



**City of Batavia**  
 Community Development Department  
 100 North Island Avenue  
 Batavia IL 60510  
 Phone (630) 454-2700  
 Fax (630) 454-2775

# Application for Certificate of Appropriateness

Property Address 8 S. Lincoln St  
 Property Identification Number 12-22-180-002  
 Existing/Proposed Zoning Ordinances  Yes  No  
 Zoning DMU  
 Submittal Date 12 / 8 / 2016

Owner's Name Bethany Lutheran Church  
 Phone Number 630-879-3444  
 Mobile Number \_\_\_\_\_  
 E-Mail \_\_\_\_\_

Project Description :  
Remove existing roofing (2 layers)  
Install new flashing & shingles

Applicant's Name Dennis E. Schuett  
 Applicant Address 8 S Lincoln ST  
 Phone Number 630-879-3444  
 Mobile Number 630-406-1181  
 E-Mail mschuett1134@sbcglobal.net

Applicant Signature Dennis E. Schuett  
 Owner Signature Steph Michael

**TYPE OF WORK**  
 (Check All That Apply)

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input type="checkbox"/> Demolition              |
|  | <input type="checkbox"/> Primary Structure  | <input type="checkbox"/> Whole Primary Structure |
|  | <input type="checkbox"/> Addition           | <input type="checkbox"/> Part Primary Structure  |
|  | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding      |
|  | <input type="checkbox"/> Other _____        | <input type="checkbox"/> Relocation of Building  |

**Additional Information to be Submitted with Application – Digital Format If Available**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair            | <input type="checkbox"/> Porch – Maintenance and Minor Repair                   |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch – Major Repair and Reconstruction                |
| <input type="checkbox"/> Awning or Canopy                                 | <input type="checkbox"/> Retaining Walls  |
| <input type="checkbox"/> Deck   | <input checked="" type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input type="checkbox"/> Door   | <input type="checkbox"/> Satellite Dish   |
| <input type="checkbox"/> Fence  | <input type="checkbox"/> Security Doors or Windows                              |
| <input type="checkbox"/> Gutters  | <input type="checkbox"/> Sidewalks  |
| <input type="checkbox"/> Light Fixture                                    | <input type="checkbox"/> Shutters   |
| <input type="checkbox"/> Mechanical System Units                          | <input type="checkbox"/> Siding   |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting           | <input type="checkbox"/> Signs  |
| <input type="checkbox"/> Material Change (wood, brick, etc)               | <input type="checkbox"/> Solar Collectors                                       |
| <input type="checkbox"/> Painting (paint removal etc)                     | <input type="checkbox"/> Storm Doors or Windows                                 |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping)     | <input type="checkbox"/> Windows, Skylights                                     |
| <input type="checkbox"/> Photographs of building(s)                       | <input type="checkbox"/> Others _____   |

Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

- A. Drawings, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior, to-scale drawings with dimensions will be required for major changes in design (e.g., roofs, facades, porches, and other prominent architectural features)
- B. If application is for any feature not on the primary structure, include a site plan. A site plan will not be required if there is no change to the existing structure or any proposed new structure.
- C. If changes to building materials are proposed, include samples.

**New Construction/Additions**

Include the following materials where appropriate and check appropriate box if included.

- For primary structure, outbuilding or addition:
  - 1. Fully dimensioned site plan
  - 2. Elevation drawings of each façade with dimensions and specifications
  - 3. Drawings, photographs, samples and manufacturer's illustrations
- Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

**Structure Demolition**

- 1. Photographic evidence supporting the reason for demolition
- 2. Describe the proposed reuse of the site, including drawings of any proposed new structure
- 3. If economic hardship is claimed, include evidence that hardship exists (Criteria set forth in Section 7-2 of Title 12)

**Structure Relocation**

- 1. Explain what will be moved, where and why.
- 2. If a structure will be moved into the district from outside, include photographs.
- 3. Include a site plan showing proposed location of the structure on the new parcel. Describe any site features that may be altered or disturbed (e.g., foundations, walls)

***THIS FORM IS NOT A BUILDING PERMIT APPLICATION***

**FOR OFFICE USE ONLY BELOW**

Property is: Significant      Contributing      Non-Contributing

\_\_\_\_\_  
Signature of Historic Preservation Commission Chair

\_\_\_\_\_  
Date of Commission Review

City Council Action:    Date \_\_\_\_\_ Vote Record \_\_\_\_\_ Not Applicable \_\_\_\_\_

Conditions: YES\*/ NO

\*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

***This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.***

<b>Date: August 31, 2016</b>		<b>Project: Bethany Lutheran Church</b>	
Bethany Lutheran Church 8 S. Lincoln St. Batavia IL 60510			
Phone:		Mobile Phone:	630-406-1181 Dennis Schuett
Home Phone:		Alt Phone:	
Fax:		E-mail:	Mschuett1134@sbcglobal.net

**EXISTING ROOF SYSTEM**

**The following preparatory work will be done:**

Tarps and plywood will be used to protect the siding and landscaping.

The existing roof will be torn off, cleaned up and hauled away in appropriate Asbestos containers by Celtic Environmental.

Remove any existing ventilation, plumbing stack flashing and any metal flashing that meets a masonry wall of the building. This includes where metal is located on the stone coping walls near your leak on the front elevation of the building.

The existing downspout locations will be plugged so that debris does not clog the existing gutters since majority are not being replaced.

A magnetic sweeper will be used to ensure all nails are cleaned up.

Celtic will install 60 MILL poly sheeting over the areas that have been abated to act as a temporary water tarp. There will be a need to a 30 yard enclosed dumpster on site as well, also an articulating lift. Lift will be placed or driven on plywood sheathing while working from the grassed areas.

**Wood Replacement:**

Any new 1X boards to be replaced will match size of the existing or be equal and shall span a minimum of 3 rafters. Rafters will be inspected at those areas to determine if nailing is permitted or if screws (pre-drilling) shall be installed to avoid any splitting or any further deterioration of the existing rafters. Blocking shall be fastened to existing rafters as required if these areas, of the existing rafters, do not except fasteners.

All plywood roof sheathing will be re-nailed as needed.

**NEW SHINGLE ROOF SYSTEM**

**The following new roof system will be installed:** PLEASE NOTE THAT ALL GUTTERS ARE TO BE CLEANED OF DEBRIS BEFORE THE NEW ROOF SYSTEM IS INSTALLED.

**GAF WeatherWatch ice & water barrier (water can enter your home during winter time melting, WeatherWatch protects your home from water infiltration due to ice dams):** CODE FOR ICE AND WATER SHIELD INSTALLATION IS 24" PAST THE INTERIOR WALL OF THE BUILDING, WE ARE INSTALLING 6' WHICH IS SUFFICIENT FOR THIS BUILDING.

Installed along the gutter edges to extend up the roof 6 feet.

Installed and centered in the valleys. GRACE high temp ice shield will be installed in all valleys also anywhere copper will be installed. The copper raises to a higher temp than asphalt and will compromise the membrane. GRACE allows for a higher temperature rating and is recommended for any copper installation.

Installed around all penetrations including vents, edge vents, up side walls where roof meets the masonry wall of the building.

**GAF Camelot Ultra Roof System:**

GAF Tiger Paw synthetic felt paper will be installed over the entire exposed roof sheathing. (Normal felt often wrinkles, Tiger Paw lays flatter allowing for a better looking roof.)

GAF Weather Blocker starter will be used at all gutter and rake edges.

GAF Camelot Ultra Lifetime shingles installed as per manufacturer's specifications.

Shingles nailed with 6 nails per shingle.

GAF Timbertex Enhanced Hip and Ridge will be installed at all hip and ridge locations. (Regular shingles are sometimes used as ridge. However, the color is often times different, and they lay significantly flatter than the architectural shingle. Timbertex matches the color of your roof. They are 195% thicker creating a dimensional look on your entire roof.)

**Accessories:**

New GAF Snow Country edge vent system will be cut in and installed on all gutter edges in order to add intake for the new roof system. This is needed for any warranty system.

New lead plumbing stack flashings will be installed. (Rubber boots often times fail prematurely. Lead flashings will last the life of your roof.)

GAF Snow Country ridge vent will be installed to add exhaust for the new roof system. This, along with the edge vent system, will give you a balanced vented system. (stagnant air in the attic can cause deterioration to the roof deck, mold and mildew, Snow Country ridge vent allows the stagnant air to escape, keeping your attic space vented and dry.)

New 16 oz copper valley metal will be installed in all valley locations.

New 16 oz copper shake tins will be installed at all roof to masonry wall locations.

**Counter Flashing Details:**

The counter flashing will consist of 16 oz copper, will be stepped off, and then turned into a ground out mortar joint called a riglet. (This is important because flush mount flashing can have issues early in the new roofs life. Grinding into the mortar joints will allow your metal to last the life of your roof.)

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**ROOF SYSTEM WARRANTY**

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The warranty for this roof system:

10-year Workmanship Warranty.

GAF Lifetime Shingle Material Warranty.

GAF System Plus Warranty: Included (non pro-rated 0-20, 21-40 pro rated, full term of 40.

GAF Golden Pledge Warranty Upgrade: \$ 2847.00

GAF warranties have a one-time free transfer in the first 20-years.

This warranty also carries a 10-year Stain Guard Warranty

130 MPH wind warranty using 6 nails per shingle included at no additional cost.

Golden Pledge: 0-20 100% on all roofing related areas. Showalter Roofing covers the first 2 years of the workmanship coverage of the warranty.

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**PRICE**

**INITIALS** \_\_\_\_\_

\$180,354.00 GAF Camelot Ultra

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**NOTES**

Asbestos removal notes below: ALL ASBESTOS TO BE COMPLETELY REMOVED ON ROOF AND HAULED AWAY IN A SAFE MANOR.

- 1.) Celtic Environmental Company is an Illinois Department of Public Health licensed contractor, License #500-0682.
- 2.) Illinois Department of Public Health certified laborers would perform all work.
- 3.) Access to work area will be limited to Celtics employee's and those admitted by there foreman who has donned proper protective clothing and the necessary respiratory equipment and is certified to do so.
- 4.) A 10-working day notification needs to be filed prior to work starting.
- 5.) The temporary plastic sheeting will be good for approximately 1 week.
- 6.) A "competent person" as required by EPA supervises Celtic's crews according to all EPA, NESHAP, and OSHA standards.
- 7.) All material will be disposed of using a licensed waste hauler at an approved landfill site.
- 8.) Unless otherwise stipulated, prices do not include third party air monitoring.

Roofing notes listed below:

- 1.) The first alternative cost will be using a similar roofing material by a different manufacturer Certainteed. The Grand Manor is a beautiful heavy weight product that matches the durability of the GAF Camelot Ultra, which starts out in the beginning of the proposal.
- 2.) Alternative #2 relates to the warranty systems. The warranty included is the middle end warranty, this will allow you to add to the roof warranty.
- 3.) Alternative #3 allows you the opportunity to replace any damaged gutter with a per ft price. We will need notification of this weeks prior for ordering and fabrication purposes.

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**ALTERNATIVE # 1 - \$180,512.00**

**INITIALS** \_\_\_\_\_

This is the cost of the roof using the CertainTeed Grand Manor lifetime designer roof system:

**The following new roof system will be installed:**

**CertainTeed Winterguard ice & water barrier. (Water can enter your home during winter time melting, Winterguard protects your home from water infiltration due to ice dams.):** CODE FOR ICE AND WATER SHIELD INSTALLATION IS 24" PAST THE INTERIOR WALL OF THE BUILDING, WE ARE INSTALLING 6' WHICH IS SUFFICIENT FOR THIS BUILDING.

Installed along the gutter edges to extend up the roof 6 feet.

Installed and centered in the valleys. GRACE high temp ice shield will be installed in all valleys also anywhere copper will be installed. The copper raises to a higher temp than asphalt and will compromise the membrane. GRACE allows for a higher temperature rating and is recommended for any copper installation.

Installed around all penetrations including vents, edge vents, up side walls where roof meets the masonry wall of the building.

**CertainTeed Grand Manor Roof System:**

CertainTeed Diamond Deck synthetic felt paper will be installed over the entire exposed roof sheathing. (Normal felt often wrinkles, Diamond Deck lays flatter allowing for a better looking roof.)

CertainTeed High Performance Starter will be used at all gutter and rake edges.

CertainTeed Grand Manor Lifetime shingles installed as per manufacturer's specifications.

Shingles nailed with 6 nails per shingle.

CertainTeed Shangle Ridge Enhanced Hip and Ridge will be installed at all hip and ridge locations (Regular shingles are sometimes used as ridge. However, the color is often times different, and they lay significantly flatter than the architectural shingle. Shangle Ridge matches the color of your roof, are thicker creating a dimensional look on your entire roof.)

**Accessories:**

New CT intake edge vent system will be cut in and installed on all gutter edges in order to add intake for the new roof system. This is needed for any warranty system.

New lead plumbing stack flashings will be installed (Rubber boots often times fail prematurely, lead flashings will last the life of your roof.)

CertainTeed ridge vent will be installed to add exhaust to the new roof system. (Stagnant air in the attic can cause deterioration to the roof deck, mold and mildew. CertainTeed ridge vent allows the stagnant air to escape, keeping your attic space vented and dry.)

New 16 oz copper valley metal will be installed in all valley locations.

New 16 oz copper shake tins will be installed at all roof to masonry wall locations.

**Counter Flashing Details:**

The counter flashing will consist of 16 oz copper, will be stepped off, and then turned into a ground out mortar joint called a rigit. (This is important because flush mount flashing can have issues early in the new roofs life. Grinding into the mortar joints will allow your metal to last the life of your roof.)

**Warranty for this roof system:**

10-year Workmanship Warranty.

Certainteed Lifetime Shingle Material Warranty.

  X   4 Star Warranty: Included (non pro-rated 0-30, pro rates after 30, full term of 50.

       5 Star Warranty Upgrade: \$ 2930.00

Certainteed warranties have a one-time free transfer in the first 20-years.

This warranty also carries a 15-year Streak Fighter Warranty

130 MPH wind warranty using 6 nails per shingle included at no additional cost.

5 Star Warranty: 0-25 100% on all roofing related areas. Showalter Roofing covers the first 2 years of the workmanship coverage of the warranty.

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**ALTERNATIVE # 2 - \$42.50**

**INITIALS** \_\_\_\_\_

This is a per linear ft price for a new 6" k style copper gutter. Sections come in a 20' length and will need to be soldered together. The damaged gutter on the front of the building seems to be the only gutter damaged.

**TERMS OF PAYMENT**

All required building permits will be obtained by Showalter Roofing. The permit cost is included in the total cost of the project. Oftentimes, the property index number is required as part of the permit application: \_\_\_\_\_.

1/3 down payment will be due after the contract is signed.

**Final Payment Upon Completion**

If payment is not received within 20 days, 2% interest per month will begin to accrue.

All quotes within this proposal shall be good for a period of 30 days.

**AGREEMENT FOR SHINGLE ROOF**

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

1. Shingle Type: \_\_\_\_\_ Initials: \_\_\_\_\_

2. Shingle Color: \_\_\_\_\_ Initials: \_\_\_\_\_

3. Flashing Color: \_\_\_\_\_ Initials: \_\_\_\_\_

4. Project Costs: \_\_\_\_\_ Initials: \_\_\_\_\_

5. Down payment amount: \_\_\_\_\_ Initials: \_\_\_\_\_

All materials and workmanship will be carried out according to standard roofing practices. Any alterations in the above stated contract will be submitted in writing for prior approval. All agreements are contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workman's Compensation and Liability insurance. Showalter Roofing Service, Inc. is fully licensed, bonded and insured. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as stated in the terms of this agreement. All work will be carried out in a timely fashion. SRSI will only be responsible for damages in as much as they were negligent to carry out their work in a professional manner. SRSI will not be responsible for ponding water on low slope roofs, We will also not be responsible for the following items: leakage due to ice damming, damage to driveways, damage to items left in the attic area, clean up of attic area due to space boards, nail pops or cracks caused by the removal and replacement.

Sincerely,



Jeff Rosier

Showalter Roofing Service, Inc.  
Rising to Great Heights to Serve You!

Acceptance: \_\_\_\_\_

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

Project #11753

Detail Pictures



Detailed Description



Detail Pictures



Detailed Description