



**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 204 S. Water St.

Property Identification Number 12-22-402-001  
 Existing/Proposed Zoning Ordinances  Yes  No  
 Zoning LI

Submittal Date 7/21/22

Owner's Name % Batavia Enterprises (wendy)

Phone Number (630) 979-3680

Mobile Number (630) 457-1334

E-Mail wheend@bejcre.com

**Project Description :**

Flat roof re-cover (no tear off)

Applicant's Name Amanda Etheridge / Norton Sons Realty

Applicant Address 43 Stephen St. Leawood, IL 60439

Phone Number (630) 257-8180 X:10

Mobile Number \_\_\_\_\_

E-Mail Amanda@nortonsons.com

Applicant Signature Amanda Etheridge

Owner Signature Steve J. Norton

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

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair<br><u>Flat roof re-cover</u> | <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 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.*

# Norton Sons

Roofing & Sheet Metal Co., Inc.

43 Stephen Street  
Lemont, IL 60439

(800) 886-ROOF  
(630) 257-8180  
Fax: (630) 257-8826

October 28, 2021

Wendy Reed  
Batavia Enterprises, Inc.  
140 First St.  
Batavia, IL 60510

Re: Roof Rehabilitation  
204 S. Water St.  
Batavia, IL 60510

Thank you for the opportunity to submit this proposal for the roofing work on the above mentioned building. I have inspected the roof to determine the best approach to your roofing requirements.

In the view of the conditions observed and information available, we hereby propose to furnish in accordance with the attached specifications, all labor and material necessary to complete the roofing work.

**All terms & conditions are only applicable when Norton Sons Roofing Co., Inc. has acted without negligence and has taken the proper precautions to avoid unintended damage to the building, its contents and/or human safety concerns.**

## Specification Number One

### **Flat Roof:**

1. We will clean the roof surface and dispose of resulting rubbish and debris off premises in a proper manner.
2. We will remove existing flashings and dispose of in a proper manner.
3. Over properly cleaned and prepared substrate, we will furnish and install 1/2" HD roof insulation board mechanically fastened to existing substrate. The new insulation is a flat stock, board type roof insulation, and will conform to the contour of the existing substrate.
4. Over insulation board, we will furnish and install a fully adhered .60 mil TPO roof system as per manufacturer's specifications. Color: white.

Batavia Enterprises, Inc. – Page 2

5. We will flash all walls and curbs using TPO flashing membrane fully adhered into place and wrap all inside and outside corners with pre-molded corners.
6. We will install OMG aluminum new drain inserts, with baskets at all existing drains.
7. We will install TPO pre-molded boots around all plumbing vents/flue pipes.
8. We will furnish and install new sheet metal surface mount counterflashing at the top of all base flashings by mechanically fastening and installing a solid bead of high grade caulking compound, where deemed necessary.
9. We will furnish and install new pre-finished sheet metal edge flashings at the entire perimeter edges which do not have a parapet wall.
10. All sheet metal flanges to be incorporated into the new roof system will receive a coating of TPO primer.
11. All materials named above will be commercially manufactured materials designed for use specified and purchased from leading suppliers of same. All debris or conditions resulting from the roof rehabilitation operations, as specified above, will be removed or corrected to owners' satisfaction to leave the work area in a neat, clean, orderly condition.

Total Cost:

\$ 28,675.00

Guarantee: Includes a manufacturer's 20 year warranty and Norton Sons Roofing Co. 3 year guarantee.

## Specification Number Two

### **Shingle Roof Tear Off:**

1. We will tear off present shingle roof and vapor barrier and dispose of resulting rubbish and debris off premises in a proper manner.
2. We will report any obvious deficiency or problem with the roof deck to the owner and correct same at his direction. This item is an unknown factor and will be charged at our cost or at the agreed amount when deficiency is found.



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3. FREEZE BACK FLASHING:

A common roof leak problem in this geographic area is freezing ice in the gutters and along the eave edge. Under certain conditions this ice may expand up and under the roof shingles, where it may melt when exposed to attic warmth, resulting in leaks. For double protection it is recommended to install Ice and Water Shield, which is designed to stop any expanding ice under the roof shingles from penetrating the roof deck.

We will furnish all material and labor necessary to install a 72" wide layer of Ice and Water Shield waterproofing shingle underlayment at gutter edges and valleys to help eliminate ice back up damage.

4. We will apply a 15 lb. asphalt saturated vapor barrier over the entire bare roof deck.

5. We will furnish and install self-sealing asphalt base shingles over the entire roof surface using roofing nails that will be long enough to completely penetrate the wood deck at a rate of five nails per shingle.

6. Hips and ridges are to be installed using Timbertex hip and ridge cap.

7. We will furnish and install new lead soil stack flashings.

8. We will install new free-flow aluminum attic ventilators symmetrically, where deemed necessary.

9. PERIMETER EDGE FLASHING:

Drip edge provides efficient water shedding at the perimeter edges and protects the underlying wood from rotting. We will furnish and install aluminum roof flashing to all eave and rake edges where required.

10. All material supplied will be commercially manufactured materials designed for use specified and purchased from leading manufacturers of same.

Specification I **Architectural Style Shingle – Timberline HDZ**

Includes a warranty as listed below.


Total Cost: ~~\$ 27,950.00~~

**Guarantee:** Includes a GAF "System Plus" limited warranty: years 1-20 (nonprorated) material and labor coverage and years 21-40 (prorated) material and labor coverage.

# Untitled Map

Write a description for your map.

## Legend

 204 S Water St



 204 S Water St





# JM TPO - 60 MIL

White



