

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 21 N. 6 th St.	
	Proposal:		Re-roofing and siding replacement on dormer	
	Petitioner:		Charles Evan, Adams Roofing	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 4/18/18	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Proposal and specifications Photos of dormer Architectural Survey page				
EXECUTIVE SUMMARY:				
<p>Proposed is the replacement of an asphalt shingle roof and the replacement of siding on a dormer (wood to be replaced with fiber cement siding).</p> <p>Replacement of an asphalt shingle roof is typically approved as an administrative COA approval, without requiring Commission review.</p> <p>The siding replacement requires Commission review. The existing siding on the dormer is wood siding with a 3" exposure. The proposed replacement is Hardie fiber cement siding with a 4" exposure. Photos have been submitted showing the condition of the existing siding.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

ADAMS

ROOFING PROFESSIONALS

ILLINOIS LICENSE NO. 104-001529

Adams Roofing Professionals, Inc
495 Crossen Ave
Elk Grove Village IL, 60007

Phone: (847)-359-1400
Fax: (847)-437-5411
www.adamsroofing.com

"Expect The Best"

To whom it may concern,

Adams Roofing has been contracted to replace the roof and siding on one single dormer located above the roof at 21 N 6th St. This address falls under the historical district and requires an explanation of repair.

The current wood siding is damaged, rotted and shows signs of animal damage. It is always in the best interest of the owner to replace the existing wall flashing during any roofing project. We propose to remove the existing wood/ cedar siding and end trim boards. Wrapping wall with new house wrap. Installing new *James Hardie* (HardiePlank) lap siding and *James Hardie* trim boards. The current siding has a three-inch exposure and new siding will have a four inch exposure.

The current roofing material is an asphalt type shingle with an architectural design. The current color of shingle is black and will be replaced with *GAF Timberline* High Definition shingles in Pewter Grey.

Any questions or concerns please feel free to call 847-415-7394 or email cevans@adamsroofing.com

Thank you,
Charles Evans
Adams Roofing Professionals Inc.

Third Generation Contractors: Call for Names of Satisfied Customers in Your Area
Arlington Heights (847) 255-4700 ■ Carpentersville (847) 836-9400 ■ Crystal Lake (815) 455-7370
Elgin (847) 888-0618 ■ Glen Ellyn (630) 510-9258 ■ Lombard (630) 627-2111

Adams Roofing, Inc
495 Crossen Ave
Elk Grove Village, IL 60007

Phone: (847)-364-ROOF (7663)
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sep@adamsroofing.com

"Expect The Best"

After The Roof is Finished...Why It's Important

Remove All Debris from the Roof

- Adams wants the roof to look attractive to show off its fine craftsmanship.

Final Rooftop Inspection

- Confirms the roof is installed properly.

Final Site Cleanup

- Ensures no litter or equipment is left at your property.

Homeowner Inspection

- Make sure that you are satisfied.

Deliver Warranties

Scope of Work- Installation of New Roofing System

Roof Deck Preparation

Before homeowner's new roofing system can be installed Adams first needs to remove the existing roofing system down to the original decking, Adams will replace any deteriorated wood with new 1/2" CDX plywood at \$2.25 a square foot (extra cost) \$10.00 a linear foot for wood plank boards.

STEP 1- Ice & Water Barrier

Adams will install Ice & Water shield 72" along all eaves. For additional protection Adams will install Ice & water shield 18" along all walls and other vulnerable areas.

STEP 2- Underlayment

Adams will install one layer of GAF Tiger Paw synthetic underlayment over the entire roof system. This will provide additional layer of water shedding protection under the shingles. It will also provide a smoother surface for shingle application

Step 3- Starter Shingles

Adams will install a layer of starter shingles along all eaves and rake edges. This will provide a clean look with straight edges along gutters and rake edge.

Step-4 GAF Timberline

Adams will install new shingles as per manufacture installation specifications.
Priced based on a 3 layer tear off.

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Step-5 Ventilation Products and Undereave Ventilation Products

Adams will install roof ventilation and undereave ventilation. Both systems work together to allow the natural flow of outside air up into the attic and back out again. A balanced ventilation system will help prevent excessive heat and moisture from accumulating in the attic and leading to premature roof failure. Install new GAF Cobra Pro Edge on front and rear of home.

Step-6 Hip & Ridge Shingles

Adams will install new Timbertex shingles over all hips and ridges to give your new roof a finished look finished look.

Step- 7 Stack Vent Projections

Adams will replace all vent plumbing pipes with new lead boots.

Step-8 Counter Flashings

Replace existing chimney flashing with new

Warranty

Adams Roofing (5 Year Workmanship)
Assignment of Material Manufacturer Warranty by (Fifty) (50) Year Limited Liability
Golden Pledge 20yr non prorated Labor and Material

Included in Final Investment Cost: 3 Layer Tear Off

GAF Timberline Shingles.....\$11,300.00 INT HP
GAF 2-ply modified system over flat roof.....\$2,500.00 INT HP
Remove and replace existing wood siding on front and both sides of dormer wall on front of home install new Hardie siding.....\$3,000.00
INT HP

New GAF Intake vent (Included in price)

Shingle Color Pewter Gray

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ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 21 North 6th Street

ROLL-IMAGE # 3178 - 4

CD-IMAGE # 032D - 4



ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

BUILDING CONDITION

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type:	Craftsman Bungalow	Exterior Walls (Current):	Clapboard
Architectural Features:		Exterior Walls (Original):	Clapboard
Date of Construction:	1925	Foundation:	Concrete
Source:	Township Assessor's Office	Roof Type/Material:	Side gable/Asphalt shingle
Overall Plan Configuration:	Simple rectangle	Window Material/Type:	Wd trimmed/Alum inserts/ Double Hung

ARCHITECTURAL FEATURES: This is a very deep house from front to back. The large roof is articulated by the typical details of the style. Wood roof brackets support the wide overhangs, exposed rafter tails are seen at the open eaves, both support soffits sheathed with wooden boards. A small 1-car garage is tucked underneath the front porch. The front entrance is off center and the original wooden front door can be seen from the outside of the porch.



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

21 North 6th Street - Continuation Sheet

ALTERATIONS: The front porch is closed in a manner sympathetic with the original design. The window openings are trimmed exactly the same as the rest of the windows in the house. There appears to be a small 1-story addition that was added to the north side of the house as a modest room extension. It has a shed roof and blends well with the rest of the house. Another screened porch was added to the rear of the house. It blends well with the rest of the house but has a hipped roof that is tucked under the rear eave of the main roof.

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL:

STATE:

COUNTY:

LOCAL:

