

**April 16, 2019**

**Title**

Certificate of Appropriateness  
Request for new roof shingles

**Petitioner/Property Owner(s)**

Thomas J. and Cynthia A.  
Masterson  
128-132 W. St. Charles Road  
Lombard, IL 60148

**Property Location**

134 W. St. Charles Road  
(06-07-204-024)

**Zoning**

B5 Central Business District

**Existing Land Use**

Single Family Residence

**Comprehensive Plan**

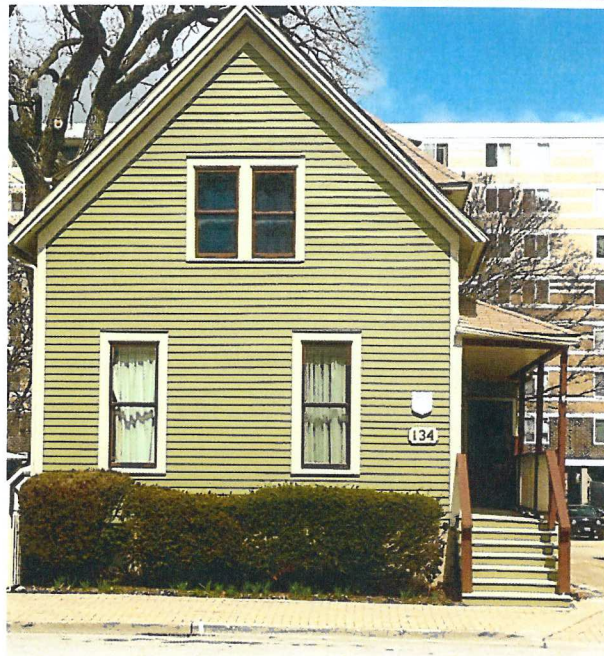
Community Commercial

**Approval Sought**

Roof permit

**Prepared By**

Tami Urish  
Planner I



**REQUEST DESCRIPTION**

The property owners request a certificate of appropriateness for new roof shingles on the building located at 134 W. St. Charles Road, a landmark site.

**APPROVAL(S) REQUIRED**

Per Section 32.079(F)(1) of the Code of Ordinances (Exhibit A), a certificate of appropriateness must precede the issuance of any permit in regard to property classified as a “landmark site” regarding exterior alterations.

**HISTORY**

The Architectural and Historical Survey of 2014 identified the house as a gable front cottage constructed in 1875. No significant features of the building were identified.

**ANALYSIS**

The Illinois Historic Preservation Agency recommends that preservation projects should be designed to meet the Secretary of the Interior’s Standards for Rehabilitation. The Agency does not recommend creating a false historical appearance by replacing features based on insufficient historical, pictorial and physical documentation. Any alterations that is similar in character to appearance that previously existed on the premises in approximate manner shall be exterior restoration if in compliance with submitted

### **BUILDING STATS**

**Year Built: 1875**

**Architectural Style: None indicated by survey**

#### **Lot & Bulk**

Parcel Size: 10,093 sq. ft.  
0.23 acres

Building Size: 1,039 sq. ft.  
footprint; 2 story

#### **Actual Setbacks**

Front (south) 5 feet  
Side (west) 21 feet  
Side (east) 13 feet  
Rear (north) 111 feet

#### **Submittals/Exhibits**

1. Building application
2. Shingle sample board

historic photos or plans. There are limited photographs available of the subject property.

Both Illustrated Guidelines for Rehabilitating Historic Buildings, The Secretary of the Interior's Standards for Rehabilitation and The Preservation of Historic Architecture: The U.S. Government's Official Guidelines was reviewed and found that radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques is not recommended. The property owner simply proposes to replace the shingles. The structure or design of the roof is not being altered. The color of the proposed shingles is neutral ("resawn shake") which are similar to the existing shingles. The roof is not identified as a significant historic feature of the building or mentioned during the Local Landmark Site Designation process in 2018. See attached photos.

### **FINDINGS & RECOMMENDATIONS**

Staff finds that replacing the shingles of the existing roof is appropriate. Based on the above considerations, the Department of Community Development recommends that the Historic Preservation Commission make the following motion approving the certificate of appropriateness for a roof permit at 134 W. St. Charles Road:

Based on the submitted application and the testimony presented, the Historic Preservation Commission finds that the proposed roof complies with the criteria established for a certificate of appropriateness and, therefore, I move that the Historic Preservation Commission approve a certificate of appropriateness for said roof at 134 W. St. Charles Road, subject to the following conditions:

1. The certificate of appropriateness shall be valid for a period of one year from the date of approval. If the roof is not installed by said date, the certificate shall be deemed null and void;
2. A building permit is required.

Approved By:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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PHOTOS





# Village of Lombard

Building Division/Community Development Department  
255 E. Wilson Avenue, Lombard, IL 60148  
Tel: 630-620-5750 Fax: 630-629-2374  
buildingdivision@villageoflombard.org

Application Is Hereby Made For Address: 134 W. St. Charles Road Suite No/Apt. No. \_\_\_\_\_  
Description of Work (Required) New Roof - over existing shingles - only 1 layer on Roof  
New Square Footage Being Added \_\_\_\_\_ Sq. Ft.  
Total Cost of Project \$ 497800 HVAC Cost \$ \_\_\_\_\_ Electric Cost \$ \_\_\_\_\_ Plumbing Cost \$ \_\_\_\_\_

If Commercial: Business Name \_\_\_\_\_  New  Existing

Property Owner Thomas J. Masterson ADDRESS, CITY Lombard PHONE \_\_\_\_\_  
(REQUIRED INFORMATION) 138 W. St. Charles Rd

FOR OFFICE USE ONLY		
Reg	Ins.	Lic.
		X
X	X	
		X
		X
X	X	
		X
		X
		X
		X
		X
	X	
X	X	
		X
	X	
		X

Gen. Contractor \_\_\_\_\_  
 Designer \_\_\_\_\_  
 Excavator \_\_\_\_\_  
 Carpenter \_\_\_\_\_  
 Plumber \_\_\_\_\_  
 Sewer \_\_\_\_\_  
 Electrician \_\_\_\_\_  
 Concrete \_\_\_\_\_  
 HVAC \_\_\_\_\_  
 Roofer A.R. Roofing Siding + Gutters 1308 Sunset Ave, Yorkville 630-554-3317  
134 W. St. Charles Rd  
 Iron or Steel \_\_\_\_\_ contact Mike Hess - 630-429-8360  
 Fire Prot. \_\_\_\_\_  
 Fire Alarm \_\_\_\_\_  
 Paving \_\_\_\_\_  
 Elevator/Lift \_\_\_\_\_  
 Radon \_\_\_\_\_  
 Masonry/Stucco \_\_\_\_\_

Applicant Is The Owner Of The Property (Skip to line 3)

- 1) Applicant's Name (please print) \_\_\_\_\_
- 2) Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
- 3) Phone: 630-889-0092 Ext: \_\_\_\_\_ E-mail Address Tom@TJMCO.COM
- 4) Applicant's Signature: [Signature]

### I HEREBY CERTIFY THE FOLLOWING:

- As applicant, if I am not the owner of the property in relation to which this application is being filed, I have obtained the permission of the owner of said property to file this application.
- All of the information contained herein is true and correct, and that all contractors and subcontractors to be engaged in any of the work for which this permit is issued shall comply with all pertinent local codes and ordinances.
- Applicant may be responsible for any outstanding fees due, even if permit is cancelled. Please see Village of Lombard Code Ordinances (Title 15 Section 150) for applicable permit refund and permit cancellation ordinances

**OFFICE USE ONLY**

Date Received 3/25/19 Date Called \_\_\_\_\_ Date Issued \_\_\_\_\_  
 Permit No. RB19-000069 Waste Water Authority/District GWA  F.C.  H.H.  S.C.  D.G.



**A.R. ROOFING SIDING & GUTTERS INC.**  
 1308 Sunset Avenue Yorkville, IL 60560  
 IL Lic.# 104.016380  
 Office: (630) 554-3317 | Fax: (630) 554-3601  
 Email: arsidinandgutters@gmail.com

# PROPOSAL



DATE: 3/22/2019

PROPOSAL SUBMITTED TO:

**Thomas Masterson**  
**128 W. St. Charles Road**  
**Lombard, IL. 60148**

PHONE: **630.889.0082**

ALT. PH: none

WORK TO BE PERFORMED AT:

**134 W. St. Charles Road**  
**Lombard, IL. 60148**

Click or tap here to enter text.

EMAIL: **tom@tjmco.com**

**Work will be performed on the following:**

- House    House with Attach Garage    Detached Garage    Townhouse    Duplex    Shed    Business

**We Propose To Do The Following:**

- 1-Layer tear-off    2-Layer tear-off    Tear-off & New Plywood    Re-Roof    New Construction

Obtain permit (if required) Permit fee will be included on final bill.

Remove existing roof material and dispose of debris

Existing TV satellite dish    Reinstall    Disposal    Keep Note: **none**

Install gutter apron to all eaves Color: **none**

Install outer drip edge to all gables Color : **Desert Sand is the color match Tom picked.**

Install water and ice dam protection on all eaves. Notes: **none**

Valleys and all ponding areas

Install water and ice-dam protection around all skylights and chimney when present

Install  #15 felt paper    #30 felt paper    Roof Runner Synthetic Underlayment

Install **CertainTeed Landmark Shingles** Color: **Resawn Shake**

Install Hip and Ridge

Install new boot cover around all plumbing pipes **Preformed Lead**

Install new wall flashing to match the shingles color

Install new vents to match the shingle color **6** (qty)    Cut and Install new vents to match the shingle color **#** (qty)

Install ridge vent to all ridges

Install power attic fan(s) **#** (qty)

Install new chimney counter-flashing, using  Copper   or    Aluminum to match roof color

Install new flashing around the chimney

Install plywood **#** (qty)

Clean out gutters    Remove existing gutters Notes: **The existing gutter straps will be under the shingles.**

Roll lawn with a magnet upon completion of roof

**2** Year warranty on Workmanship

Additional Work: We will have cones & safety tape on the job site. The driveway will be block when doing the East side. We will roll the magnet in the drive way multiple times. At the flat roof on the home, install Mule-Hide self adhering granulated modified system. Color Chestnut. \*Owner to obtain local permit. \* May 17-20<sup>th</sup> cannot schedule these dates. Schedule after May 1<sup>st</sup> OK!

Estimate Time For Completion 1-2 Day(s) - weather permitting.



Featured Color:  
**RESAWN SHAKE**

# Village of Lombard Historic Preservation Commission Certificate of Appropriateness

Date: April 16, 2019

Parcel No. 06-07-204-024

Permit No. 069 2019-

The Lombard Historic Preservation Commission has reviewed the proposed work of a replacement roof and has determined that it is in accordance with the applicable criteria set forth in Section 32.079 of Article VI. of the Code of the Village of Lombard. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance.

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.**

Chairperson's Signature \_\_\_\_\_

April 16, 2019

Date of Commission Review

Certificate of Appropriateness -

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Vote Record \_\_\_\_\_