

Historic Preservation Grant Application

Last Revised: 7/24/2019

Section One: Contact Information

OWNER:

Name Douglas A Clasen Email jcclasen@hotmail.com
Address 736 Grand Ave
Home Phone 630-892-2276 Work Phone _____ Mobile Phone 630-643-2276

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: 736 Grand Ave, Aurora, IL 60506
Date of Property Purchase: 5/1975 Historic District/Landmark: Riddle Highlands
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

January 12, 2021

Aurora Historic Preservation Commission


As you know, I submitted an application in 2019, but was turned down. It is critical for the repairs to be completed. I have been collecting water in buckets for over a year now. I am approaching 80 years of age and carrying buckets down from the attic has been physically stressful.

Attached you will find two estimates from roofing companies (Lukis Restoration Company and Affordable Roofing). It should be noted that I contacted six roofing companies and only two were willing to give me an estimate. All the others were unfamiliar with the work that needs to be done. As you know, I have the only concrete tile roof in Riddle Highlands. It was very difficult to find a roofer that knows how to do the work properly. The issue with my roof is that I have water leaking into my attic from the flashing on both sides of the dormer at the rear of the house. The description of the required work is on each estimate. The tile itself is in good shape.

We have lived in our home for almost 45 years and have been diligent about keeping up repairs in our home. The roof is the original roof (91 years old) made of concrete tile. This truly is a 100 years plus roof.

I respectfully request that the Aurora Historical Commission approve my application for Grant money to repair our roof. I also strongly request that the Lukis Restoration Company be approved for the work to be done. Tile roofs are their special skills and the only kind of roofing material they use. I was very impressed by their evaluation of my roofing needs.

I appreciate your consideration for the Grant money to complete our roofing needs. Please feel free to contact me anytime if you have any questions.



Douglas A. Clasen

736 Grand Ave

Aurora, IL 60506

630-892-2276



Lukis Restoration Company LLC
1665 Bohm Drive | Little Chute, WI 54140-2599
920-766-0156 | Fax 920-766-0776

Proposal #: LR19-47

TO: Douglas Clasen
jcclasen@hotmail.com
630.892.2276

Date: July 12, 2019

PROJECT: 736 Grand Ave.
Aurora, IL 60506

Lukis Restoration Company LLC ("Contractor") hereby proposes to furnish needed materials and perform roof work as scoped below.

Dormer Valley Relays

1. Remove and set aside two (2) feet of concrete tile and wood battens from both sides of the dormer valleys on the house's west roof slope (approximately 120 square feet).
2. Remove and dispose of the existing valley flashings and underlayment in the work area.
3. Install W.R. Grace Ice and Water Shield underlayment in the exposed roof area.
4. Fabricate and install new 16 ounce copper valley flashings (approximately 32 lineal feet).
5. Install new, notched, pressure-treated wood battens as needed.
6. Reinstall the tiles, replacing broken as needed (to be furnished by homeowner).

Total Cost: Five Thousand Eight Hundred Twelve and 00/100 Dollars (\$5,812.00) ✕

Terms: 25% down, balance due 10 days after completion

Permits, lightning protection, structural repairs, gutters, downspouts, masonry, plumbing, painting, or other work that is not specified are not included. Hazardous material removal, performance bonds and other allowances are also excluded. Work scope only valid if the appropriate decking is in good shape beneath the tile. Wood sheathing repairs, up to 100 square feet, to be done on a time and material plus 15% cost basis.

OWNER HEREBY ACCEPTS CONTRACTOR'S PROPOSAL UPON THE TERMS AND CONDITIONS SET FORTH HEREIN INCLUDING BUT NOT LIMITED TO THOSE TERMS AND CONDITIONS SET FORTH ON THE REVERSE OF ANY PAGE, INCLUDING BUT NOT LIMITED TO THE DISCLAIMERS OF WARRANTIES (HEREINAFTER THE "AGREEMENT"), AND UPON NO OTHER TERMS AND CONDITIONS, ANY STATEMENT TO THE CONTRARY IN ANY OTHER AGREEMENT NOTWITHSTANDING.

Owner/Signer

LUKIS RESTORATION COMPANY LLC (Seller)

By: _____

By: Andrew Lukis _____

Title: _____ Date: _____

Title: General Manager Date: 7-12-19

From: Isaac Valdez <isaac@affordableroofing.net>

Sent: Friday, July 12, 2019 7:29 PM

To: jcclasen@hotmail.com

Subject: Roof tile repair



Mr. Clasen,
Hope all is well.

Scope of work to be performed:

- At upper rear rood dormer, remove roof tiles at valleys and wall line down to the roof deck. Secure roof tile at roof.
- Remove siding to expose wall flashing.
- Inspect roof deck and replace if needed.
- Over prepared roof deck. Apply ice and water shield underlayment to ensure waterproofing.
- Install new wall flashing and valley metal.
- Reinstall roof tiles back to level. NOTE: Homeowner to supply roof tile as needed.
- Haul away all roof related debris.

This job will be billed at TIME & MATERIAL basis. \$295 servive plus \$89 per man hour.

Estimated Hours to complete repair: 32-48 Hrs. Plus materials.

Acceptance Signature: _____ Date: _____

Thank you for the opportunity to provide our services,

Best Regards,

Isaac Valdez, Affordable Roofing

Unlimited Roofers License #104-000699

Office 630-898-3230 x 107

Re: Roof tile repair

Isaac Valdez <isaac@affordableroofing.net>

Fri 7/19/2019 4:41 PM

To: Jacquie Clasen <jcclasen@hotmail.com>



Mr. Clasen,
Hope all is well.

Scope of work to be performed:

- At upper rear roof dormer, remove roof tiles at valleys and wall line down to the roof deck. Secure roof tile at roof.
- Remove siding to expose wall flashing.
- Inspect roof deck and replace if needed.
- Over prepared roof deck. Apply ice and water shield underlayment to ensure waterproofing.
- Install new wall flashing and valley metal.
- Reinstall roof tiles back to level. NOTE: Homeowner to supply roof tile as needed.
- Haul away all roof related debris.



Labor & Material \$6,000 ✕

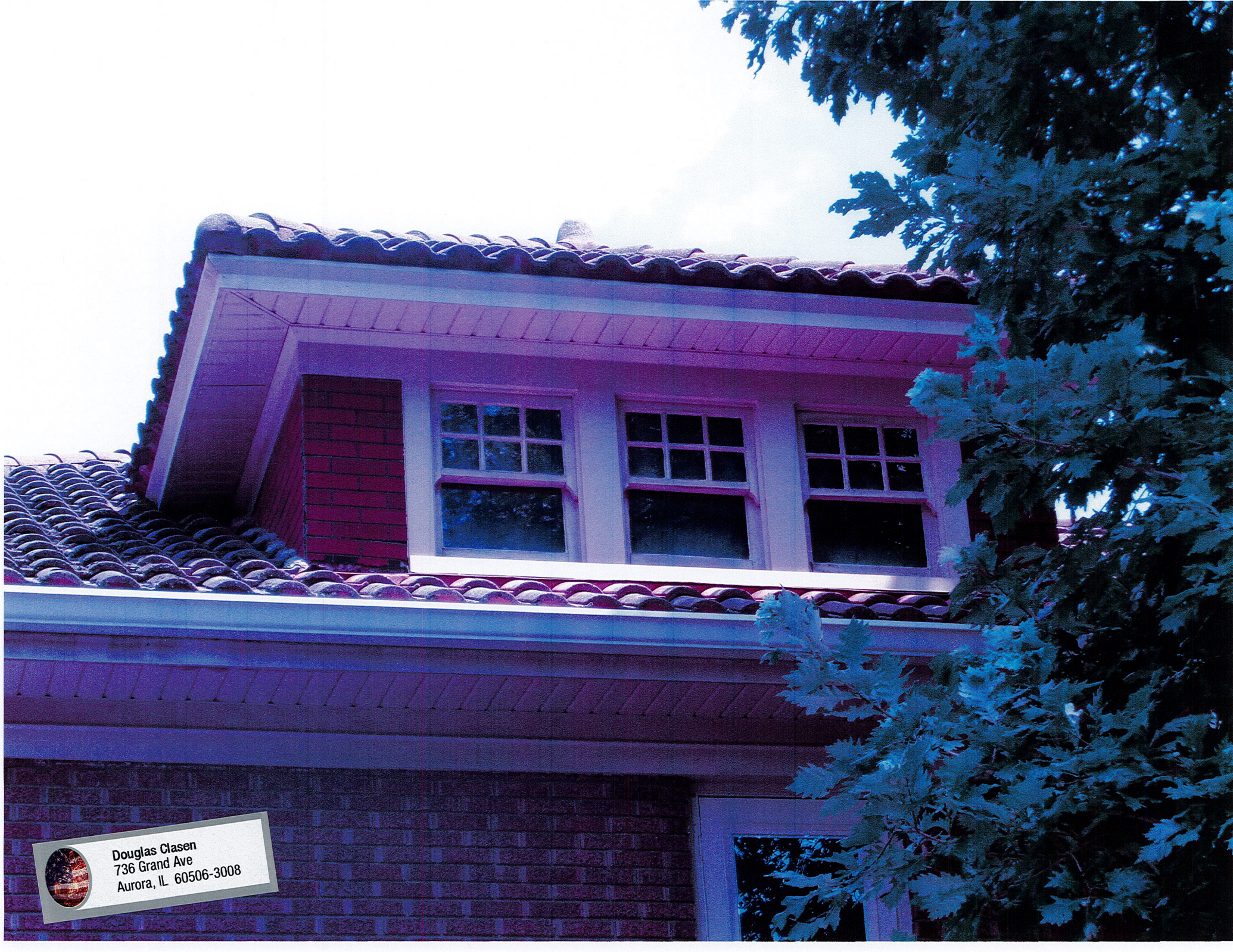
Thank you for the opportunity to provide our services,
Best Regards,
Isaac Valdez, Affordable Roofing
Unlimited Roofers License #104-000699
Office 630-898-3230 x 107

From: Jacquie Clasen <jcclasen@hotmail.com>
Date: Saturday, July 13, 2019 at 8:26 AM
To: Isaac Valdez <isaac@affordableroofing.net>
Subject: Re: Roof tile repair

When I get your total cost, as I mentioned in previous email, I have to submit this to the city of Aurora.
Doug



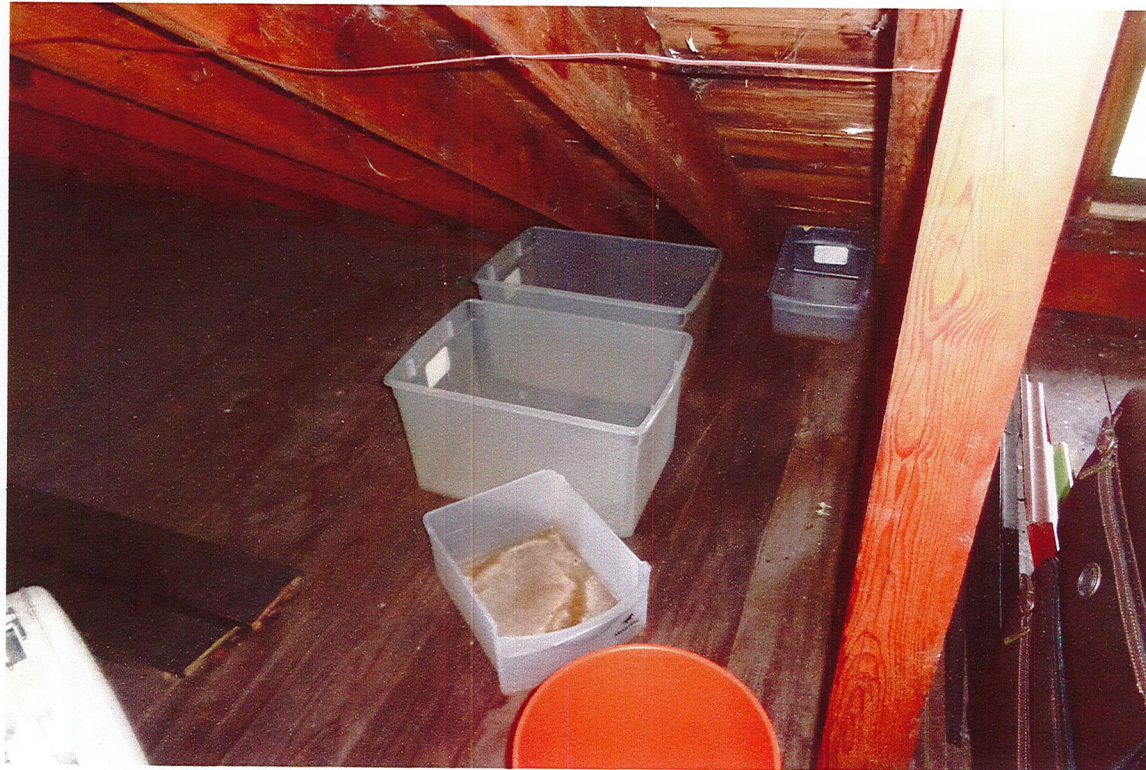
Douglas Clasen
736 Grand Ave
Aurora, IL 60506-3008



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COLLECTING WATER IN ATTIC



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