



**AGENDA
HISTORIC PRESERVATION
SPECIAL MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, DECEMBER 13, 2018 at 5:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes of the November 15, 2018 regular meeting of the Bloomington Historic Preservation Commission.
- 5. REGULAR AGENDA**
 - A. BHP-23-18** Consideration, review and approval of a **Rust Grant** for \$222.00 submitted by Pamala Eaton for cleaning and relaying fallen brick and restoring rotting wood headboards above two windows at 411 N Center St.
 - B. BHP-24-18** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Rick Feeney Homes Inc./Brian Welch for various exterior repairs including siding, windows and the installment of a porch at 1009 E. Jefferson St.
- 6. OTHER BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, NOVEMBER 15, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich, Mr. Levi Sturgeon, Ms. Lea Cline, Mr. Paul Scharnett, Ms. Georgene Chissell, arrived at 5:15PM

MEMBERS ABSENT: Ms. Ann Bailen

OTHERS PRESENT: Ms. Katie Simpson, City Planner, Ms. Izzy Rivera, Assistant City Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:00 P. M.

ROLL CALL: Ms. Rivera called the roll. Four members were present and quorum was established.

PUBLIC COMMENT: None

MINUTES:

The Commission reviewed the minutes of the September 20, 2018 regular meeting. Mr. Elterich corrected scrivener errors on page 1, and 2.

Mr. Elterich motioned to approve the minutes as corrected. Seconded by Mr. Scharnett. The motion was approved by voice vote.

REGULAR AGENDA: None

OTHER BUSINESS:

Historic Preservation Awards

Ms. Rivera opened the discussion regarding the Preservation Awards. The Commission had a general discussion on the award ceremony that took place in May of 2018. The Commission discussed the May award ceremony which was done with the Town of Normal and Old House Society. Mr. Scharnett raised the possibility of considering nominations from last year. Chairperson Graehling stated that the collaboration drew more people to the event. Mr. Levi and Mr. Scharnett discussed possibilities for awareness and to get more people interested in participating. Ms. Simpson stated the Farmer's Market would be going on in May and could be

an opportunity for the Commission to partner with the Farmer's Market and put up a table or informational booth. She stated this is a larger discussion. The Commission could create a subcommittee and discuss events the Commission could do that will bring awareness and educate the public. The Old House Society also has some events, they have a garden tour in June. Chairperson Graehling suggested speaking with Founders Grove, they have historical identification signs, and they could have a self-guided tour that the Commission could be a part of or bring awareness to. Mr. Scharnett stated that there could be conversations going on regarding activities to bring awareness to Historic Preservation, before the awards ceremony. Ms. Cline stated collaboration with the Farmer's Market would be a great place to bring awareness but also since it is located in the downtown could be a place to point out architecture and history. Mr. Scharnett stated that the time before the awards ceremony could be an important time for the Blooming Historic Preservation Commission to build its own identity before having the ceremony with the other groups. The Commission further discussed the awards ceremony and that they would like to continue the awards ceremony collaborating with the Town of Normal and the Old House Society. Chairperson Graehling entertained a motion for the awards ceremony be done in collaboration with the Town of Normal and the Old House Society for the May Heritage Awards. Mr. Sturgeon so motioned, Seconded by Mr. Scharnett. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Chairperson Graehling suggested having the awards ceremony at the Museum which is the same location as last year. The Commission discussed the location, they all agreed it should be at the museum and discussed the possibility of having the event outside this time, weather permitting. The Commission also discussed having the awards ceremony later in the month of May to have the first weekends available for collaboration with the Farmer's Market.

Ms. Simpson asked the Commission if they would be using the same categories as last year. The Commission discussed using the same categories. Mr. Sturgeon suggested adding a statement in the nomination form that would clarify that only sites within the city limits could apply. The Commission discussed the nomination for Preservationist of the Year award. The consensus was that the preservationist should have done more work and focus in the City of Bloomington. The Commission discussed changing the category to "Individual dedicated to preservation in Bloomington", in order to narrow down work and projects to the City of Bloomington. Mr. Scharnett stated language could be "significant contribution" to Bloomington. The Commission agreed with this language. They will also review applications for context.

Chairperson Graehling asked the Commission to consider grandfathering in for consideration last year nominees that were not selected. The Commission agreed that those who had been nominated last year could be considered without having to submit another nomination form. The Commission discussed confirming if the project was still thriving and in good standing, and giving a limit of one (1) year to be considered before the Commission would require another nomination submittal.

Mr. Sturgeon nominated Chairperson Graehling to be the point person again for the awards planning process. Chairperson Graehling accepted. Ms. Chissell asked how the Commission would be getting the word out for the event. Last year there were attendees but there could have

been more. Chairperson Graehling suggested the Pantagraph, and radio stations in the City. Ms. Simpson stated that another person could be appointed to assist Chairperson Graehling, work with staff and to get the word out for the awards ceremony. Ms. Chissell agreed to be part of the team to bring more awareness for the event. The Commission discussed reaching out to others in the Community to join in and assist in the process and marketing the event.

Staff will provide the nomination form at the next meeting in January.

NEW BUSINESS:

Ms. Simpson opened the discussion for the mission and vision of the Commission, as well as opening a discussion for updating the Historic Preservation Plan. Ms. Rivera discussed the handouts that were provided to the Commission members about the vision and goals that are outlined in the Historic Preservation Plan. Mr. Elterich asked about the first comprehensive goal to have an inventory of properties pre 1950, and asked if something like that has been done. Ms. Simpson stated that there is no comprehensive list of architectural properties, but there is a survey on each of the historic districts. There is also now a finished commercial industrial survey. Mr. Elterich asked if there was a list of all of the properties with the S-4 Historic District Overlay. Ms. Simpson stated that there was a list there are over 400 properties and the list can be found on the City of Bloomington website. The website was also recently updated with more Historic Preservation information.

Ms. Cline suggested changing language to demonstrate that goals are being targeted, and looked at on a continuous basis. Documentation should be maintained for each of these. The Commission and staff discussed the industrial survey and the contents of a comprehensive survey that will change over time. Ms. Simpson stated the Historic Preservation Plan is from 2004. The Comprehensive Plan directs staff to update these plans and align goals with the Comprehensive Plan. She stated an update on the Historic Preservation Plan would take outside consultants to complete the task. An RFP would be needed which would require a scope of work. This is something that staff wanted to bring to the attention of the Commission so that comments can be given and shared about what is missing in the plan and what is working. The larger the scope of work, the more the project will cost. The update could entail reevaluating goals. Mr. Scharnett asked if incorporation of the work that was done on the industrial survey would be part of the new scope of work. Ms. Simpson discussed the industrial survey and the need for the survey, which came out of the current Preservation Plan. The industrial survey would be another chapter and the recommendations that derived from that process would help guide policy. The plan is a framework on how policy should be guided. The Commission and staff discussed the Brick Street Plan and how it can be integrated into the Preservation Plan as well.

Ms. Simpson suggested two items for discussion. The first one being: what is working in our current plan and what should we be hoping to look for in the update. The second: implementation of the existing current plan, goals the commission would like to focus on, and how the goals can be reached. Ms. Cline agreed that adding the Brick Street Plan should be a priority. She also would like to ensure that in the future there is language that would involve the Commission in the decisions of historically significant properties and infrastructure in the City. This would open a conversation with the Commission and would avoid issues with residents. The Commission

would like to be consulted on historical assets. Ms. Simpson discussed that a consultant would open a discussion and public outreach to find these areas for collaboration and new language to follow. The Commission and Staff had further discussion on the role of the Commission and how they can be included in conversations with other City departments. They also discussed the role that a consultant would take and what would be considered when creating the plan. They discussed how to approach the goals and recommendations of the consultant. The project of updating the Preservation Plan would take more time that City Staff would be able to take on, which is why a consultant would be considered to put the plan together and do survey work. Vision, mission and goals would be created with community and Commission outreach.

Ms. Simpson requested the Commission look at the current Preservation Plan and identify deficiencies and areas that are working. Taking a look at the goals and reviewing them for relevance, and the possible need for timelines. Ms. Simpson asked the Commission to review the current Preservation Plan and makes notes on what they would like to see, what is missing as well as look at other city's preservation plans for comparison.

Ms. Simpson also asked the Commission to discuss establishing goals and objectives as a Commission. Ms. Cline suggested including the handouts in the packet for the next meeting so the Commission has time to review and think about ideas and ways to tackle some of the goals and objectives of the Commission.

The Commission discussed possible strategies to reach goals for awareness and education in the Community. They wanted to ensure that all the Commission members were present to give their input and advice on setting goals.

Staff will be sending the Commission members a list of other city Preservation Plans that the Commission will be able to review and compare.

ADJOURNMENT:

Ms. Cline motioned to adjourn. Seconded by Ms. Chissell. The meeting was adjourned at 6:10 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
DECEMBER 13, 2018

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-23-18	Rust Grant	411 N Center	Relaying brick and restoring wood headboards	Izzy Rivera Assistant City Planner

REQUEST:	Rust Grant for \$222.00 for relaying bricks and restoring rotting wood headboards around two windows at 411 N Center St. c. 1902
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STAFF RECOMMENDATION:	Approval of the Rust Grant for \$222.00 to cover the cost of the project.
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Herb and Pam Eaton

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: Art gallery

Property Size: 3,060 sqft

PIN: 21-04-188-028

Historic District: Downtown District

Year Built: 1902

Architectural Style: commercial warehouse

Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3

South: B-3

East: B-3

West: S-2

Land Uses

North: Offices

South: Retail/Restaurant

East: Retail/Restaurant

West : Post office

Analysis:

Submittals

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The site, 411 N Center St., is located in the Central Business Historic District and within the Rust Grant boundaries. The site is improved with a two story brick building which is currently used as an art gallery and studio. The petitioner is requesting a Rust Grant to cover the cost of work that will be done to repair bricks and wooden boards directly above two (2) windows on the second floor, south of the building.

Work will require the cleaning and relaying of the bricks located above the windows. The bricks have been shifting, pulling out, and falling out of place because of the rotting wood headboards. The headboards will also be replaced with Azek boards. According to the Azek website, Azek materials resist mold, mildew and rot, they are low maintenance and are designed for high performance¹. Trim and paint will also be used to finalize the project and to match the rest of the building windows.



Window needing repair at 411 N Center

¹ <https://azek.com/>

The petitioner provided two quotes. The first quote from Brad Williams for \$500.00 and the second quote from Grubb Masonry for \$370.00. Staff approves the work proposed under the latter quote, both quotes appear to have the same scope of work. Grubb Masonry is familiar with the building and has done tuck-pointing and brick work for the property in the past. The work proposed includes taking the brick out, cleaning and relaying the brick on both windows. The wood headers will also be replaced as the wood has rotted. The final requested amount is \$222.00. The project cost also includes \$75.85, the material cost for the wood, trim and paint. The total project cost is 445.98.

According to the National Parks Service Preservation Brief 2 “Repointing Mortar Joints” after identifying the underlying problem to produce the loose brick, an appropriate mortar must be used. According to the Preservation Briefs cement-lime mortar is an appropriate option. Old mortar should be removed with enough space to ensure an adequate bond. Cleaning and repairing brick is recommended. Preservation Brief 9, “The Repair of Historic Wooden Windows” outlines the process for repairing wooden window frames. In the event that the frame or wooden parts of the window are too deteriorated for use, the wood may be replaced with matching pieces or spliced to fit. The use of another species of wood or material that may be more durable or resistant to the elements may be used in accordance with the Architectural Review Guidelines and Preservation Brief 47, “Maintaining the Exterior of Small and Medium Size Historic Buildings”.

The Rust Grant guidelines prioritizes the preservation and restoration of a historic property. The proposed project would preserve existing brick and provide maintenance to the windows, an important architectural feature of the building. The windows are visible from N. Center Street.



View from Center Street heading north toward the site

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant awarded the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* the petitioner intends to repair the brick above the two windows on the south of the building. Mortar and masonry repairs should be completed in compliance with the Architectural Review Guidelines as well as Preservation Brief #2. **The standard is met.**
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;* the replacement materials should be similar in style, material and style. All tuck-pointing should use cement-lime mortars, comparable to existing. Power washing or power tools should be avoided when cleaning. The petitioner did not outline how the brick would be cleaned.
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* **the standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the petitioner recognizes **the standard and it is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* no sandblasting, high pressure washing or harsh chemicals should be used. **The standard is met.**
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;* Tuck-pointing should be done following National Park Service Preservation Brief 2. Replacing deteriorating wood is appropriate, like material

may be used but other material can be considered according to Preservation Brief 47.
The standards is met.

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; no sandblasting or high-pressure washing should occur, or the use of harsh chemicals.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **the standard is met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **the standard is met.***

STAFF RECOMMENDATION:

Staff recommends approval of the **Rust Grant for \$222.00** for relaying brick, removing and replacing rotted wood over 2 windows on the south of the building at 411 N Center St. Commercial Warehouse c. 1902.

Respectfully Submitted,

Izzy Rivera
Assistant City Planner

Attachments: Rust Application, Budget, Photos of building

HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects within Bloomington's central downtown district. This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

ELIGIBILITY

If your project does not meet all of the factors listed below, it may be ineligible for funding:

- ☒ Property is within the program's target area
- ☒ The project is an **eligible** preservation, restoration or rehabilitation improvement:
 - Brick cleaning and tuck pointing
 - Window restoration
 - Painting
 - Restoration or original architectural features visible from the street
 - Signs
 - Remodeling window display areas
 - Exterior lighting
 - Window and/or door replacement
 - Awnings
 - Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
 - Detailed architectural design work
 - Structural inspection or analysis by a licensed architect or engineer
 - Asbestos and/or lead paint removal
- ☒ I am the owner of the property, or can provide consent from the owner.
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- ☒ This project includes prevailing wages for labor

APPLICATION

Property Address: 411 N Center, Bloomington, IL 61701

Year Built 1902

Architectural Style: two story brick

Architect: unknown

Scope of work (please select the option that best describes the type of work):

Preservation of a historic property/contributing structure

Cost of Proposed Work (Estimate 1): \$574.

Cost of Proposed Work (Estimate 2): \$444.

Grant Amount Requested: \$222.

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

Cleaning and re-laying 3 courses (12 bricks) above 2nd story South window that have fallen and pulled away from the side of the building due to rotting wood headboards.

Replace the headboards over two 2nd story South windows with "Azek" boards. The boards are trimmed out with wood top trim and painted to match the rest of the building windows on the South side and will be made by the building owners.

Azek \$32.93
Trim \$19.94
Paint \$22.98

Project Start Date: Nov. - Dec. 2018

Expected Project Completion Date: Dec. 2018

Please attach the following information to the application.

- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

Applicant Name: Pamala J Eaton

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date

Pamala J. Eaton

11-11-2018

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/22/2017	1/18/2018
1/22/2018	2/15/2018
2/19/2018	3/15/2018
3/26/2018	4/19/2018
4/23/2018	5/17/2018
5/25/2018	6/21/2018
6/25/2018	7/19/2018
7/23/2018	8/16/2018
8/27/2018	9/20/2018
9/24/2018	10/18/2018
10/22/2018	11/15/2018
11/26/2018	12/20/2018

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking
613 East Grove Street
Bloomington, IL 61701
Home ph: 309-828-1506
Cell: 309-830-1706

Herb and Pamala Eaton
512 E. Taylor St.
Bloomington, IL 61701

For Eaton Studio/masonry and carpentry repair

Phone:

Date: 11-5-18

- Repair three courses of brick (approx. 12 bricks) above window on south side of building..... \$340.00
- Remove and install new wood headers over repaired masonry on south wall. New headers supplied by owner.....\$160.00

Total estimate for labor and materials: \$500.00

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____

GRUBB MASONRY

309-824-2054

Brick Block Stone Tuck pointing

Herb and Pam Eaton (Eaton Gallery)

Bid on taking brick out, cleaning and re-laying above one window on south side of building. Also taking out and replacing wood headers on two windows on the south side of building.

Labor and materials\$370.00

Sincerely,

Tony Grubb

Grubb Masonry

Bricking1@yahoo.com

309-824-2054





**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
DECEMBER 13, 2018**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-24-18	Certificate of Appropriateness	1009 E. Jefferson	Various repairs to the exterior and addition of a porch	Izzy Rivera

REQUEST:	A Certificate of Appropriateness for extensive exterior repairs including replacing 8 windows, replacing siding, adding eyebrows to windows and adding a porch at 1009 E. Jefferson St., c. 1873, Alterations in 1909 by Arthur L. Pillsbury, Davis-Jefferson District.
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STAFF RECOMMENDATION:	<i>Staff Recommends the Historic Preservation Commission consider the materials being proposed and discuss if there would be more appropriate materials, given current situation of home.</i>
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Pictures of Subject Property

GENERAL INFORMATION

Owner and Applicant: Rick Feeney Homes Inc, contractor and Brian Welch, owner

PROPERTY INFORMATION

Existing Zoning: R-1C, High Density
Single-Family District with S-4 Historic
District overlay
Existing Land Use: Single-family home
Property Size: 8,302 square feet
PIN: 21-03-304-009

Historic District: Davis-Jefferson
Year Built: 1873, alterations in 1909
Architectural Style: Italianate features
Architect: Unknown, Alterations in 1909
by Arthur L. Pillsbury

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1B, Medium Density Single
Family
South: R-1C, High Density Single Family
East: R-1C, High Density Single Family
w/S-4 Historic Overlay
West: R-1C, High Density Single Family
w/S-4 Historic Overlay

Land Uses

North: Single family home(s)
South: Single family home(s)

East: Single family home(s)
West: Single family home(s)

Analysis:

Submittals

This report is based on the following documents, which are on file with the Community Development Department.

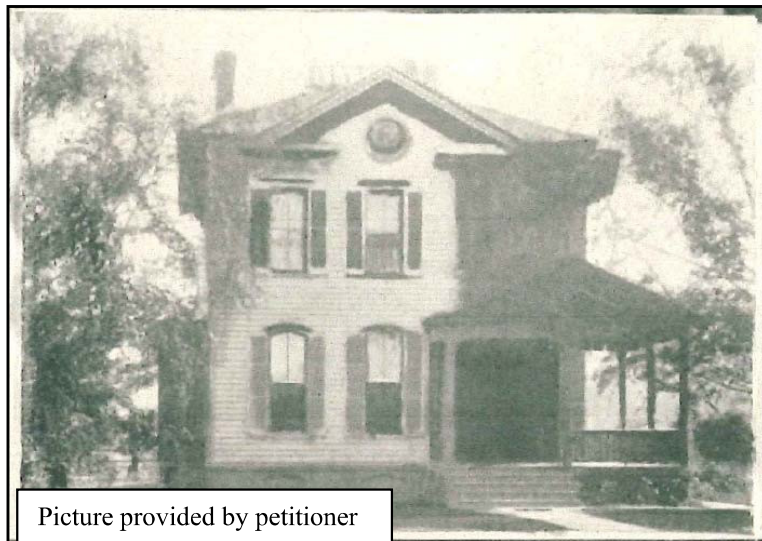
1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Brief 4, "Roofing for Historic Buildings"

PROJECT DESCRIPTION:

The property is located in the Davis-Jefferson Historic District. The home is located on the south side of E. Jefferson St. The homes along the south of E. Jefferson St. were constructed between the 1870's and 1913. The houses along this street are large and ornate, and show the prevailing style of the time period. The first owners of the homes were self-employed or employed by local business. The subject property is listed in the Bloomington Preservation Plan as the David H. Perrigo House. According to the Banker's Almanac and Register of 1881, Perrigo was listed as an assistant cashier for National Bank of Bloomington, IL. The house contains some characteristics of an Italianate style home. The house is square in plan with a flat façade and rectangular form with simple decorative architectural features.

On October 29, 2018 there was an accidental fire that caused extensive damage to the home. The petitioner obtained a permit in order to board the house and protect the interior from further damage. The petitioner is submitting a Certificate of Appropriateness to repair and replace damaged material and bring back some historical features to the house. The work will entail:

- Replacing 8 windows-keep original wood window frames, replacement windows with panels to match existing, crowns covered in white aluminum, crowns to be added to front and side windows as appears in original house
- CERTAINTEED Monogram xl restoration classic 4 1/2" smooth clap board siding matching original siding will be installed in autumn yellow
- CERTAINTEED super wide 8" fluted corners will be installed in white to match original house, new soffit and fascia will be installed from ROLLEX
- New gutters
- Original type gable covered porch will be installed, using 6" square column to replicate column in original picture-columns will be fiberglass bearing type (maintenance free)
- Porch gable will have eyebrows added as well as eyebrows on the front, east and west side gable, over windows
- 30 year architectural shingle mimicking cedar shake look will be used for roof repair to match existing



Windows

There are 5 windows in the front of the home, 2 in the front north east corner and an attic window in the back that will be removed and replaced. The windows were not damaged in the fire but will be updated to match the 4 pane style based on the historical picture provided by the petitioner. The petitioner will also be adding "eyebrows" to match the original picture, crown molding will be installed also, which is currently not placed around the windows.

The aluminum storm windows will

be removed from all of the windows. Windows are an important feature of a historic home. Preservation Brief 9, "The Repair of Historic Wooden Windows" and the Architecture Review Guidelines suggest that wooden windows may be replaced completely with aluminum clad material. The wooden window frames will stay on all of the windows, however the petitioner is proposing to cover the frames with white aluminum by Rollex. According to the petitioner, the aluminum coating will match the look of the original style. Covering the wooden frames is not typically recommended, and a more appropriate material could be considered that will maintain the character of the windows and not alter the profile of the windows. Rollex products are made of aluminum that resists dirt and scratches.¹ There will also be extensive work done in the interior such as, removing burnt framing from walls, and replacing them per City code regulations. The scope and cost of \$45,365.00 for repairs, will be done based on the insurance claim that was provided to the petitioner.

¹ <https://www.rollex.com/professionals/products/fascia/>

Siding/ Exterior

The National Parks Service Historic Preservation Brief 8, “Aluminum and Vinyl Siding on Historic Buildings” suggests that materials such as vinyl are extensively used to upgrade the existing siding on buildings. This type of material requires less maintenance and painting. Vinyl siding can be used to replace existing siding to protect the wood framing of a house if the material can match the historic material in: size, profile, and finish, if the existing siding is deteriorated, and the substitute material can be installed without further damaging architectural features. With these standards in place, the historical character of the house will stay intact. The Monogram Certain Teed siding comes in clapboard finished molded from real cedar boards to mimic the look of a wooden siding. Based on the photograph provided and on the siding found under the current siding, the proposed siding will have a more historically accurate appearance. The siding will have thinner vertical panels resembling original clapboard siding. Certain Teed siding products, as proposed by the petition, are made to fit and sized to fit any look and style. The Monogram boards are maintenance free, Class 1A fire rating and can withstand wind load pressures up to 220 mph.² According to City of Bloomington records, there may have been a siding permit issued in 1979. However there is no record of materials used.

Gutters

Gutters could also be preserved if the original historic gutter style is known. If there is no further information, the size and profile of the new gutters should fit the characteristic of the time period the home was built. The Architectural Review Guidelines suggests that siding and soffit materials should be repaired rather than replaced, considering the situation of the home, it would be infeasible to do so. Appropriate material should be considered for replacement. Aluminum is not encouraged, however if the material is similar in size, shape and texture to the original style, it could be considered.

Porch

According to the Architectural Review Guidelines proposed porches should be similar in style, size, and detail of the porches that have been removed. The photograph provides some direction of what typical porches looked like during the 1800's, however if there are no other documentations, proposed new porches should be stylistically similar to those constructed during that time period. Columns and wooden pieces of a historic porch would rot and deteriorate over time. According to the Preservation Brief 45, “Preserving Historic Wooden Porches”, materials which are rot-resistant could be considered and would be more economical but care should still be taken to preserve the visual qualities such as size, shape, and color. Any design that is provided to highlight historical architectural features of a home may be added with materials that will represent those features most accurately.

Roof

Preservation Brief 4, “Roofing for Historic Building” outlines the necessary steps that should be taken when repairing a roof. Repairing rather than replacing should always be considered. If the original roof has already been removed, and replacement of the existing roof is proposed, the material should be similar in size, style, and details to the original historic roofing materials. According to City of Bloomington records, 1009 E. Jefferson was given a permit to reroof in

² <https://www.certainteed.com/siding/products/monogram-xl/>

1998. In 2012 a Certificate of Appropriateness was granted for the installation of a new roof, however no records of the materials that were used could be found.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

For each Certificate of Appropriateness and/or Grant awarded the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; repairing and replacing is being done after an accidental fire. The petitioner has shown good faith effort to restore the home and include architectural features that have been removed in the past. **The standard is met.***
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; great care should be taken to ensure existing architectural features are not further damaged during the restoration process. Care should be used when installing the porch, as to not damage any portion of the home. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the petitioner recognizes the standard, and has sought and included a historical photograph to be able to match the proposed features, such as siding, windows and porch. **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and **the standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; there are no changes being made to the structure of the roof, pitch. Architectural elements are being added highlight historical features. **The standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.*

*Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; the damaged materials are being removed and replaced with more visually historically accurate materials. **The standard is met.***

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; removal of all materials should be done carefully so that the structure is not damaged further. **The standard is met***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **the standard is met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) Materials which are economical and more resistant to the elements are proposed and may be considered if they do not drastically change the visual aspects of a historical home. **The standards is met.***

STAFF RECOMMENDATION:

Staff finds case BHP-24-18 complies with many of the Secretary of Interior's Standards for Rehabilitation and many of the City of Bloomington Architectural Review Guidelines.

Staff recommends the Historic Preservation Commission consider the materials being proposed and discuss if there would be more appropriate materials, given current situation of home.

Respectfully Submitted,

Izzy Rivera,
Assistant City Planner

Attachments:

- Historical information of 1009 E. Jefferson, Certificate of Appropriateness Application, Details of work with estimate

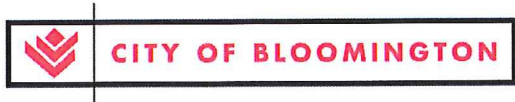
The David H. Perrigo House
1873
1009 East Jefferson

Bernice E. Lloyd
1009 East Jefferson
Bloomington, IL 61701

Architect: Unknown

The house at 1009 East Jefferson is a two-storey balloon framed structure, thought to have been built about 1873 for David H. Perrigo. Perrigo was an employee of the First National Bank of Bloomington.

The structure is apparently a variation of the Italianate style. It seems to have undergone several alterations over the years. The house still has its original truncated hipped, cross-gabled roof. However the original gable on the main facade had returning cornices, which have been removed along with the small round decorated window near the peak of the gable. A window in the center of the main facade on the second storey was removed, apparently sometime after 1896. A large open porch on the right side of the main facade has also been removed. The main door is a double leaf, partly glazed door located on the right side of the main facade. The house has also been sheathed with aluminum siding. An original bay is still located on the east side of the house.



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☐ Work on this project has not been started nor been completed
- ☐ The project complies with the City of Bloomington Architectural Review Guidelines
- ☐ For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- ☒ Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative

Application

Property Address:

Historic District (if applicable):

- ☒ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☐ East Grove Historic District
- ☐ Franklin Square Historic District
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built:

Architectural Style:

SEE ATTACHED!

- attach photo of property front elevation here

Proposed Restoration Work: SEE ATTACHED:

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

SEE ATTACHED :

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.



Historic photos supporting the application (if available)

Applicant Name: *Rick FEENEY HOMES INC*

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature* Date

[Signature] 12/5/18

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/22/2018	1/18/2018
1/22/2018	2/15/2018
2/19/2018	3/15/2018
3/26/2018	4/19/2018
4/23/2018	5/17/2018
5/25/2018	6/21/2018
6/25/2018	7/19/2018
7/23/2018	8/16/2018
8/27/2018	9/20/2018
9/24/2018	10/18/2018
10/22/2018	11/15/2018
11/26/2018	12/20/2018

RICK FEENEY HOMES

1705 EIDE RD.

(309) 826-7453

EMAIL

feeneyhomes@yahoo.com

:

Brian Welch
1009 E. Jefferson
Bloomington Il 61701

To whom it may concern:

I am writing this letter in regards to a project for Brian Welch at 1009 E Jefferson. I am including a letter that Brian wrote to you regarding the scope of work that is being considered at his home. He has done a pretty thorough job explaining the work to be done the home. I thought I would include in this letter some of the specs and types of material, and expand on our attempt to reproduce the look of the exterior of the home. As to the picture that is available to us. This picture is included in brains letter. I am also providing images of the house as it is today and some images of previous work done using the same type of products that are being proposed in this project. The pictures I am including are of the original home of R.S White at 27 Whites place. I purchased the property and began restoration in the mid 90's and still own it today.

As to the project on Jefferson, we have tried to replicate the front porch which we think was removed in a remodel of the home in the 40's or 50's .we put the original type gable covered porch back on and will use 6"square columns to replicate the columns in the original picture (new columns will be fiberglass load bearing type that are maintenance free)

The porch gable will also have eyebrows as the original did. We will be putting eyebrows on the front gable, eastside and westside gable as was on original house.

We will be installing CERTIANTEED Monogram xl restoration classic 4 1/2 "smooth clap board siding, which exactly replicates the siding which was original to house but is a maintenance free product. Monogram xl is of the best quality siding product on the market today. Color to be autumn yellow. We will be installing the CERTIANTEED super wide fluted corner, to replicate what was on original home. Color to be white. All soffits and facial to be covered in ROLEX white aluminum. All windows and crown will also be covered in white aluminum. We will be replacing a total for 8 windows in the home. We will be keeping the original wood window frames and be add new replacement windows with grills to match window on existing home. Crown will be added to front

and side windows as where original to house.

Original roof material is unknown but was probably wood cedar shake. The home has a 30-year architectural shingle which does mimic the cedar shake look, and is the product that we will be using for the roof repair.

I want to thank you for your consideration in the project. If you have any question please feel free to call me at (309) 826-7453

A handwritten signature in dark ink is positioned over a solid black rectangular redaction box. The signature appears to be 'Rick Feeney' with a stylized flourish at the end.

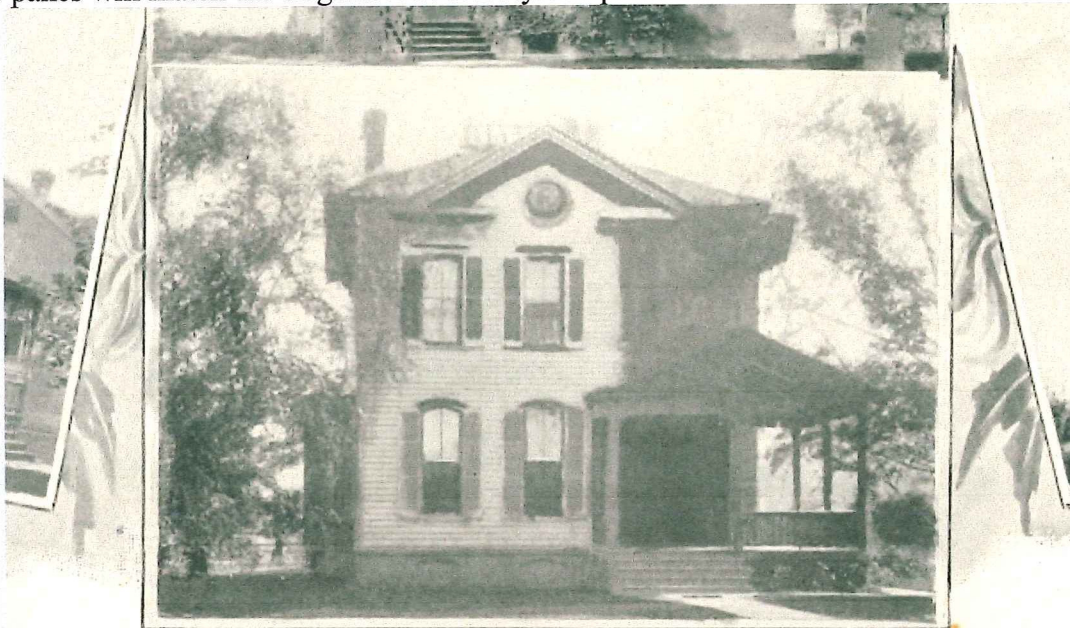
RICK FEENEY, PRES.
Rick Feeney Homes, Inc.

Based on insurance claim, the following work is covered:

Work to include removing all siding soffits and fascia from house. Remove all window and door trim from home. Remove all burnt framing from walls of home. Remove burnt rafters, roof sheeting and shingles/flat rolled roofing from home. Reframe and sheet walls of home as to code. Reframe roof and resheet roof as to code. Rebuild soffit and fascia. Install ice and water shield to roof. Felt and shingle roof. Install and tape backer board to home. Install new siding to home. Install new soffit and fascia to home. Wrap all doors and windows of home. Install new gutters to home. Rick will be using high end vinyl siding that will match wood texture. The corners of the home will have full 8" wide fluted molding to match the original. The larger corners are not currently on the house. In addition, Rick is adding eye brows to match the original structure of the house. The crown molding around the eyes will also be added back when this work is done. The crown is currently not on the house. All trim will be done in white while the siding will be yellow. Rick Feeney homes is doing this work and it is all included for the \$45,365 that was paid out by insurance. Rick has worked on several historic homes including ones in White's Place.

In addition to this work, I have requested the addition of a small porch, to mimic the one below. The porch will be smaller and will not wrap around but will match the same design in picture below and will complement the structure of the top of the house. Both the top of the house and porch will have eyebrows built back to match what would have originally been on the house. The cost of the new porch is \$2,550. Adding of the eyebrows to the house is included in the \$45,365 above.

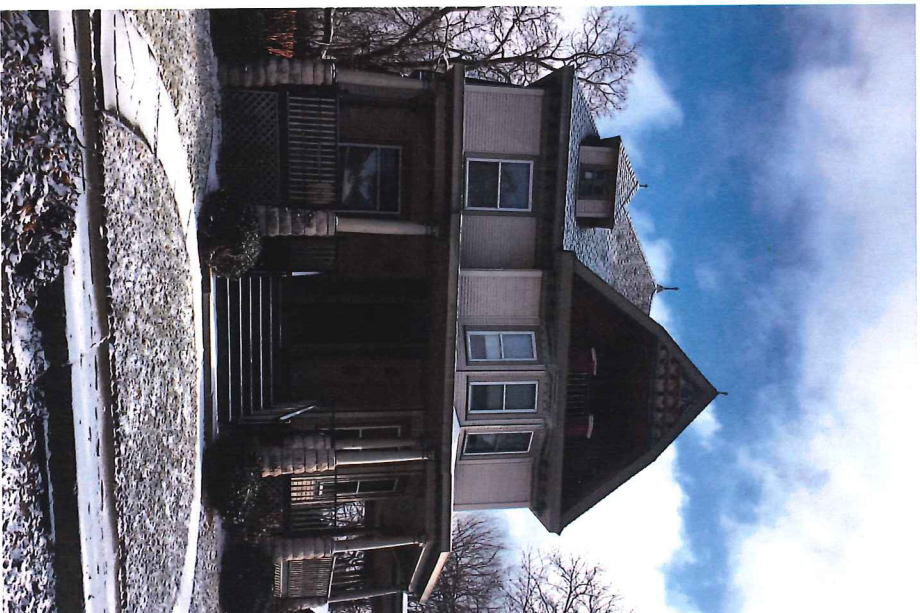
All original windows were removed at one time and are now due for upgrade again. There are a total of 8 windows to be replaced. 5 of the windows are on the front of the house. There are also two windows toward the front of the house on NE corner that will be replaced. The 8th window is in the attic and located at the back of the house. The house currently has aluminum storm windows on all windows and those will be removed. The panes will match the original 2 over 2 style in picture below. Total cost for windows is \$3,200.



A GROUP OF EAST END RESIDENCES.

*Mr. J. S. NEVILLE,
Mrs. H. S. SWAYNE,
Mr. D. H. PERRIGO.*

27 Whites Place



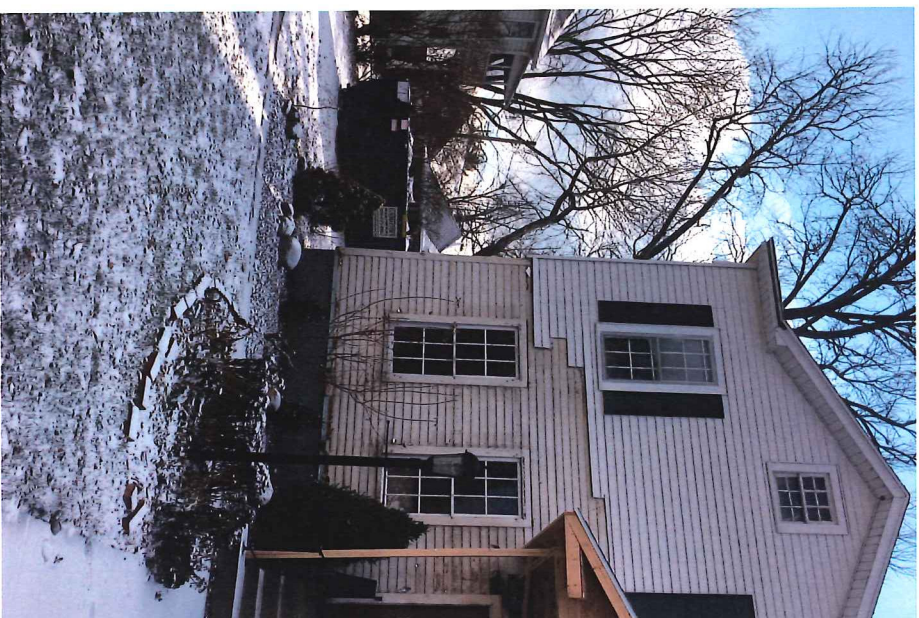
1009 E SEPULSON



Original Siding



existing siding



Front of Home