers over some blemishes, there will be some blemishes which are too small to repair yet too wide to be bridged by the thick-bodied finish. We guarantee aesthetically pleasing "as is" restoration, but not "like new" condition.
5. The client is responsible for removing and returning all furnishings and/or breakable objects from the work area. Oak Brothers promises to protect the work area, to ensure reasonable measures for containing dust as agreed upon through prior negotiation, and to leave the work area in broom-clean condition, but is only responsible for restoring the area to an "as is" condition rather than any guarantee of "workmanlike quality" which might imply return of all furnishings to live-in condition. Removing and returning furnishings to a live-in condition must be negotiated as a separately contracted service. Clients should expect some dust will have migrated from the work area that will need to be cleaned by the client rather than Oak Brothers.
6. This is a package rather than a cafeteria-style estimate. Due to economy of scale, any consideration of a contract with less than all items included in this estimate may result in additional cost. All windows to be restored at the same time. Division of the project into smaller increments will result in additional cost.
7. This is an estimate based on visual inspection of attached architectural elements. Removal and/or disassembly of these items may reveal additional problems requiring additional labor and/or materials and, hence, additional cost.
8. Clients agrees to not disclose any pricing and/or show this contract offer to any third party other than the Aurora Historic Restoration Grant Program, including, but not exclusively, the following: another home owner, a competitor, general contractor, or architect. If you are satisfied with our work, we gratefully welcome online reviews (such as Angie's List, Yelp, or similar review site). Such reviews provide confidence to potential clients who are considering our services. However, because every job is distinctive in its scope and detail, we ask that your review not include disclosure of pricing. Thank you.
9. Oak Brothers is not responsible for removal or reinstallation of any window treatments. Clients should remove all window treatments prior to the start of the project. If the window

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treatments are a simple enough construction, Oak Brothers will remove them on a time and materials basis at the rate of \$50 per hour with a minimum charge of \$75. However, these arrangements must be made prior to the first day of work on the project. If Oak Brothers does this work, we cannot be responsible for any failure of the window treatment other than is verifiably the consequence of craftsman error or neglect.

Signatures below indicate agreement to the work as described above in accordance with these terms and conditions. Parties agree to both handwritten and facsimile signatures as legally binding.

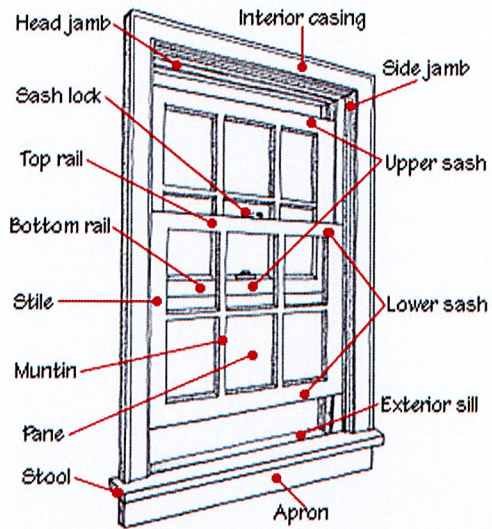


Jeffrey Ediger
Oak Brothers

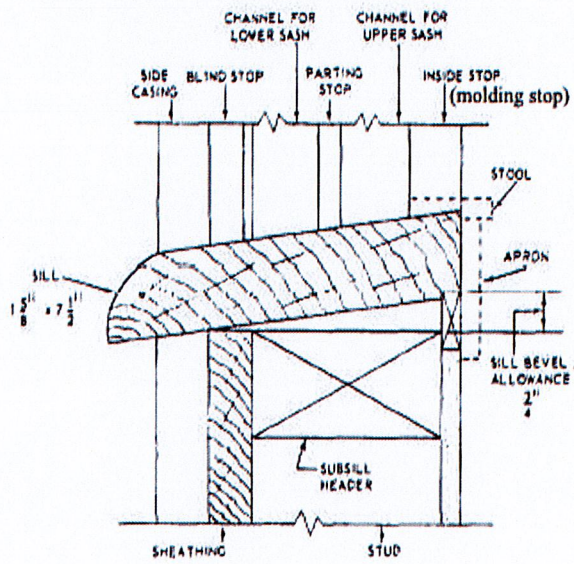
8/28/19
Date

Todd Spencer
Client

Date



DOUBLE-HUNG WINDOW OPENING



DOUBLE-HUNG WINDOW SIDE VIEW

This contract offer is good for thirty days.



3 Attic Windows

1 Front Bed Window

3 Master Bed Windows

1 Large Living Room Window

2 Living Room Windows

1 Guest Room Window



2 Front Bed.
Windows

1 Front
Bath
Window

3 NE Bedroom Windows

1 North Bath Window

1 N Bed. Window

1 Back Stair
Window

1 Bath Window

2 Kitchen Windows

2 Dining Room Windows

Back Stair Window

8 Sunroom Windows

2 Kitchen Windows

