

**TO: BOARD OF PUBLIC WORKS AND SAFETY**  
**FROM: AARON HEAD, COMMUNITY ENGAGEMENT MANAGER**  
**SUBJECT: 1179 CONNER STREET – RESIDENTIAL FAÇADE GRANT**  
**DATE: AUGUST 20, 2024**

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Attached is the Residential Façade Improvement Grant Application submitted by Lily Barker for the property at 1179 Conner Street.

The total façade project cost is estimated at \$8,950 with a grant of \$4,475. This home is in the Conner Street Historic District which allows for a 50% grant match up to \$5,000. This grant is for basement window replacement, brick and mortar repair, replacement of rotted wood, reveal of balcony transom window, repair of second floor door and refinishing front door.

Pending your approval, the property owners will be contacted and work can begin. All of the façade improvements must be started within 60 days and be completed within 12 months of approval.

After completion all façade improvements must be inspected by the Program Administrator and certified building inspectors to verify work has been completed according to the Façade Improvement Agreement. "After" photos and paid invoices itemizing all eligible costs will be submitted to the Mayor's Office for verification. After all work has been completed and verified, funds will be disbursed.

If you have any questions prior to the meeting on August 27th, please feel free to contact me at 317-776-6324 or at [ahead@noblesville.in.us](mailto:ahead@noblesville.in.us).



## **Residential Façade Improvement Grant Application**

District where home is located: Conner Street Historic District

Estimated Total Project Cost: \$8950

Amount Requested: \$4475 (50%)

Address of property to be improved: 1179 Conner St.

### **Applicant/Owner Information**

Applicant Name: Lily Barker

Applicant Mailing Address: 1179 Conner St., Noblesville, IN 46060

Best Contact Phone Number: 765-623-2485

Email Address: lilyabarker18@gmail.com

Do you own or lease the property? Own

Property Owner Name (if different from applicant): Same as applicant

Owner Mailing Address: N/A

Best Contact Phone Number for Owner: N/A

Owner Email Address: N/A

### **Property Information**

Date of Construction: 1819

Number of Stories: 3

Is this building located on a corner? No

Is this property listed on the National Register of Historic Places (either individually or as a contributing building in a National Register District)? Not to my knowledge

Is this property located in a local historic district or conservation district? Yes

Is the building currently occupied? Yes

I understand that the Façade Improvement Grant must be used for the project described in this application and that the Grant Review Committee must review the application and approve it prior to beginning construction. I understand that failure to comply with the approved application may result in losing my eligibility to receive funds.

I acknowledge that the City of Noblesville Economic Development Department is obligated only to administer the grant procedures and is not liable to the applicant, owner of third parties for any obligations or claims of any nature growing out of, arising out of or otherwise related to the project or application undertaken by the applicant and/or owner.

Signature of Applicant:

Printed Name:

Lily Barker

Date: 8/1/24

### Bid/Estimate Summary Sheet

Note: Please attach all bids/estimates to this application. This form is a summary sheet only and may not serve as a substitute for actual preliminary cost estimate documentation. The bids should be itemized for each portion of the improvement project (exterior painting, window repair, exterior wall finishes, etc.)

Address of Property to be improved: 1179 Conner St.

**Itemized Description of Work: Replace 2 basement windows**

Current condition: Rotted wood and cracked glass cause leaking into basement

Work description: Install custom, vinyl windows. Vinyl trim will be black to match existing window style.

Bid #1 Submitted by: Spencer Handyman Services	Amount: \$2225
Bid #2 Submitted by: Taylor Home Improvement	Amount: \$4380.63
Bid Preference: Spencer Handyman Services	

**Itemized Description of Work: Repair brick & mortar in foundation**

Current condition: Block window, spray foam and holes in mortar cause water leaks.

Work description: Masons will grind out cracked, depreciated mortar joints using a diamond blade to create a new bonding surface. Tuck point grounded out mortar joints using matching mortar to the original (as best as possible). Reset and insure bricks are not loose and are secure throughout. Install matching bricks into window opening using matching bricks.

Bid #1 Submitted by: Top Knotch Masonry	Amount: \$1300
Bid #2 Submitted by: Shackleford Masonry	Amount: \$1680
Bid Preference: Top Knotch Masonry	

**Itemized Description of Work: Repair structural issues/wood rot on second story balcony**

Current condition: Upper balcony post and railing have wood rot and post has started to sink. Railing is also very low causing safety concerns

Work description: Cut rot from bottom of post and replace with a material that is rot resistant (preferably a historically accurate decorative metal foot if available). Increase railing height to code. Railing will require cutting in half to add a small section of wood to make it wide enough to properly fit the span. The new section of wood will be joined by wood glue and stainless steel pocket screws which will be hidden with a wooden biscuit. The new wood will be shaped to match the profile of the existing railing and then the entire railing will be painted to match the existing white color.

Bid #1 Submitted by: Spencer Handyman Services	Amount: \$2400
Bid #2 Submitted by: Joe Clark Contractor Services	Amount: \$2586.96*
Bid Preference: Spencer Handyman Services	

\*\*Quote was provided for updating the railing on the balcony *and* front porch. This quote was for \$5173.92. I've reflected half of that cost above because we're only moving forward with the balcony work (50%).

**Itemized Description of Work: Reveal transom window above second story balcony door**

Current condition: Transom window has been covered with plywood and a portion of that coverage has a hole in it -- this is unsightly and hides an attractive feature of the home.

Work description: Remove plywood and install glass in transom. Glass will be single pane 1/4 inch glass held by glazing pins and glaze (exactly how the original glass would have been installed)

Bid #1 Submitted by: Spencer Handyman Services	Amount: \$300
Bid #2 Submitted by: Joe Clark Contractor Services	Amount: \$1462.95 (includes cost of screen door below as well)
Bid Preference: Spencer Handyman Services	

**Itemized Description of Work: Repair second story balcony screen door**

Current condition: Screen material has tears. It is loosely stapled to the door and door doesn't fit the full door frame making it unusable due to bugs/weather getting in.

Work description: Replace screen with fiberglass material held by staples which will be hidden by strips of wood made to match wood of existing door. Also work on door to get it to shut properly where it is not touching the door frame.

Bid #1 Submitted by: Spencer Handyman Services	Amount: \$525
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Bid #2 Submitted by: Joe Clark Contractor Services	Amount: Included in \$1462.95 above - he provided one amount of screen door and transom
Bid Preference: Spencer Handyman Services	

**Itemized Description of Work: Refinish front door**

Current condition: Wear and tear


Work description: Refinish front doors by lightly sanding all surfaces and finishing with using Zinsser Bulls Eye Amber Shellac (this product would be closest to what was originally used when the house was built and will look authentic after being brushed on in several coats).

Bid #1 Submitted by: Spencer Handyman Services	Amount :\$2200
Bid #2 Submitted by: Taylor Home Improvement	Amount: \$1861.82
Bid Preference: Spencer Handyman Services	

*Please make sure to indicate which bid you prefer for each description of work listed above.*

*Proof of payment (invoices and receipts) and at least one "after" picture are required for reimbursement after project completion.*

All of which is approved by the Board of Public Works and Safety of the City of Noblesville this  
27<sup>th</sup> day of August 2024.

  
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JACK MARTIN, PRESIDENT

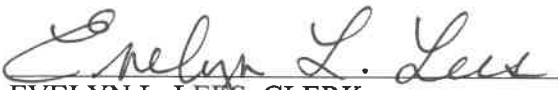
  
\_\_\_\_\_  
JOHN DITSLEAR, MEMBER

  
\_\_\_\_\_  
LAURIE DYER, MEMBER

  
\_\_\_\_\_  
ROBERT L. ELMER, MEMBER

  
\_\_\_\_\_  
RICK L. TAYLOR, MEMBER

ATTEST:

  
\_\_\_\_\_  
EVELYN L. LEES, CLERK  
CITY OF NOBLESVILLE, INDIANA

# 1179 Conner Street Facade Grant Application



## Projects Summary & Cost Summary:

#	Project	Cost 1	Preferred Company	Alternate Bid	Alternate Company
1	Replace 2 basement windows	\$2225	Spencer Handyman Services	\$4380.63	Taylor Home Improvement
2	Repair brick & mortar in foundation	\$1300	Top Knotch Masonry	\$1680	Shackleford Masonry
3	Repair structural issues/wood rot on second story balcony	\$2400	Spencer Handyman	\$2586.96*	Joe Clark Contractor Services
4	Reveal balcony transom window	\$300	Spencer Handyman	\$1462.95	Joe Clark Contractor Services
5	Repair second story balcony screen door	\$525	Spencer Handyman	Cost included in \$1462.95 above	Joe Clark Contractor Services
6	Refinish front door	\$2200	Spencer Handyman	\$1861.82	Taylor Home Improvement
	<b>TOTAL</b>	<b>\$8950</b>		<b>\$11,972.36</b>	

\*\*Quote was provided for updating the railing on the balcony *and* front porch. This quote was for \$5173.92. I've reflected half of that cost above because we're only moving forward with the balcony work (50%).

### Justification for Vendor Selection:

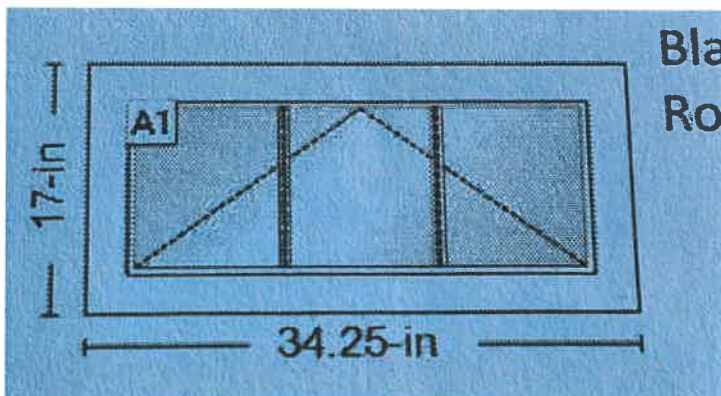
I would like to work with Spencer Handyman Services because the owner specializes in historic homes and has done several projects in Old Town. He was referred to me by Kurt Meyer who specializes in selling and restoring historic homes.

Top Knotch Masonry restored our chimney last year and we were very happy with their work.

### Project Details:

#### 1. Replace 2 basement windows

- a. Current condition:
  - i. Rotted wood and cracked glass cause leaking into basement
- b. Work description:
  - i. Install custom, vinyl windows. Vinyl trim will be black to match existing window style.
  - ii. Measurement for custom window below and screenshot is of a similar (not exact same) window.





c. Historic photos - none available from this angle



**2. Brick & mortar repairs on East side of foundation including replacing block window with brick and mortar, replacing spray foam, and refreshing wear and tear**

a. Current condition:

- i. Block window is no longer sealed which causes water to leak into basement
- ii. Spray foam (instead of mortar) also causes water leaks.

b. Work description:

- i. Masons will grind out cracked, depreciated mortar joints using a diamond blade to create a new bonding surface. Tuck point grounded out mortar joints using matching mortar to the original (as best as possible). Reset and insure bricks are not loose and are secure throughout.



### **3. Repair structural issues/wood rot on second story balcony**

#### **a. Current condition:**

- i. Upper balcony post and railing have wood rot and post has started to sink.
- ii. Railing is also very low causing safety concerns

#### **b. Work description:**

- i. Cut rot from bottom of post and replace with a material that is rot resistant (preferably a historically accurate decorative metal foot if available). Increase railing height to code. Railing will require cutting in half to add a small section of wood to make it wide enough to properly fit the span. The new section of wood will be joined by wood glue and stainless steel pocket screws which will be hidden with a wooden biscuit. The new wood will be shaped to match the profile of the existing railing and then the entire railing will be painted to match the existing white color.



#### **4. Reveal transom window above second story balcony door**

##### **a. Current condition:**

- i. Transom window has been covered with plywood and a portion of that coverage has a hole in it – this is unsightly and hides an attractive feature of the home.

##### **b. Work description:**

- i. Remove plywood and install glass in transom. Glass will be single pane 1/4 inch glass held by glazing pins and glaze (exactly how the original glass would have been installed)



## **5. Repair second story balcony screen door**

### **a. Current condition:**

- i. Screen material has tears. It is loosely stapled to the door and door doesn't fit the full door frame making it unusable due to bugs/weather getting in.**

### **b. Work description:**

- i. Replace screen with fiberglass material held by staples which will be hidden by strips of wood made to match wood of existing door. Also work on door to get it to shut properly where it is not touching the door frame.**



**6. Refinish front door**

- a. Current condition:
  - i. Wear and tear
- b. Work description:
  - i. Refinish front doors by lightly sanding all surfaces and finishing with using Zinsser Bulls Eye Amber Shellac (this product would be closest to what was originally used when the house was built and will look authentic after being brushed on in several coats).





12690 Touchdown Drive  
Fishers, IN  
46037  
317-731-9804  
Spencershandymanservice@yahoo.com

# Spencer Handyman Service

## Invoice

Bill To: Lily Barker  
lilyabarker18@gmail.com  
1179 E Conner St  
Noblesville, IN, 46060-2835  
765-623-2485

Invoice No: 498  
Date: 07/24/2024

Description	Amount
remove two existing basement windows and replace with new. new windows will be black vinyl to prevent future rot and issues associated with wood basement windows. New windows will be three panes and will open from the bottom.	\$2,225.00
install new glass in transom where glass has been replaced with plywood. Glass will be single pane 1/4 inch glass held by Glazing pins and glaze (exactly how the original glass would have been installed)	\$300.00
replace screen material on upper door. screen material will be fiberglass held by staples which will be hidden by strips of wood made to match wood of existing door. Also work on door to get it to shut properly where it is not touching the door frame.	\$525.00
repair post and railing on upper balcony. cutting rot from bottom of post and replacing with a material that is rot resistant(preferably a historically accurate decorative metal foot if available) moving railing higher and repairing any areas that are rotting. the railing will require cutting in half to add a small section of wood to make it wide enough to properly fit the span. the new section of wood will be joined by wood glue and stainless steel pocket screws which will be hidden with a wooden biscuit. The new wood will be shaped to match the profile of the existing railing and then entire railing painted the existing color. once painted everything will blend together as one solid railing bringing the railing up to code as well as making everything structurally sound.	\$2,400.00
refinish front doors by lightly sanding all surfaces and finishing with using Zinsser Bulls Eye Amber Shellac (this product would be closest to what was originally used when the house was built and will look authentic after being brushed on in several coats).	\$2,200.00



405 Lafayette Rd  
Noblesville, IN 46060  
topnotchmasonry@att.net  
topnotchmasonry.org  
(317) 773-9118

# Top Notch Masonry LLC

## Estimate

For: Lily Barker  
lilyabarker18@gmail.com  
1179 E Conner St  
Noblesville, IN, 46060-2835  
(765) 623-2485

Estimate No: 304  
Date: 04/18/2024

Description	Quantity	Rate	Amount
Foundation Repairs Masons to grind out cracked depreciated mortar joints throughout the brick foundation on the East side home using a diamond blade to create a new bonding surface- tuck point grounded out mortar joints using matching mortar to the original (as best as possible)reset and insure bricks are not loose and are secure throughout- remove glass block window- install matching bricks into window opening using matching bricks- tooth in the bricks so the brick courses match the existing courses - the window opening needs bricks inside and outside (double brick wall) - removal of debris \$1300	1	\$1,300.00	\$1,300.00
	Subtotal		\$1,300.00
	Total		\$1,300.00
	<b>Total</b>		<b>\$1,300.00</b>



**Shackelford Masonry, Inc.**

2659 South Arlington Ave.  
Indianapolis, IN 46203  
317-359-1644

**Estimate**

<b>Date</b>	<b>Project No.</b>
4/25/2024	12583

<b>Customer Name</b>
Lily Barker 1179 Conner St. Noblesville, IN 46060

<b>Job Name</b>
Lily Barker 1179 Conner St. Noblesville, IN 46060

#2	Scope of Work	Total
	Masonry Maintenance - East Elevation A. Remove and replace 6 brick. B. Grind and tuck point deteriorated mortar joints.	1,680.00

Clark Contractor Services  
2489 Cape Henry Ct  
Cicero, IN 46034  
317-431-7025  
clarkcontractorservices@gmail.com



# Estimate

**ADDRESS**  
Lily Barker  
1179 conner streer  
noblesville, IN 46060

**SHIP TO**  
Lily Barker  
1179 conner streer  
noblesville, IN 46060

ESTIMATE #	DATE
2196	04/24/2024

ACTIVITY	AMOUNT
#4 install glass above patio balcony door, also rebuild balcony screen door. new screen, stain, ect. #5	1,462.95
#3 Redo the balconies on top and bottom in order to match. existing like materials hand rail painted white.	5,173.92



Taylor Home Improvement Inc.  
11790 Indiana 32 .  
Noblesville, IN 46060  
Phone: (317) 523-7186

**Barker Repairs**  
04/26/2024

Lily Barker  
1179 Conner Street  
Noblesville, IN 46060  
(765) 623-2485

Job: Lily Barker

## Exterior - Windows Section

- Remove existing top & bottom sash, remove side jamb liners
- Original frame and interior trim not to be touched
- Install new window unit inside existing window frame, foam and insulate around perimeter of new window unit; Proper shims and leveling to be included as needed
- Custom wrap exterior casing with smooth aluminum coil; Custom bent on site
- Includes proper caulking/sealing
- Does not include any hidden or unusual conditions that may require additional work, should anything be uncovered, a quote will be provided to the homeowner for approval/denial
- Does not include painting of trim upon detach/reset
- Includes dump & delivery fees

	Qty	Unit
<b>Materials</b>		
Wincore 5400 Picture Window	2.00	EA
ACM PVC Coated Aluminum Trim Coil - 24"x50'	1.00	RL
2x4 Treated Framing Lumber	4.00	EA
Mounting/Fastening Hardware	1.00	EA
7/16"x4'x8' OSB	2.00	BRD

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### Labor

Does not include trim, unless quoted in addition to window install. Does not include any materials (i.e. Trim & Aluminum Coil)

Single Vinyl Window	2.00	EA
Removal of existing window.		
Installation of new window.		
Insulate and caulk.		
Window Framing	2.00	EA
Dump/Delivery Fee	1.00	EA

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**\$4,380.63**