

TOWN OF CASTLE ROCK LOCAL GRANT ASSISTANCE APPLICATION

Development Services
100 N Wilcox
Castle Rock, CO 80104

Before completing this application, a pre-application meeting must be scheduled, please contact Julie Kirkpatrick at 720-733-3516 or jkirkpatrick@crgov.com

☐ Pre-Application meeting to discuss the project and the application process

Applicant and Owner Information:

Date 2/14/19

Applicant Name Bruce & Kimberly Decker Phone 303 905 4115 E-mail kimberly.decker@gmail.com

Check one: ☒ Owner ☐ Tenant

Property Owner Name Same Phone _____ E-mail _____

Home Address 203 N. Cantril St., Castle Rock, CO 80104

Business Name and Type _____

Business Address _____
(Street address, name of building, if applicable)

Building Name Hammar House Date of construction 1981 Type construction Stone

Register Status:

All buildings that are applying for local grant assistance must be registered as local landmark.

☒ Yes, my property is registered as a local landmark

Project Description:

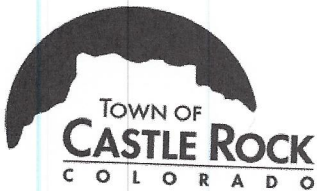
Type of Work (Please check what applies)

☐ Walls/Fencing/Landscaping ☐ Façade ☐ Repair or replacement of windows and doors ☒ Painting
☐ Awning ☐ Signs ☐ Reconstruction ☐ Reroofing

☐ Other (Please Explain) replacement gutters
replace 3 doors (exterior)

Describe the building's existing and proposed uses Residential

Describe any damage or required repairs that are forcing improvements Paint is deteriorating; siding
very brittle; raw wood exposed; gutters in very bad shape;
leaking. 3 doors need replacement - 2 are not original,
but all 3 have cracks so you can see light through door



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Describe desired design improvements

See attached

Any additional Information

Project Attachments

The following items must accompany this application, (if applicable)

- ☒ Project Budget
- ☒ Photographs of the building (all sides) or site
- ☒ Preliminary sketch or photographic examples of proposed changes
- ☒ Proposed Timetable
- ☒ Independent estimates for materials and other costs (at least 2, if possible)
- ☒ Independent contractor's or consultant's estimates (at least 2; preferably 3)

PLEASE NOTE THAT ALL REIMBURSED WORK MUST BE PERFORMED BY A LICENSED CONTRACTOR.

Grant Request:

\$ 9,959.55
~~19,919.09~~

Cash Match

\$ 9959.55

Signature of Owner

[Signature]

Development Services, Staff use only

Date of Initial Contact

Staff Representative:

Project Funding

Applicant will pay \$

Grant will pay \$

Other Comments

Pre-Application Meeting ☐

Post-Application Meeting ☐

Historic Preservation Board:

Approved ☐

Denied ☐

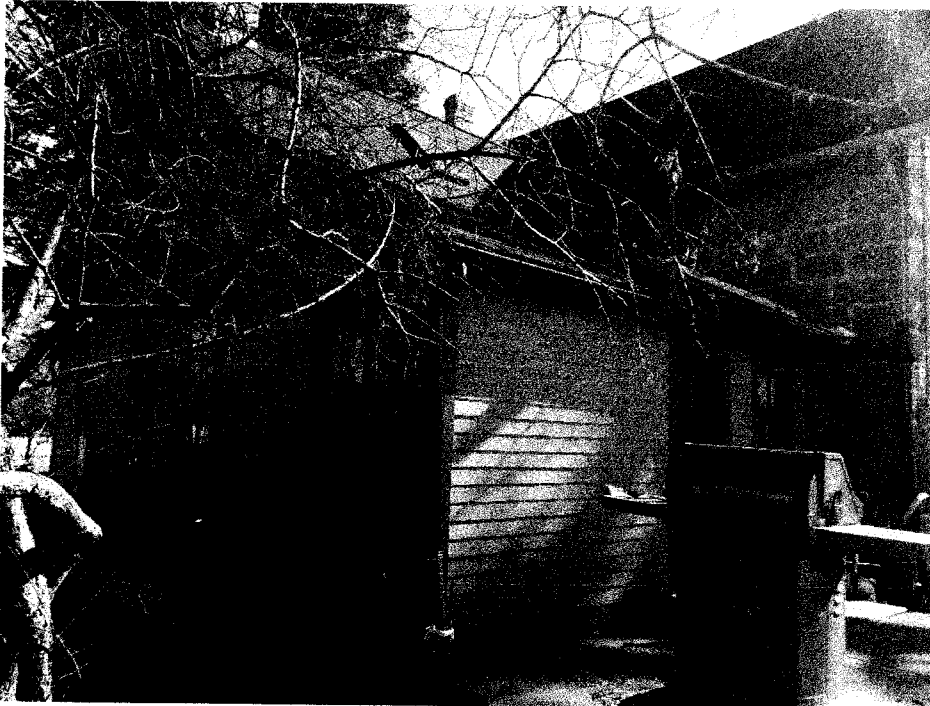
Project Description and Desired Design Improvements

This project involves a number of separate tasks all designed to improve the exterior condition of the Hammar House, and in some cases, prevent ongoing damage to the structure.

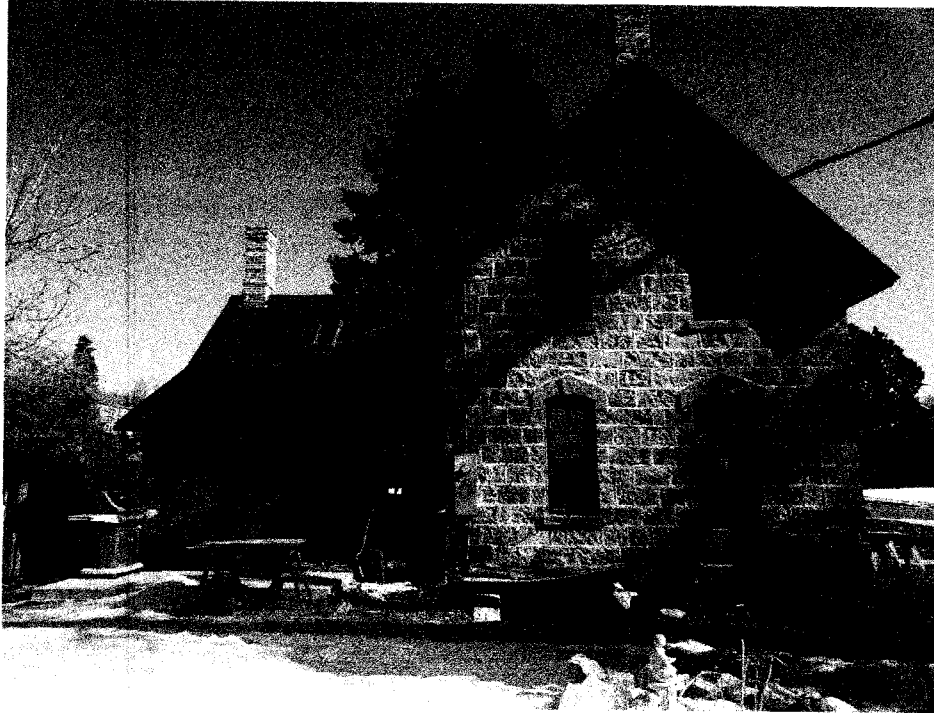
- 1) Exterior paint for siding and trim (fascia and soffits): In 2017 and 2018, we repaired, restored and painted the siding for the wood section of the house. We completed that work ourselves, and consequently, we were only able to safely work up to the top of the first floor level. We need help with repairs and restoration of the siding at the 2nd story level, as well as all fascia and soffit wood on the wood section (some of which is at a height of ~30 feet).
- 2) Replacement of gutters: the gutters are in terrible condition and need to be replaced. Further, we need to improve downspouts to keep water away from the window wells and foundation.
- 3) Replacement of 3 exterior doors: We have a total of 5 exterior doors, three of which were original "tombstone" doors with 2 arched windows. We restored one of those doors - which was a very time-consuming and expensive process for us - and that was a mistake. The doors are only one-inch thick, subject to significant warping, and we simply cannot buy hardware that works properly due to the limited thickness. We found a company that will make a solid wood reproduction "Tombstone" door and in 2018 we replaced one of the original doors that was broken beyond repair. In addition, we found period-appropriate reproduction door hardware. for the current project, we need to replace 3 doors (only one of which is original but it is only 1" thick and is cracked beyond repair. We also need new door hardware for these 3 exterior doors. Our plan is to hand these doors in the original wood frames, which we will be restoring ourselves prior to installation of the doors.

Pictures:

North side



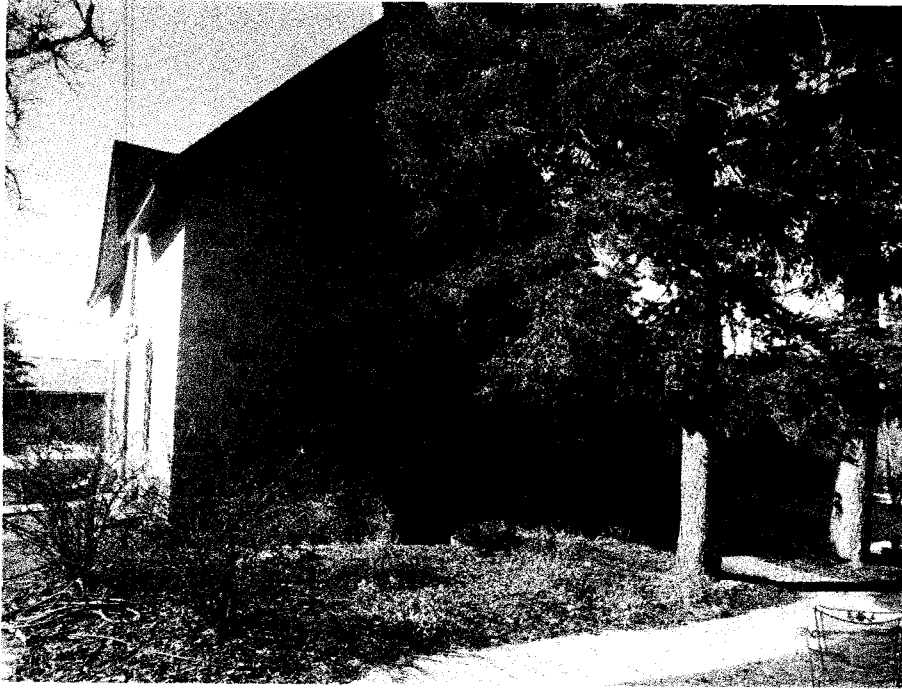
West side:



South side:



East side:



Proposed Timetable:

Doors have already been ordered. Work expected to be complete by the end of Summer 2019.

Proposed budget:

	Qty	Amount	Total
Exterior painting and siding repair, including provisions for working with lead paint	1	\$ 11,074.19	\$ 11,074.19
Gutter replacement	1	\$ 2,447.06	\$ 2,447.06
3 exterior door slabs	3	\$ 1,094.46	\$ 3,283.38
7% sales tax	1	\$ 76.61	\$ 76.61
3 sets door hardware & hinges	3	\$ 474.87	\$ 1,424.61
7% sales tax	1	\$ 33.24	\$ 33.24
Door hanging and hardware installation	1	\$ 1,580.00	\$ 1,580.00
Grand Total			\$ 19,919.09



Quote

Customer ID:
PR7420
Date: 1/8/2019

5280 Exteriors

Guy Grignon
8200 East Pacific Place #301
Denver, CO 80231
Direct: (303) 815-8213
Office Phone: (720) 707-6963
Fax: (303) 362-5524
Email: office@5280exteriors.com

TO

Kim Decker
203 Cantril Street
Castle Rock, CO 80104
kimberly.decker@gmail.com
(303) 905-4115

Quote valid through: 1/31/2019

Description: This proposal is for painting the property at 203 Cantril Street in Castle Rock. We will be painting the surfaces with two coats of Benjamin Moore Regal Select Exterior paint in a soft gloss finish. We will be prepping and painting the soffits and fascia as well as the upper gable section of siding on the north side of the house. We will also be repairing the fascia where the gutters are to be installed to provide a sound surface to mount the gutters. We will be installing an additional gutter and downspout along the eave on the south side of the roof. In addition we will be installing 6" aluminum gutters and downspouts. I have also provided an alternate price for substituting 6" half round gutters with downspouts. Since this property was built in 1881, Federal Law requires that we test for the presence of lead in the paint. If the lead test is found to be positive at levels beyond acceptable standards, then lead containment will be required in any areas where the painted surfaces need to be scraped or disturbed. This proposal does not include painting any windows, doors or window door trim. Does not include underground work on northwest corner for gutter drain.

I propose to furnish all materials, sales tax and perform all labor necessary to complete the following work:

Product	Qty	Unit of Measure	Description	Unit Price	Total
Prep-Work for Painting	24.0	each	Power Wash, Scrape, Feather Sand, Spot Prime, SherMax Caulking, Mask/Tape. "Feather sanding" is defined as lightly sanding areas that have been scraped where there is a transition from raw wood to old paint. The purpose is to lessen the appearance of the transition. Engineered woods cannot be sanded. Highly damaged wood (including engineered wood) that retains moisture is at risk of delamination, which is not caused or cured with paint preparation. Prep work excludes caulking any nail holes unless noted otherwise in a separate line item. If paint is found to contain lead above acceptable limits, power washing and sanding will not be allowed. Only scraping, spot priming and caulking.	\$ 35.51	\$ 852.24
Spot Prime Option: Caulk/Primer Mix	1.0	each	For older homes that have previous coats of oil based paints that cannot be sanded or very rough surfaces, 5280 will apply a primer/caulking mix (paste texture) that will better cover the imperfections when spot priming. Note: since the mix is thick, brush and roll marks will be more apparent.	\$ 108.00	\$ 108.00
Sundries Paint	1.0	Tot.	Necessary materials for the proper completion of your paint project.	\$ 108.00	\$ 108.00
Setup / Cleanup Paint	1.0	Tot.	Time and materials necessary for proper preparation and clean up of your paint project.	\$ 120.96	\$ 120.96
Flat Surface Siding - Brush application only.	172.0	sqft	Finish painting the lap siding above where it has been started on the north side of the house. 2 coats Benjamin Moore Regal Select Soft Gloss finish.	\$ 5.61	\$ 964.92
Soffit Paint - Hand brush only RES	689.0	sqft	Apply two coats of Benjamin Moore Regal Select Exterior paint. Soft Gloss finish.	\$ 5.38	\$ 3,706.82
Fascia - Hand Brushed	244.0	LinFt	Apply two coats of Benjamin Moore Regal Select Exterior paint in a soft gloss finish.	\$ 4.43	\$ 1,080.92
Fascia Replace.	98.0	LinFt	Remove crown molding under gutters and install wood fascia board to allow for better and more secure placement of gutters. Includes sub-fascia. Fascia is to be replaced on level fascia only, not rake fascia. If deeper woodwork damage is found to be necessary upon removal of existing wood, there may be an additional charge to repair.	\$ 19.96	\$ 1,956.08
Remove Existing Gutters GT	210.0	LinFt	Remove and dispose of existing gutters and downspouts.	\$ 1.67	\$ 350.70
Gutters Larger 6" GT	98.0	LinFt	Seamless Aluminum. Contemporary design. Large selection of prefinished colors.	\$ 9.94	\$ 974.12
Gutters Larger 3" x 4" Downspouts GT	112.0	LinFt	Seamless Aluminum. Includes elbow at bottom of the downspout. Downspout extensions are quoted separately.	\$ 10.02	\$ 1,122.24
Notes			"Optional Pricing" for 6" half round gutters and round downspouts for a more historical look. Available in brown, white or grey prefinished color. If a different color is desired gutters will need to be painted for an additional charge. The cost for this line item is \$5814.90 vs \$2096.36 for standard contemporary 6" gutters and downspouts as in line items above.	\$	\$ 0.00
Paint Roof protrusions	6.0	Ea	Paint 4 roof protrusions and two chimney flashings.	\$ 75.00	\$ 450.00
Paint Lead Paint Containment		each	Per story. EPA required lead paint containment if the lead test is found to be positive above Federal limits. Cost is \$1396 per story.	\$	\$ 0.00
Lead Paint Test	1.0	Ea.	EPA approved lead paint test by an independent 3rd party. Required for homes built prior to 1978. Questions? https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules	\$ 150.00	\$ 150.00
Permit Fee	1.0	Ea	If a permit is necessary we will obtain it and you will be charged the applicable fee at the end of your project.	\$ 0.00	\$ 0.00
Portable Toilet Fee	1.0	Ea.	Required for multiple day jobs	\$ 180.25	\$ 180.25

Subtotal \$ 12,125.25

Sales Tax \$ 0.00

Total \$ 12,125.25

All work is to be completed in a substantial and workman-like manner for the sum above. Payment can be made by check or money order to 5280 Exteriors.

For projects \$40,000 and under, payment is to be made as follows:



SUN MOUNTAIN

PROUDLY MADE IN THE USA

140 Commerce Drive
Berthoud, CO 80513
Ph: 970-532-2105
Fax: 970-532-2208

Quotation

Quote ID: 112909
Expiration Date: 01/29/2019

DECKER, KIMBERLY 112909

Quotation For:

Project:

DECKER, KIMBERLY

203 CANTRIL STREET
CASTLE ROCK, CO 80104
Ph: 303-905-4115
kimberly.decker@gmail.com

203 CANTRIL STREET
CASTLE ROCK, CO 80104

Salesrep	Ron Goings (720-879-2156) rgoings@sunmountaindoor.com
Lead Time	8 Weeks
Comments	

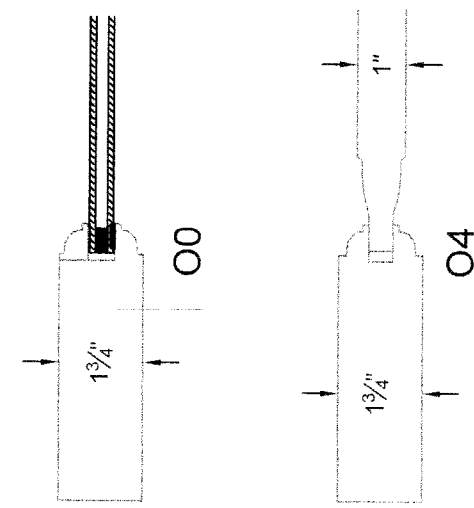
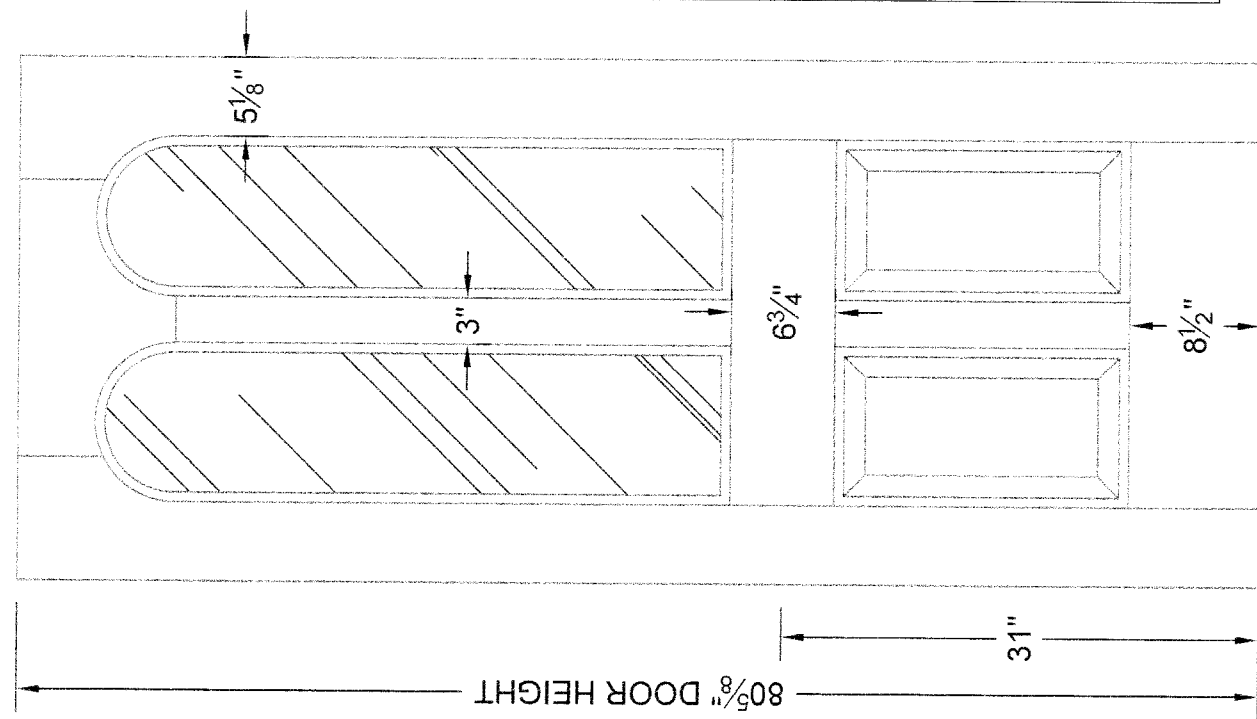
LINE	QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	1	2/10 x 6/8-5/8x 1-3/4 O4 2-Panel/2-Lite (2W1H) Top Rail True Arch Select Poplar, L1= 31, Clear IG, Slab Only, No Bore. -- * CUSTOM LAYOUT PER DRAWING 112909A_1_1 Primed Satin. SOUTH SIDE ENTRY	1,258.00 (-13%)	1,094.46
2	1	2/10 x 6/9-1/4x 1-3/4 O4 2-Panel/2-Lite (2W1H) Top Rail True Arch Select Poplar, L1= 31, Clear IG, Slab Only, No Bore. - * CUSTOM GLASS LAYOUT PER DRAWING 112909A_2_1 Primed Satin. WEST SIDE ENTRY	1,258.00 (-13%)	1,094.46
3	1	2/8 x 6/7-1/2 x 1-3/4 O4 2-Panel/2-Lite (2W1H) Top Rail True Arch Select Poplar, L1= 31, Clear IG, Slab Only, No Bore - * CUSTOM GLASS LAYOUT PER DRAWING 112909A_3_2 Primed Satin. ANGEL DOOR	1,258.00 (-13%)	1,094.46
4	1	2/2 x 6/7 x 1-3/8 Teton Raised 4-Panel Square Select Poplar, Right Hand, 4-3/4" Select Poplar Flat Jamb, No Bore, Antique Nickel Hinges, Primed Satin. 1ST FLOOR HALL CLOSET Unit size: 27.5 x 81.25	635.00	635.00
5	1	2/1 x 6/7 x 1-3/8 Teton Raised 4-Panel Square Select Poplar, Right Hand, 4-5/8" Select Poplar Flat Jamb, No Bore, Antique Nickel Hinges, Primed Satin. UNDER STAIRS Unit size: 26.5 x 81.25	635.00	635.00

Exterior Doors

LINE	QTY	DESCRIPTION	UNIT PRICE	AMOUNT
6	1	2/8 x 6/7 x 1-3/8 Teton Raised 4-Panel Square Select Poplar, Left Hand, 4-7/8" Select Poplar Flat Jamb, No Bore, Antique Nickel Hinges, Primed Satin. MASTER CLOSET Unit size: 33.5 x 81.25	635.00	635.00
7	1	2/8 x 6/7 x 1-3/8 Teton Raised 4-Panel Square Select Poplar, Left Hand, 4-7/8" Select Poplar Flat Jamb, No Bore, Antique Nickel Hinges, Primed Satin. 2ND FLOOR BATH Unit size: 33.5 x 81.25	635.00	635.00
8	1	2/8 x 6/8 x 1-3/8 Teton Raised 4-Panel Square Select Poplar, Left Hand, 4-3/4" Select Poplar Flat Jamb, No Bore, Antique Nickel Hinges, Primed Satin. LAUNDRY Unit size: 33.5 x 82.25	635.00	635.00
9	1	1/11-1/2x 6/7 x 1-3/8 Teton Raised 4-Panel Square Select Poplar, Left Hand, 4-7/8" Select Poplar Flat Jamb, No Bore, Antique Nickel Hinges, Primed Satin. TOILET ROOM Unit size: 25 x 81.25	635.00	635.00
10	1	2/2 x 6/8 x 1-3/8 Teton Raised 4-Panel Square Select Poplar, Right Hand, 4-5/8" Select Poplar Flat Jamb, No Bore, Antique Nickel Hinges, Primed Satin. LINEN CLOSET Unit size: 27.5 x 82.25	635.00	635.00
11	1	1/11 x 6/8 x 1-3/8 Teton Raised 4-Panel Square Select Poplar, Left Hand, 4-3/4" Select Poplar Flat Jamb, No Bore, Antique Nickel Hinges, Primed Satin. LAUNDRY CLOSET Unit size: 24.5 x 82.25	635.00	635.00
12	1	Drop Fee (x\$105.00)		
TAXABLE SUBTOTAL				\$8,363.38
SALES TAX				\$ 577.12
DELIVERY				\$ 105.00
OTHER SERVICE CHARGES				\$ 0.00
TOTAL				\$ 9,045.50

"S" = NON-STANDARD COMPONENT

REV	DESCRIPTION	DATE	APPROVED
1	PRELIMINARY	7-30-2018	MM



PRELIMINARY DRAWING

THIS DRAWING IS FOR QUOTING AND DESIGN REVIEW PURPOSES WHEN SIGNED IT WILL BECOME THE GOVERNING DRAWING AND SUBMITTED FOR PRODUCTION RELEASE. AT SUN MOUNTAIN INC. SIGNATURE CERTIFIES THAT THESE SPECIFICATIONS ARE CONSISTENT WITH CUSTOMER REQUIREMENTS.

PRINTED NAME: _____ APPROVED BY: _____ DATE: _____

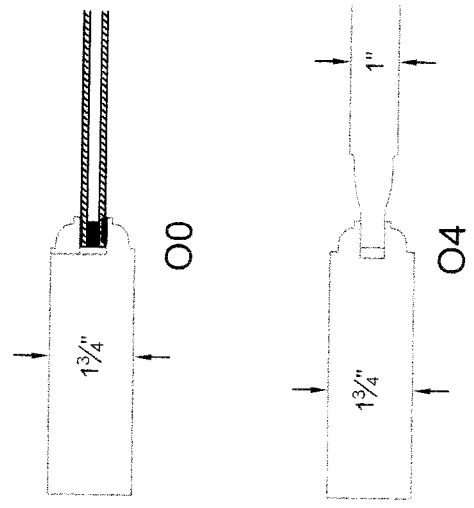
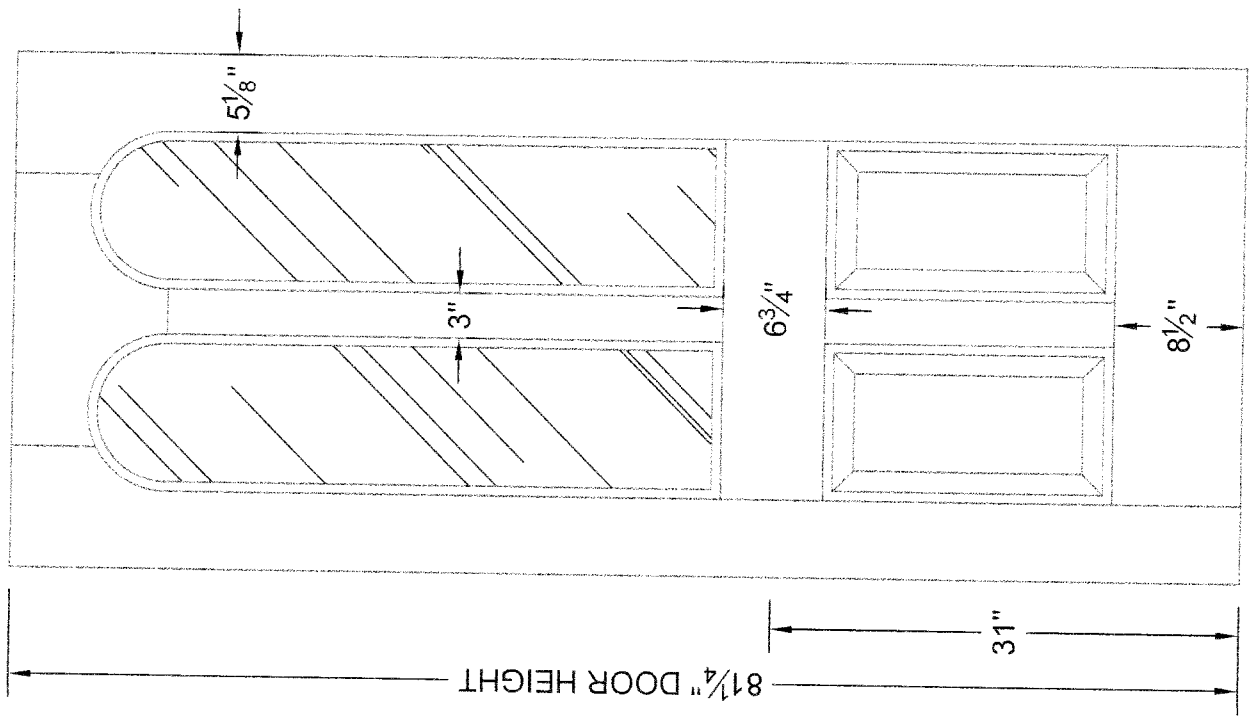
#	DESCRIPTION	QTY
1	34" x 80 5/8" x 1 3/4" O4 2P/2L Custom Arch	1
TITLE:		
REV		
1		
DRAWN	CHKD	APPD
MM		
QUOTE/DRAWING NO.		
112909A_1_1		
SHEET		
1 of 2		
SALES REP		
RG		
SUN MOUNTAIN		
(970)-532-2105		

34" DOOR WIDTH

CUSTOMER: DECKER, KIMBERLY

* = NON-STANDARD COMPONENT

REV	DESCRIPTION	DATE	APPROVED
1	PRELIMINARY	7-30-2018	MM



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PRINTED NAME: _____ DATE: _____
APPROVED BY: _____

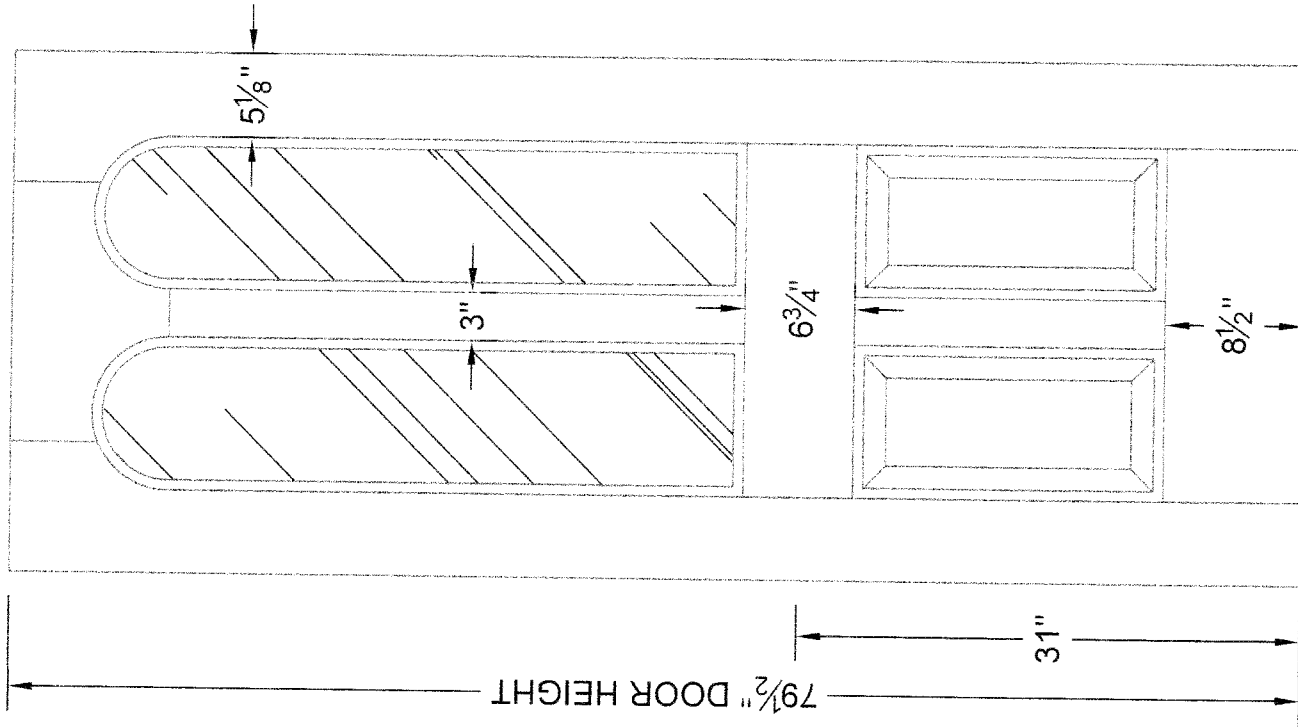
#	DESCRIPTION	QTY
2	34" x 81 1/4" x 1 3/4" O4 2P/2L Custom Arch	1
TITLE:		
REV 1		
DOOR ARRAY		
DRAWN	CHKD	APPD
MM		
QUOTE/DRAWING NO. 112909A 2 1		
SHEET 1 of 2		
SALES REP RG		
SUN MOUNTAIN		
(970)-532-2105		

34" DOOR WIDTH

Kimberly

CUSTOMER: DECKER, KIMBERLY

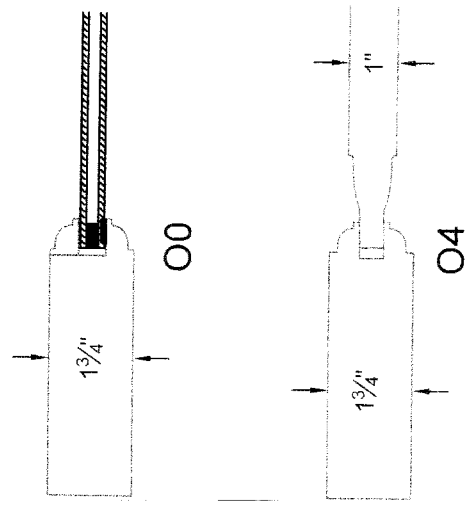
* = NON-STANDARD COMPONENT



32" DOOR WIDTH

CUSTOMER: DECKER, KIMBERLY

REV	DESCRIPTION	DATE	APPROVED
1	PRELIMINARY	7-30-2018	MM
2	Door height was 79", now is 79-1/2"	12-21-2018	MM



PRELIMINARY DRAWING

THIS DRAWING IS FOR QUOTING AND DESIGN REVIEW PURPOSES WHEN SIGNED IT WILL BECOME THE GOVERNING DRAWING AND SUBMITTED FOR PRODUCTION RELEASE AT SUN MOUNTAIN. SIGNATURE CERTIFIES THAT THESE SPECIFICATIONS ARE CONSISTENT WITH CUSTOMER REQUIREMENTS.

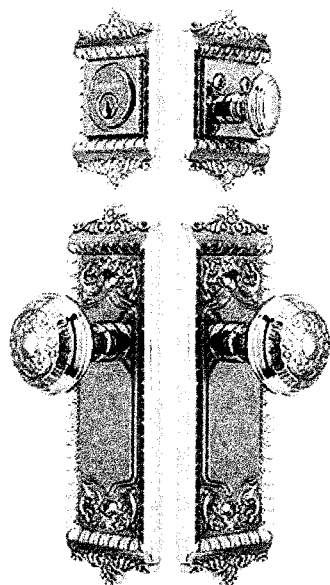
PRINTED NAME: _____ APPROVED BY: _____ DATE: _____

#	DESCRIPTION	QTY
3	32" x 79 1/2" x 1 3/4" O4 2P/2L Custom Arch	1
TITLE		
REV 2		
DRAWN	CHKD	APPD
MM		
QUOTED/DRAWING NO. 112909A 3 2		
SHEET 1 of 2		
SALES REP RG		
SUN MOUNTAIN		
(970)-532-2105		



www.HouseofAntiqueHardware.com (888) 223-2545 9:00 am - 8:30 pm M-F, Eastern

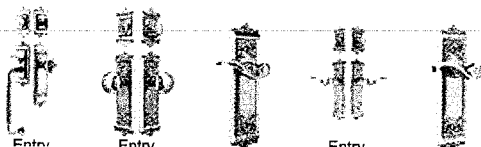
GRANDEUR "WINDSOR" ENTRY DOOR SET WITH WINDSOR KNOBS



Pictured in PVD

Available Options

Items in This Family:



This item is part of...

Edwardian PERIOD HOME COLLECTION >>

[See All Period Home Collections](#)

People Interested in This Item Also Liked...



18" Apollo Entry Set With Maltesia
From \$406.90



Grandeur "Parthenon" Entrance
From \$396.90



Grandeur "Grande Victorian"
From \$396.90



16" Colburg Entry Set with Maltesia
From \$458.90

Features

- Premium Brass Forging for Exceptional Detail
- Elegant Design for Luxurious Style
- Pre-Attached Knobs Offer Easy Installation
- Precision Spring Assist Provides Smooth Operation
- Lifetime Mechanical and 10-Year Finish Warranty

Details

Style	<u>Classical</u>
Item Sold As	Complete Set for One Door
Included Hardware	All necessary mounting accessories
Usually Ships In	3 to 5 Business Days More info >
Warranty	Lifetime Mechanical & 10 Year Finish

4.9 15 Reviews [Write a Review](#)

100% of respondents would recommend this to a friend

[Read Product Questions & Answers](#)

Finishes: PVD

Backset: Choose -

Item #: RS-05NW-CP-WINWINX

Price: \$396.90

[Free Ground Shipping](#)

Description & Dimensions

Imposing, yet refined, Grandeur's Windsor entrance set with decorative knobs exudes Beaux Artes style. Inspired by P & F Corbin's "Mantua" pattern of 1905, the back plates and knobs are exquisitely detailed with neo-classical motifs.

Grandeur's vintage designs are enhanced with high-tech mechanics, resulting in silky smooth, trouble-free operation unlike anything you've ever experienced. Created expressly for modern, pre-drilled doors installation is quick and easy for professionals or home owners alike. Exceptional solid brass forgings and a 10 year warranty make Grandeur entry hardware the perfect choice for your fine home.

Door set dimensions: Solid brass knobs are 2 1/4" in diameter. Backplates are 8 11/16" H x 2 5/8" W.

Latch dimensions: Backset is 2 3/8" or 2 3/4" - specify when ordering. Latch case: 1" diameter. Latch face plate: 2 1/4" H x 1" W.

Deadbolt specs: Decorative face plates are 4 3/16" H x 2 5/8" W. The deadbolt has a pick-resistant Schlage C keyway and a 1" throw. Multiple sets on one order will be keyed alike unless otherwise requested. To key individually or to match a specific key number, please call to place your order.

This set will fit doors from 1 3/4" - 2 1/4" in thickness, with a minimum 5 1/2" center to center boring for the latch and deadbolt. A "thick door kit" for doors from 2 1/4" - 2 1/2" in thickness is available for a small fee. Please call for details.

Instructions & Documentation

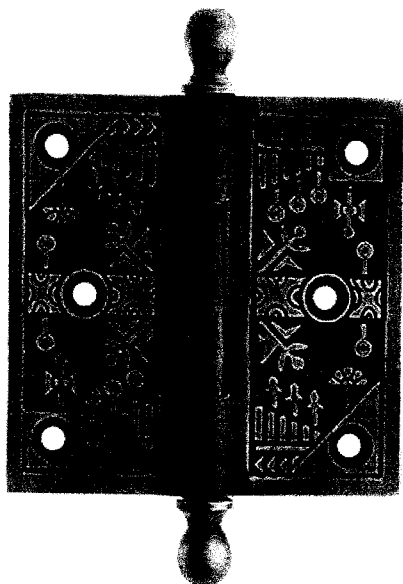
[Installation Instructions](#)

How to install this product in a typical situation.



www.HouseofAntiqueHardware.com (888) 223-2545 9:00 am - 8:30 pm M-F, Eastern

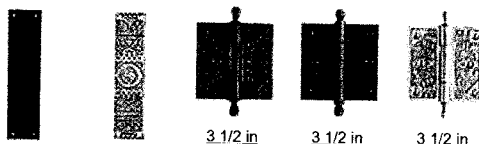
3 1/2" BALL-TIP WINDSOR PATTERN HINGE IN SOLID BRASS



Pictured in Antique Brass

Available Options

Items in This Family:



3 1/2 in

3 1/2 in

3 1/2 in

This item is part of...

Windsor

PERIOD HOME COLLECTION >>

[See All Period Home Collections](#)

People Interested in This Item Also Liked...



3 1/2" Solid Brass Eastlake Ball Tip From \$21.79



3 1/2" Premium Brass Aesthetic- From \$29.99



3 1/2" Ball-Tip Windsor Pattern From \$12.99



3 1/2" Solid Brass Eastlake Steeple From \$21.79

Features

- Solid-Brass for Durability
- Offered in Three Traditional Finish Options
- Authentic Historic Design
- Loose-Pin for Easy Install
- Heavy-Duty Thickness

Details

Style	Victorian
Item Sold As	Single Hinge
Included Hardware	6 Matching Slotted Screws
Usually Ships In	1 to 2 Business Days More info >
Warranty	5 Year Warranty

4 1 Review Write a Review

100% of respondents would recommend this to a friend

[Read Product Questions & Answers](#)

Finishes: Antique Brass

Item #: R-04DE-105-AB

Price: \$25.99

Description & Dimensions

Our exceptional Windsor pattern hinges are some of the most beautiful and finely cast hinges on the market. Introduced by Reading Hardware in 1885, the whimsical aesthetic design is just as fresh and lovely today. Made of solid cast brass and available in your choice of three finishes.

Dimensions: 3 1/2" x 3 1/2" not including ball finials. Leaf thickness is 1/8".

kimberly.decker@gmail.com

From: rosswindows2000 <rosswindows2000@yahoo.com>
Sent: Sunday, February 3, 2019 12:38 PM
To: kimberly.decker@gmail.com
Subject: Re: door hanging estimate

Rough draft estimate , written final contract. When ready to move forward.
Installation 3 exterior doors. Historical
Restoration.
Prep area for installation
Remove existing 3 exterior doors, hardware etc.
Remove existing door stop, around 3 door jambs.
Install new door stops, 3 existing door jambs, to accommodate customer new doors.
Mortise hinges 3 doors, cut, shave,sand edges to accommodate 3 preexisting door jambs. Install new doors.
Prime raw wood edges where needed.
Bore 3 doors, install customer hardware, knob sets, etc.
Clean up and haul off door debris.
3 to 4 day completion
Material and labor total \$ 1,580.00
Thank you for your business,
Wayne Ross Ross windows and doors
720-270-9512

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: kimberly.decker@gmail.com
Date: 2/2/19 6:33 PM (GMT-05:00)
To: rosswindows2000@yahoo.com
Subject: door hanging estimate

Please reply to this email with the estimate.

kim