



**ADDENDUM**  
**HISTORIC PRESERVATION**  
**REGULAR MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**109 EAST OLIVE STREET; BLOOMINGTON, IL 61701**  
**THURSDAY, FEBRUARY 21, 2019, at 5:00 P.M.**

**5. REGULAR AGENDA**

- C. BHP-02-19 Consideration**, review and approval of a **Certificate of Appropriateness** submitted by Guardian Tax Partners for roof and chimney repairs at 809 N. McLean Street. **Tabled from 1/17/19 – ADDITIONAL INFORMATION PROVIDED**
  
- D. BHP-03-19 Consideration**, review and approval of a **Funk Grant** for \$5,000.00 submitted by Guardian Tax Partners for roof and chimney repairs at 809 N. McLean Street. **Tabled from 1/17/19 – ADDITIONAL INFORMATION PROVIDED**

## Phyllis Peterson

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**From:** Ben Carlson <[REDACTED]>  
**Sent:** Monday, February 11, 2019 11:22 AM  
**To:** Phyllis Peterson  
**Subject:** Re: 809 N McLean

Hello!

Sorry for the miscommunication here is what I sent to Donna Pearson on the 6th. I

On Sat, Jan 26, 2019, 9:43 PM Ben Carlson <[REDACTED]> wrote:

Hello,

I apologize for the delay in response. I have been doing research on box gutters, custom molding, and siding. We definitely have our work cut out for us.

There are several areas on the over hang that will need addressed per the city. These items are not easily acquired. These items we had not estimated in our previous quote are not simple items. I am drafting a plan of action in detail to approach the committee in the next meeting. Due to outside influences we need to make sure all items are outlined and worded appropriately. I am forewarning you the price has increased significantly. We met with Donna at the property and did further inspection from the attic. Unfortunately we are indeed going to have to sheet the majority of the roof. At first site there are obvious framing repairs needed and by what we can see there will definitely be additional repairs. I will kinda give you a run down of my scope,

### Roofing

we still plan on using Iko dynasty shingles. Flat roofs will still be flintlastic 2 ply roofing system.

### Trim

All areas that appear weak or in needing of repair will be addressed as such, all molding in area will be dismantled professionally and staged out of the way. all items removed will be prepped, primed and painted prior to reinstall. any structural issues will be addressed before reassembly. any items that are not suitable for reinstallation will be replaced with proper materials and if need custom made to match exact profile. in the event this is needed we will out source milling to a local woodworking specialist. all items will be handled with extreme care and installed to maximum integrity. by the time I send you the final scope I will have done my due diligence as far as species and other various facts regarding details. ( I would like to blow them away).

### Siding

Our plan is to remove all flashing without having to alter any siding as much as possible. We encounter this issue quite regularly. Our objective is to use patience and perseverance to install the flashing behind the existing siding. In the event this 100% absolutely impossible we well resort to taking maximum of 2 inches of siding from the decking off and once walls are properly flashed installing a "frieze board" that is a weather resistant species complete with primer paint and sealed with a long term product. in the event we have to go this route a additional flashing will also be installed on top of the frieze board. these will be installed to blend in with existing siding and upon glance will be virtually invisible. If for some reason during construction or demolition a piece of siding is damaged we will be sure to acquire a suitable material whether we buy it or have to have it custom made. All products will be installed properly and made to have longevity.

### Flashings

All chimneys will be equipped with new step flashing and cut in with a step counter flashing. All flashings will be made to have the lowest possible profile. any additional work needed such as tuckpointing will be addressed upon discovery.

All flashings on dormers have been outlined in the item above.

all flashings from flat roof to walls will more than likely have to be replaced. the approach specified in the siding flashings will be repeated. if we have to cut siding out low profile frieze boards will be our route we take. as before wood species will be considered and primer and paint applied.

#### Gutters

As far as can be detected there are several sections of box gutters that will need repaired and some needing replaced. How ever on certain eaves of the house there are half round gutters existing. if we can repair and bring box gutters to functionality we will do so using either a membrane covering or a industrial coating. if the gutters are needing replaced we will remove current metal and replace with custom bent meta using suitable material and also complete with gaco covering. our responsibility does not cover faulty downspouts below the roof line. If the framing to the gutters is compromised we will have to rebuild. this will be discussed upon discovery.

#### Repairs

upon suggestion of committee we are willing to make temporary repairs to spots that are currently leaking and causing additional damage. these will be areas solely in the roof system and not going to be a long term fix.

#### Framing

Unfortunately we cannot judge the amount of structural repairs needed until work is under way. How ever all items will be dicussed upon discovery and remedied properly to last a lifetime.

I am sure I am missing something but will be sure to have all bases covered by next week. I am more than willing to assist in the new application or what ever is required. I plan on being the speaker in the next committee meeting and going there fully prepared to answer any questions or shut down any opposition. I also believe you can be granted a good deal of funds from the city. I would imagine based on my research you could receive 10K plus. I apologize for emailing at such a late time but this is when I can sit at my computer without interference. (small child) Any way I will be in touch in the next few days and we can go through everything. Have a wonderful weekend!

Sincerely,

Benjamin Carlson (Sparks Construction)

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On Jan 21, 2019 7:58 AM, "Phyllis Peterson" <████████████████████> wrote:  
Ben and Brian,

Below is the instruction on how the City wants the additional information submitted. I'd like to schedule a call for Monday or Tuesday to discuss. Please let me know your availability.

Thanks again for assisting us in getting the information the City requires.

Thank you!

Phyllis

Sent from my Verizon, Samsung Galaxy smartphone

**ESTIMATE**

Sparks Construction LLC

**Sales Representative**

Brian Sparks



**Donna Pearson**  
IL

**Estimate #** 1167

**Date** 1/31/2019

Item	Description	Qty	Price	Amount
Shingled Roof r&r	<p>All layers on pitched roof sections will be removed all the way to sheathing. Once suitable substrate is established all eaves, valleys, roof to wall sections and all other roof penetrations will be prepped with ice and water shield. All other areas will have a synthetic vapor barrier installed to manufacture specifications. All eaves not including box gutters will have new gutter apron installed. apron will not be visible from ground level. All rakes will be equipped with a dripedge over underlayment. Said dripedge will be a low profile drip and as non visible as possible.</p> <p>once proper underlayment is installed roof will be covered in IKO dynasty architectural shingles. All shingles installed will be applied to meet local codes and manufacturer specs.</p> <p>roof will be equipped with hip and ridge cap to complete roof system.</p> <p>pitched roof bid is based upon a bid scale that is affected by pitch and amount of layers present.</p> <p>pitch increases difficulty and increased hazard. amount of layers affects disposal costs and intensity of labor required to complete task.</p> <p>The location of property also increases difficulty in waste management upon removing the existing roof and ability to efficiently stock the roof with materials needed to complete project.</p> <p>all prices are based upon competitive prices based on local pricing.</p>	1.00	\$26,250.00	\$26,250.00

Item	Description	Qty	Price	Amount
Roof Sheathing	<p>Based upon inspection of attic areas and visible existing substrate the roof will require new sheathing. The existing roof system is comprised of 5/4 x 10" spaced sheathing . Between each slat there is approximately a 2" gap. in some areas there is a small slat of wood that will most definitely be compromised during demolition of roof. Based on local codes an additional layer of substrate will need to be installed to maintain suitable surface to install shingles.</p> <p>again prices regarding this scope are affected by pitch and multiple stories to deliver material to roof. the property once again is located in an undesirable location to mechanically deliver materials. all sheathing will more than likely need to be carried up a ladder manually.</p> <p>approximate sheet count on pitched roof is 136 4x8 sheets</p> <p>all sheets will be installed in a fashion that falls upon framing layout and staggered to maximize structural integrity. They will be fastened with ring shanked framing nails 2 3/8 in length and every 6 inches. all sheets installed will be installed over existing space sheathing and be no less than 7/16 oriented strand board</p>	1.00	\$10,880.00	\$10,880.00
Low slope roofing	<p>Low slope sections of roof include porche roofs on home. Each section will be taken down to sheathing. All compromised areas will be sufficiently repaired prior to roofing installation.</p> <p>upon initial visual inspection several areas will require attention this pricing is outlined in separate scope within total estimate.</p> <p>All porches will be equipped with a 2 ply material once suitable underlayment is achieved. Material will be Flintlastic equipped with based sheet applied to meet manufacturer specs.</p>	1.00	\$9,000.00	\$9,000.00
Framing repairs	<p>Upon obvious visual inspection several areas of the roof will require repair on structural members. The price listed for this item is strictly open ended and will be adjusted upon discovery of unforeseen problems. In the event that additional repairs are needed each circumstance will be discussed prior to repair and sufficiently documented with pictures and descriptions.</p> <p>Under no circumstance will any shortcuts be taken or any inadiquities be accepted. Repairs needed will be charged fairly and agreed upon prior to completion.</p>	1.00	\$2,150.00	\$2,150.00

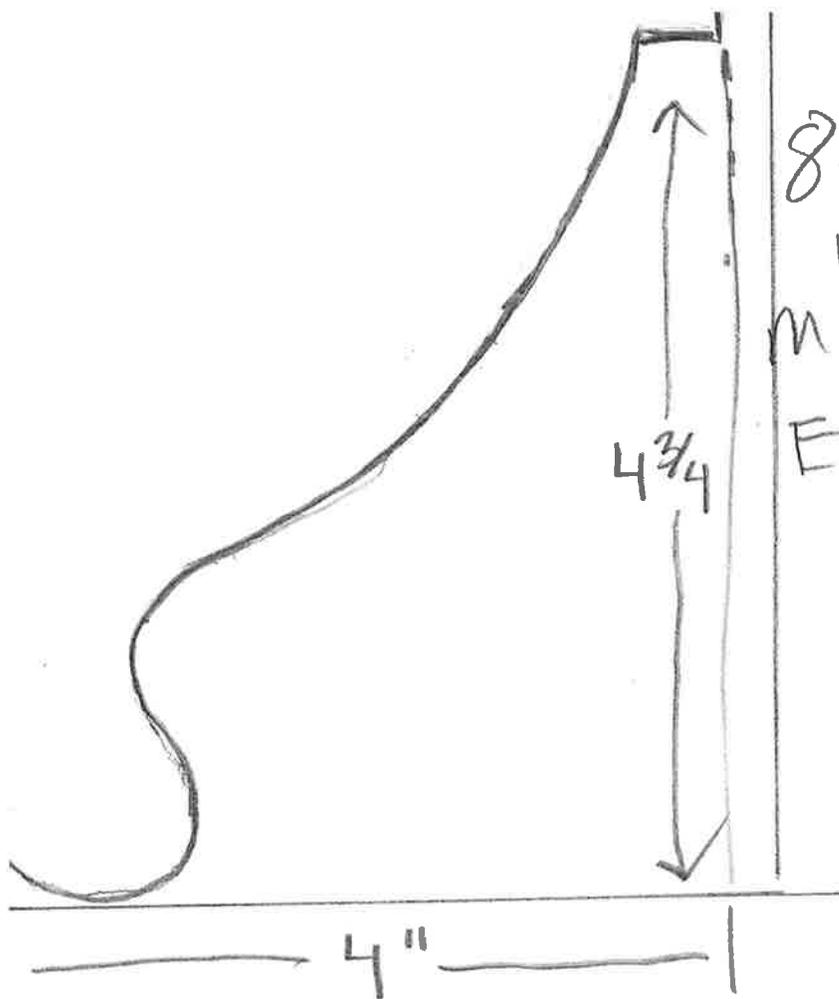
Item	Description	Qty	Price	Amount
Flashing installation	<p>All areas requiring flashing will be addressed appropriately areas include; porch roofs, dormers, wall to roof areas and chimenys.</p> <p>all flashed areas will be dismantled to reduce siding damage.</p> <p>as outlined in other areas of estimate any siding damaged will be replace with matching profiles with suitable materials. In a worst case scenario a low profile frieze board will be installed. if so a flashing will be installed over said board. all wood installed will be equipped with primer and paint.</p> <p>all chimenys will be equipped with new step flashing and a new counter flashing installed into mortar joints and sealed. all counters will be lowprofile and to match original material as much as possible.</p> <p>in the event additional work is needed an extra cost will be applied after approval. in order to warranty product all needed work will need to be done.</p>	1.00	\$3,600.00	\$3,600.00
Box gutters	<p>the majority of the property is equipped with original box gutters.</p> <p>upon inital visual inspection there are multiple areas that will require either repair or replacement.</p> <p>areas that are able to be repaired will be covered with either a thick based coating or a membrane material.</p> <p>each area will be documented with photos and description.</p> <p>all areas non repairible will be addressed with new material custom bent with .050-.063 kylar coated steel. this will be supplied by Conrad Sheet metal co. all areas replaced will be done so once sufficient sub structure is achieved. any area needing structure repairs will be an extra cost once again discussed upon discovery. these repairs will need to take place to commence with project progress.</p> <p>a base price of box gutter repair is estimated in complete quote. this does not include unforeseen problems.</p>	1.00	\$2,825.00	\$2,825.00
Exterior Trim	<p>Upon initial inspection there is a visually an obvious section of eave trim that will definitely need addressed. this will be custom cut in clear cedar</p>	1.00	\$3,700.00	\$3,700.00
yard prep	removal of trees and shrubs to access roof.	1.00	\$575.00	\$575.00
equipment rental	costs incurred from renting necessary equipment	1.00	\$2,000.00	\$2,000.00

<b>Sub Total</b>	\$60,980.00
<b>Total</b>	\$60,980.00

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**S P E C I A L   I N S T R U C T I O N S**

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809  
N.  
McLean  
Eave trim  
profile