



AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
THURSDAY, NOVEMBER 18, 2021, 5:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/publiccomment at least 5 minutes before the start of the meeting.

4. **MINUTES** Review the minutes of the August 19, 2021 Regular Historic Preservation Commission meeting. Review the minutes of the October 21, 2021 Special Historic Preservation Commission.

5. **REGULAR AGENDA**

- A. **BHP-27-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).
Continued from 10/21/2021 meeting.
- B. **BHP-28-21** Consideration, review and action on a petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$5,000.00 repairs to box gutters, downspouts, and windows on the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).
Continued from 10/21/2021 meeting.

6. **OLD BUSINESS**

- A. Updates Regarding Future Commission Work Plan

7. **NEW BUSINESS**

8. **ADJOURNMENT**



HISTORIC PRESERVATION COMMISSION

MINUTES

Minutes from the August 19, 2021, and October 21, 2021 Regular Historic Preservation Commission meetings will be provided to the Commission prior to the meeting.



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: November 17, 2021

CASE NO: BHP-27-21, Certificate of Appropriateness

REQUEST: Consideration, review, and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the gutters, roof, downspouts, windows and the addition of a deck and pergola for the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).

The request for a Certificate of Appropriateness was reviewed by the Historic Preservation Commission on October 21, 2021. At that time the Commission requested additional information.

The petitioner has provided the following additional information:

1. Revised petitioner statement indicating scope of work.
2. Updated photos.

For additional reference, please refer to the original case memorandum, provided as an attachment at the end of this packet.

11-7-2021

202 Davis Ave

Gutter, downspout, and Window application for appropriateness.

Current Problems and Approval Needed Solutions

1. Current home box gutters in need of protection from the elements, current aluminum metal sheathing/skirting protecting gutters is wearing out on top, cracks in sheathing have developed; certain areas have been patched with caulk but it is wearing out. Certain areas of gutters on all sides of home have had aluminum fascia torn off by heavy wind and are leaving the wood underneath exposed.
 - A. Owner of home would like to protect box gutters by having the 7 1/2" wide aluminum fascia replaced and reattached to sides of box gutters. Owner will repaint fascia to matching color of home. If there is any front facing wood panels that have rotted away they will be replaced with similar or matching wood panels of the exact same size and shape and covered by fascia.
 - B. Current Top of gutters will be protected by an aluminum metal skirting/sheathing that will be extended from the edge of the roof under the first row of shingles down and wrapped over top of gutters, then connected to the fascia protecting the box gutters from further element exposure. This will be done during new roof installation.

2. Current home has only two downspouts and is in need of four downspouts. Due to the settling of the home over time certain areas of home have settled uneven causing water to settle in the areas that do not have a downspout causing standing water and improper runoff. Due to this; areas of the box gutters require repair and the home has had foundational issues. The two current downspouts have rusted completely through and require replacement.
 - a. Owner of home would like to have 2 additional downspouts installed within the box gutter system on each side of home to improve drainage. Each downspout will be connected to an aluminum tube that is inserted into a drilled out portion of the box gutter; sealed and protected by an aluminum gasket/attachment that is attached to the newly installed aluminum metal skirting/sheathing system.
 - b. Current metal downspouts are cylindrical shaped and will require to be replaced with matching white square/rectangle aluminum shaped downspouts to match home. Each added downspout will duplicate the same direction of drainage as the current two downspouts.

3. Attic windows of home have either broken due to heavy wind or have been removed by former home owners. Currently attic windows have been boarded up to protect inside of home from outside elements. One downstairs living room window was replaced by former home owners with and unapproved vinyl exterior window that has worn out.
 - a. Owner of home is seeking approval to replace attic windows with matching wood windows of the exact same size and shape. Owner has attempted to find these specialty windows at the old house society warehouse, only to be unsuccessful. These specialty wood windows are available to be special ordered through Anderson windows or from the website woodenwindows.com and will match the current attic windows. The wooden grid pattern on inside of window will be duplicated to match current windows if possible, otherwise a grid pattern very similar will be applied. Wood will be constructed of pine wood, primed and painted white.
 - b. Downstairs Living room Vinyl window will be removed from home and replaced with an antique window from the old house society warehouse that matches the same one that was replaced prior. If not available a specialty matching window of same construction ordered through Anderson windows or Woodenwindows.com will be purchased. These windows are constructed with the availability for the rope and weight inserts as well.

Agenda Item5A
BHP-27-21



Agenda Item5A
BHP-27-21









Agenda Item5A
BHP-27-21





HISTORIC PRESERVATION COMMISSION

TO:	City of Bloomington Historic Preservation Commission
FROM:	Economic & Community Development Department
DATE:	November 17, 2021
CASE NO:	BHP-28-21, Funk Grant
REQUEST:	Consideration, review and action on a petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$5,000.00 repairs to the gutters, roof, windows, downspouts, and addition of a deck on the rear of the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).

The request for a Funk Grant was reviewed by the Historic Preservation Commission on October 21, 2021. At that time the Commission requested additional information.

The petitioner has provided the following additional information:

Revised quotes.

For additional reference, please refer to the original case memorandum, provided as an attachment at the end of this packet.



#7 Westport Court, Suite A
Bloomington, IL 61704

ESTIMATE

DATE: November 3, 2021

REP: Travis Schmidt

MOBILE: (309) 660-0879

CUSTOMER INFO:

Stephen Agge
202 Davis Ave
Bloomington, IL
(309) 262-0078
Swagge@yahoo.com

DESCRIPTION	AMOUNT
<u>2nd Story House Roof Project</u>	
*Remove Slate Tiles Down to the Decking *Check For Any Rot or Damage	
*Synthetic Felt To Be Installed with Ice and Water Shield on all Eaves and Valleys	
*Install GAF SLATELINE Asphalt Shingles including starter and ridge	
*Box Vents to be Cut and Installed Per Code	
*Install necessary flashing on roof, including but not limited to drip edge, gutter apron, pipes	
*Gutter Apron to be installed over existing gutter lining on eaves.	
*Haul away all debris. *Magnetic rolling of property to pick up loose nails.	
*Lifetime warranty on GAF shingles / Unlimited Wind Warranty	
2nd Story House Roof GAF SLATELINE	\$19,365.00
Downspout and Fascia Repair	\$1,150
*Upon Final Payment 10yr Craftmanship Warranty On All Work Done By Aloha Construction	
Plywood Replacement \$80 per 4X8 Sheet / \$3.50LF for Replacement of 1X (Not Included)	

LOOK FORWARD TO WORKING WITH YOU!



#7 Westport Court, Suite A
Bloomington, IL 61704

ESTIMATE

DATE: September 24, 2021

REP: Travis Schmidt

MOBILE: (309) 660-0879

CUSTOMER INFO:

Stephen Agge
202 Davis Ave
Bloomington, IL
(309) 262-0078
Swagge@yahoo.com

DESCRIPTION	AMOUNT
<u>2nd Story House Roof Project</u>	
*Remove Slate Tiles Down to the Decking. *Check For Any Rot or Damage	
*15# Felt To Be Installed with Ice and Water Shield on all Eaves and Valleys	
*Install Timberline GAF HDZ Architectural Shingles including starter and ridge	
*Box Vents to be Cut and Installed Per Code	
*Install necessary flashing on roof, including but not limited to drip edge, gutter apron, pipes	
*Haul away all debris. *Magnetic rolling of property to pick up loose nails.	
*Lifetime warranty on GAF shingles / Unlimited Wind Warranty	
2nd Story House Roof GAF Timberline HDZ	\$13,725.00
New House Gutters and Downspouts	\$2,825.00
Downspout and Fascia Repair	\$1,150
*Upon Final Payment 10yr Craftmanship Warranty On All Work Done By Aloha Construction	
Plywood Replacement \$80 per 4X8 Sheet / \$3.50LF for Replacement of 1X (Not Included)	

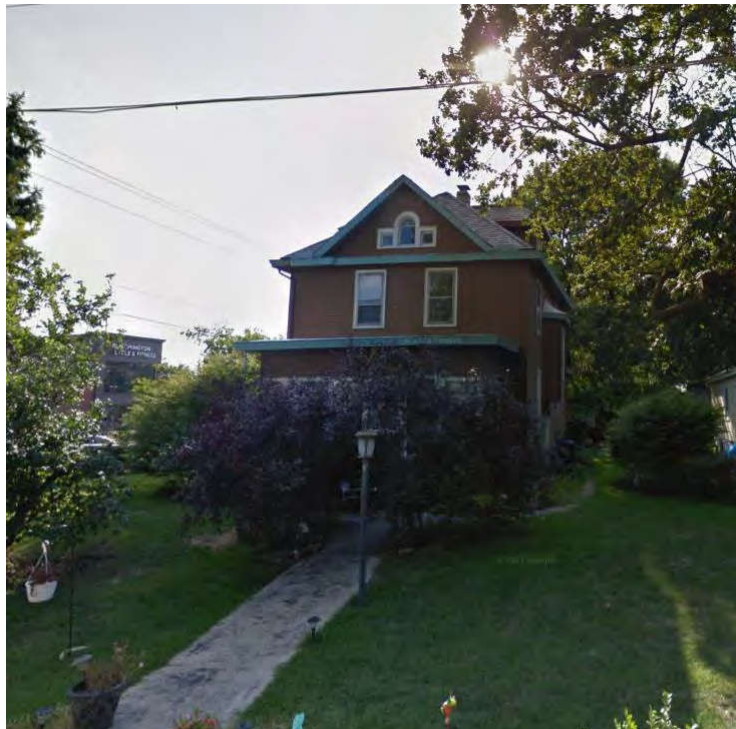
LOOK FORWARD TO WORKING WITH YOU!



HISTORIC PRESERVATION COMMISSION

ORIGINAL CASE PACKETS
PROVIDED FOR
10-21-21 COMMISSON MEETING

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 21, 2021
CASE NO: BHP-27-21, Certificate of Appropriateness
REQUEST: Consideration, review, and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the gutters, roof, downspouts, windows and the addition of a deck and pergola for the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).



Above: 202 Davis Ave (Source: Google)

PROPERTY INFORMATION

Subject Property:	202 Davis Avenue
Applicant:	Stephen Agge
Existing Zoning:	R-3A-Multiple-Family Residence District (S-4 Historic Overlay)
Existing Land Use:	Single-Family (Owner-Occupied)
Property Size:	10,554 sq. ft.
PIN:	21-03-303-005

HISTORICAL INFORMATION

Year Built: 1913
Architectural Style: late Victorian style, Four Square
Architect: Unknown
Historic District: Davis-Jefferson

PROJECT DESCRIPTION

Petitioners' request:

The applicant is requesting a Certificate of Appropriateness for the following items:

- 1) repair and replace the existing slate roof
- 2) new fascia, new downspouts and repair the existing box gutters
- 3) removal and replacement of broken and unrepairable windows with new windows
- 4) install a rear deck on the home and replace existing rear door
- 5) install a pergola over newly installed deck.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials, and repairing where possible.

Property Characteristics:

The home was constructed circa 1913 in the Four-Square style. The garage was rebuilt in 2004 due to a fire. A Certificate of Appropriateness was applied for to rebuild the garage. The home is currently and was previously utilized as a single-family home. The property is not listed on the National Registry of Historic Places or as a National Landmark, but it is specifically identified as a locally designated historic property.

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-3A (S-4 Overlay)	Single Family
South	B-1	Commercial (Retail)
East	R-3A	Apartments
West	M-1	Vacant

Architectural Review Guidelines

1) Roof repair and replacement

- a. The Architectural Review Guidelines states re-roofing project may be approved if the existing roofing materials are so deteriorated or damaged, they cannot be economically repaired, and the proposed new roofing material matches as closely as possible the existing or historic roofing material in size, profile, and texture. Based upon the information provided in the application the roof is deteriorated and has significant damage in a few spots. The petitioner intends to preplace the roof with new materials that match the

existing slate roof as closely as possible. The original shape and form of the roof will be retained.

2) New Fascia, new downspouts and repair the existing box gutters

- a. The Architectural Review Guidelines states, if existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original historic gutters and downspouts, if such is known, or shall be of size and profile that would be characteristic of the period of significance. Additionally, galvanized half-round sheet metal gutters may in many cases be more appropriate for most historic buildings which had exposed gutters than the colonial profile aluminum gutters and downspouts commonly used today. The petitioner is seeking to replace the two current metal downspouts and add two extra downspouts. The petitioner is proposing using the same metal material as the existing downspouts.

3) Windows

- a. The Architectural Review Guidelines state the replacement of historic windows may be approved if the repair of historic windows is technically infeasible. The replacement windows should match critical details such as window size, shape, operation, glass configuration, material and finish. Additionally, the window sash, as well as opening size and decorative detailing, shall look like the existing historic window from the street and windows shall operate in the same manner as the existing historic windows. Lastly, replacement window sash shall have the same muntin ('lite' configuration) as the existing historic windows, insulating glass maybe used in new windows. The petitioner has indicated the existing upper and lower sashes have rotted away and the previous owner of the property had cut the rope on each window which was attached to weights within the inside walls which has resulted in the windows not being able to stay up on their own and some of the windows have developed cracks in them. The petitioner intends to replace the windows with vinyl windows of matching appearance. Additionally, the petitioner intends to remove the current storm windows that do not meet historical standards. The petitioner also intends to repair the sashes and frames where possible and, in the instances, where they need to be replaced the sash and frames will be replaced with wood of a similar species.

4) a) Rear Deck and b) Replace Existing Rear Door

- a. The Architectural Review Guidelines states new decks will be permitted if they are not visible from the street. The petitioner indicated the deck will not be taller than 5ft in height and is obscured from view of the street by existing landscaping.
- b. The Architectural Review Guidelines states that doors should be repaired or replaced unless it is technically infeasible to do so. Additionally, it states that if repair is technically infeasible then the new replacement may be approved if they duplicate the existing size, shape, proportion, profiles, hardware, details, glazing panel type and design, and operation. The petitioner has indicated the door has deteriorated to the point it is beyond repair. The petitioner intends to replace the door with a door that has matching size, shape and quality of wood.

5) Pergola over deck

- a. The Architectural Review Guidelines states new additions in historic districts must be compatible with the size, scale, set-back, massing, material, and character of the building to which it is attached.

STANDARDS FOR REVIEW

For each Certificate of Appropriateness 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:

Standards for Certificate of Appropriateness

Standard	Discussion
<i>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.</i>	No change is being made to the property's current use. The standard is met.
<i>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.</i>	The petition intends to repair as much as possible over replacing. This will result in saving as much of historical materials as possible and leaving intact the distinctive architectural features. When historical material or distinct architectural features are replaced, they are being done with materials that match the historical and distinctive architectural features of the home. The standard is met.
<i>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.</i>	The alterations proposed by the petitioner are being done in a manner to preserve the historical appearance of the home at the time in which it was built. The standard is met.
<i>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</i>	The structure has not had any repairs or replacements that would have taken on their own historical significance. The standard is met.
<i>Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity</i>	Any original wood details will be retained, repaired if possible, and duplicated when damaged beyond repair. The standard is met.
<i>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</i>	Any original wood details will be retained, repaired if possible, and duplicated when damaged beyond repair. The standard is met.
<i>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</i>	The standard is not applicable.
<i>Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project</i>	The standard is not applicable.
<i>Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and</i>	The proposed work does not substantially alter the material of the structure, whether in terms of

<i>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</i>	historic or contemporary features. The standard is met.
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STAFF RECOMMENDATION

Staff finds that the scope of work meets the roofing, window, exterior door, porch, and new addition policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness.

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials (see BHP-28-21)



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

SEP 08 2021

Application

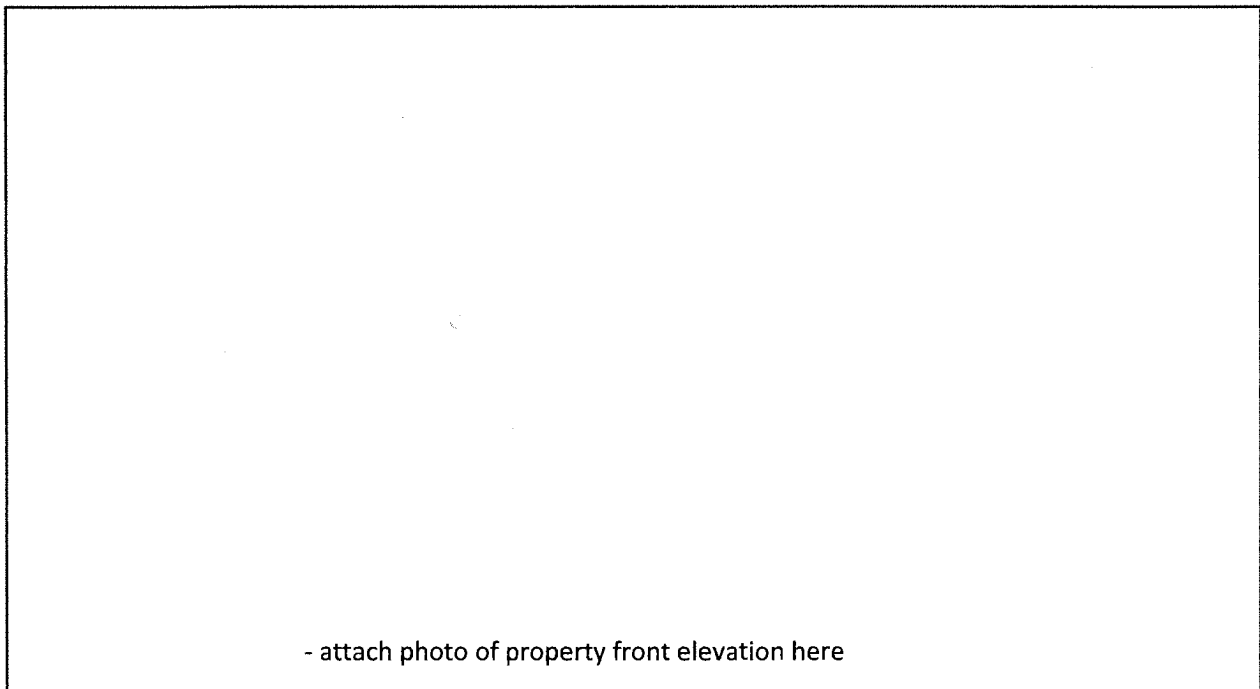
Property Address: 202 Davis Ave, Bloomington IL, 61701

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 1913

Architectural Style: Four Square



Proposed Restoration Work: New Roof, Box gutter repair, New windows
Rear Deck on Home

Certificate of Appropriateness Application

Applicant Name: Stephen Agge

Applicant Address:

Phone:

Email:

Applicant Signature* Date

09-6-21

Return to:

Katie Simpson, City Planner

City of Bloomington Economic & Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

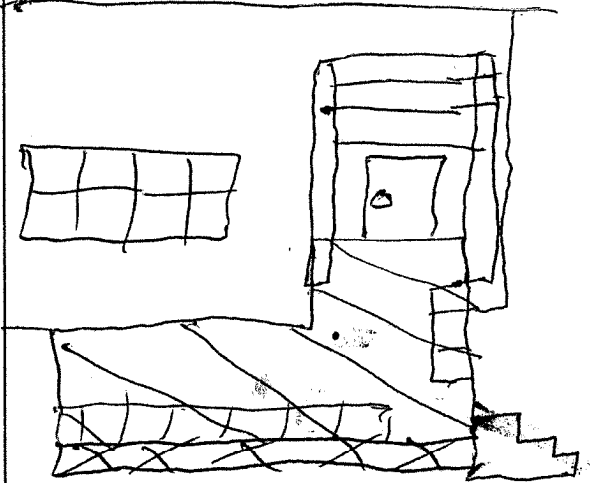
Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

- Removal of 100 year old slate tile Roof replaced with standard roofing shingles
- New Fascia, New Downspouts, and repair to Rotted wood Box gutters
- Removal of Broken and unrepairable windows replaced with New Vinyl windows
- New Deck on back of Home, L shaped and attached to exterior Dining Room door. small pergola to cover and hang over rear Dining room Door on Deck.



Project Start Date: 9-23-21

Expected Project Completion Date: 11-25-21

Please attach the following information to the application.

- ☐ Historic photos supporting the application (if available)

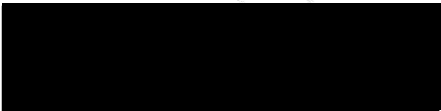
**202 Davis Ave
Bloomington IL, 61701
Current Owner: Stephen W Agge**

10-01-2021

Application for Appropriateness information and Details.

1. **Roof Replacement:** Current existing roof is of slate tile dated from the original build of the home in 1913. Slate tiles have been slowly falling off roof, and currently there is a fairly large size hole on west slope of roof, causing small leakage into third floor attic of home. Roof is not able to be repaired due to age of tiles, as well as the home foundation is being affected due to age and the heavy weight of the current roof.
 - A. **Solution:** Owner of residence would like approval to replace existing roof with asphalt shingles, "Gray in color matching the current slate roof", possibility for asphalt shingles of slate shape and appearance are also possible depending on board preference. Roof replacement will only be done on the original home itself, Not the metal roof covering the enclosed front and back porch of home. The metal roof on both of those structures is still of feasible quality.
2. **Box Gutter repair:** Current existing box gutters on home have severely aged over time. The older wood fascia is slowly deteriorating underneath the metal fascia on the home, parts of the metal fascia have blown away due to heavy wind and need replaces as well. The current downspouts need replaced due to severe blockage from leaves and materials from slate roof, as well as the deterioration of each downspout. The current home is of square shape and the home only has two current metal downspouts located on the front and back of home. Due to foundation settling over time the home currently has settled a few inches lower on the north end of the home causing rain to puddle and settle on certain areas of box gutters not being able to be drained properly.
 - B. **Solution:** Owner of home would like to repair current box gutters by replacing the rotting wood underneath with the same form or close to it wood. Owner would like to replace the exterior metal fascia that is damaged with the same metal fascia in order to protect the wood underneath them. Owner would like to replace the two current metal downspouts with new metal ones, as well as adding two extra downspouts on the missing corners of the roof in order to ensure proper drainage on home; thus preventing water from pooling and causing any more damage to foundation.

3. Window replacement: Current existing windows from original build date on home have deteriorated over time. The upper and lowers sashes on the windows are rotting away and are unable to be replaced. Former owners of home have gone throughout the home and cut the rope on each window that was once attached to weights within the inside walls of the home thus resulting in the windows not being able to stay up on their own. Some windows over time have developed cracks in them due to harsh winter weather or from windows accidentally falling down when opened. Third floor Windows on home have either completely disappeared or have been blown in from heavy high winds and harsh winter weather. Current windows on home also lack insulating properties due to deterioration and age.
- C. Solution: Owner of home would like to receive approval to replace current windows on home with new vinyl double hung windows of matching appearance to existing windows. Removal of current storm windows that do not meet historical standards that are covering these windows will also be done to match the original appearance of the windows. Owner would like to replace the windows on the South side of home facing the street with thicker clear glass double hung Vinyl windows of matching appearance in order to block out noise from passing vehicles on Washington street, as well as the noise from Green Top Grocery and their outside concerts.
4. Exterior Deck: On the Back of the home there is an exterior door with no staircase or way of exiting the home to the rear. The land behind the home slowly slopes downwards just enough to cause small amounts of rain runoff to the Western side foundation of the home causing deterioration.
- D. Solution: Owner of home would like approval to build a non-attached deck on the exterior side of home against the home in order to provide a means to exit home to the rear. Owner would like to fill in sloping landscape with dirt fill and a gravel top in order to prevent rain runoff and cover it with a small deck in the shape of the letter "L". The deck will be no longer than 30 feet wide, no larger than 20 feet wide, and only 3 feet tall. Owner would prefer to use standard Pine wood that has been treated to prevent deterioration and termite damage. Deck platform will be flush with exterior of home no taller than 3 feet, and railing on deck will be no taller 5 feet, lower portions of deck will be covered with white wood lattice. Exterior deck would be unable to be seen from street view due to blockage of appearance by passing motorists and pedestrians from Shrubs and trees located on this side. Owner of home would also prefer to replace current existing wood exterior door that has deteriorated with a matching door of same size and shape and quality of wood.


Owners Signature

Stephen W Agge
Printed Name





































Virtual Roof Pac...



Birchwood



Colonial Slate





Virtual Roof Pac...



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HIGHLAND SLATE® COLOR PALETTE



Black Granite*



Fieldstone*



Max Def Weathered Wood



New England Slate*



Smokey Quartz

Strength
with
Style

HIGHLAND
SLATE®

SPECIFICATIONS

- Single-layer fiber glass-based construction
- Authentic depth and dimension of natural slate
- 240 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

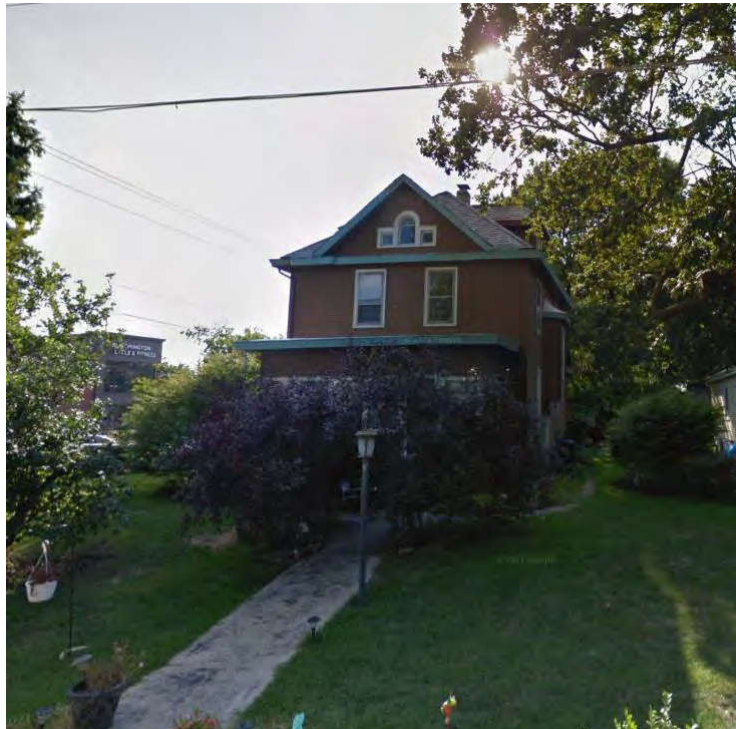
- UL certified to meet ASTM D3018, Type 1
- UL 790 Class A
- ASTM E 108 Class A





HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: October 21, 2021
CASE NO: BHP-28-21, Funk Grant
REQUEST: Consideration, review and action on a petition submitted by Stephen W. Agge for a Certificate of Appropriateness for repairs to the gutters, roof, and chimney for the property located at 202 Davis Avenue (PIN:21-03-303-005, Davis-Jefferson Historic District, late Victorian style, Four Square, c. 1913, (Ward 4).



Above: 202 Davis Ave (Source: Google)

PROPERTY INFORMATION

Subject Property: 202 Davis Avenue
Applicant: Stephen Agge
Existing Zoning: R-3A - Multiple-Family Residence District with S-4 Historic Overlay
Existing Land Use: Single-Family (Owner-Occupied)
Property Size: 10,554 sq. ft.
PIN: 21-03-303-005

HISTORICAL INFORMATION

Year Built: 1913
Architectural Style: late Victorian style, Four Square
Architect: Unknown
Historic District: Davis-Jefferson

PROJECT DESCRIPTION

Petitioners' request:

The applicant is requesting a Funk Grant in the amount of \$5,000 to repairs to the gutters, roof, windows, downspouts, and addition of a deck on the rear of the property.

The scope of work entails repairing and replacing the existing slate roof with asphalt shingles of a similar color and style, repairing the existing box gutters and installing new downspouts with similar materials, repair sashes and frames on windows and replace windows that are beyond repair and place

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials, and repairing where possible.

The scope of work proposed by the applicant complies with the roofing, window, exterior door, porch, and new addition policies as presented in the Bloomington Architectural Review Guidelines.

Property Characteristics:

The home was constructed circa 1913 in the Four-Square style. The garage was rebuilt in 2004 due to a fire. A Certificate of Appropriateness was applied for to rebuild the garage. The home is currently and was previously utilized as a single-family home. The property is not listed on the National Registry of Historic Places or as a National Landmark, but it is specifically identified as a locally designated historic property.

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-3A (S-4 Overlay)	Single Family
South	B-1	Commercial (Retail)
East	R-3A	Apartments
West	M-1	Vacant

STANDARDS FOR REVIEW

A project's eligibility for Funk Grant funding is determined by the following factors:

Standards for Funk Grant Funding

Standard	Discussion
<i>Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program.</i>	The property is located within a S-4, Historic District. The standard is met.
<i>The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project to: a. The original structure, b. Historically significant features of the property such as original fencing, c. Architecturally compatible additions to the original structure, or d. A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house.</i>	The project is for repair and replacement of items associated with the original structure and architecturally compatible additions. The standard is met.
<i>Roofing and Gutter Projects are eligible for consideration if: a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, or b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, or c. The project is a repair or replacement using modern materials which mimic historic materials in appearance and increase durability and useful life.</i>	The project includes repair and replacement using modern materials which mimic historic materials in appearance and increase durability and useful life. Also, this project involves the restoration of box gutters. The standard is met.
Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10-year period regardless of how much the structure is to be painted or stained. (Note: painting, staining and related-tasks will be considered as a single project per property.)	This standard is not applicable.
<i>Project expenses eligible for grant program funds include: a. Professional architectural services, b. Materials, and c. skilled labor. Grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor except for owner-occupied single-family residences and owner-occupied multi-family residences. i. Sweat equity is not eligible for grant reimbursement. ii. Labor costs below prevailing wage are not eligible for grant reimbursement.</i>	The project expenses will be spent on materials and skilled labor. No sweat equity will be funded, and prevailing wage is not required as this is a single-family residence. The standard is met.

Limitations for Funk Grant Funding

Limitation	Discussion
<i>No interior work is eligible for the grant.</i>	No interior work is indicated or requested.
<i>Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award.</i>	A Certificate of Appropriateness is being sought concurrently with this application (see BHP-27-21).
<i>Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding.</i>	Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year. The standard not applicable.
Funding assistance is not available to exterior projects on: a. Significant additions to the original structure which are not architecturally compatible with the original structure, b. non-historically significant auxiliary buildings, c. non-historically significant features of the property such as fences, driveways and sidewalks, and d. landscaping.	The funding is being utilized for any of the projects described. The standard is met.
Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards.	The standard is not applicable.

Project expenses not eligible for grant program funds include: a. "sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant, b. labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences.	No sweat equity will be funded, and prevailing wage is not required.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the roofing, window, exterior door, porch, and new addition policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Funk Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Stephen W. Agge for a Funk Grant in the amount of \$5,000.00 for repairs and replacement to the gutters, roof, windows, back exterior door, and deck addition with a pergola for the property located at 202 Davis Avenue (PIN:21-03-303-005), Davis-Jefferson Historic District, late Victorian style, Four Square, c.1913, (Ward 4)

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

- Funk Grant application
- Supplementary application materials



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☒ The project is an **exterior** preservation, restoration or rehabilitation project to:
 - The original structure, or;
 - Historically significant features of the property such as original fencing, or;
 - Architecturally compatible additions to the original structure, or;
 - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
- ☒ A Certificate of Appropriateness application has also been submitted for this project
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
- Non-historically significant auxiliary buildings.
- Non-historically significant features of the property such as fences, driveways and sidewalks.
- Landscaping

SEP 08 2021

APPLICATION

Property Address: *202 Davis Ave Bloomington IL, 61701*

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 *1913*

Architectural Style: *Four Square*

Cost of Proposed Work:

Grant Amount Requested: *\$5,000.00*

- attach photo of property front elevation here

☒ I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work:

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

- Repair & Restoration of exterior box gutters
- Repair & Replacement to exterior Roof & chimney
-

Project Start Date: 10-2021

Expected Project Completion Date: 11-2021

Please attach the following information to the application.

- ☐ Detailed budget of project
- ☐ Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness

☐ Historic photos supporting the application (if available)

Applicant Name: Stephen W Agge

Applicant Address:

[REDACTED]

Phone:

[REDACTED]

Email:

[REDACTED]

Applicant Signature* Date

[REDACTED]

08-26-21

RETURN TO:

City of Bloomington Economic & Community Development
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341
Email: planning@cityblm.org



Customer : Stephen Agge Phone: [REDACTED]
Address: 202 Davis ave Email: [REDACTED]
City/Zip: Bloomington IL 61701 Date: 9/28/21

By signing this estimate, you enter an agreement with Carlson Exteriors Inc. to perform the above job at the quoted price and to place a sign in my yard from date of signing to 1 week after job is complete. Please note that if any unexpected hazardous substances, such as asbestos, are found the quoted price will no longer be valid and a new estimate will be given. Carlson Exteriors Inc. is not liable for concrete cracking caused by the dumpster and weak concrete or any damage caused to valuables around the home such as furniture, grills, potted plants- we ask that you move these valuables inside or at a safe distance away from the home's perimeter. ****All Credit card payments will be charged a 4% transaction fee****
**** All invoices will be sent to email address listed above with net 15 terms 24% APR****

Customer



#7 Westport Court, Suite A
Bloomington, IL 61704

ESTIMATE

DATE: September 24, 2021

REP: Travis Schmidt

MOBILE: (309) 660-0879

CUSTOMER INFO:

Stephen Agge
202 Davis Ave
[REDACTED]
[REDACTED]
[REDACTED]

	AMOUNT
<u>2nd Story House Roof Project</u>	
*Remove Slate Tiles Down to the Decking. *Check For Any Rot or Damage	
*15# Felt To Be Installed with Ice and Water Shield on all Eaves and Valleys	
*Install Timberline GAF HDZ Architectural Shingles including starter and ridge	
*Box Vents to be Cut and Installed Per Code	
*Install necessary flashing on roof, including but not limited to drip edge, gutter apron, pipes	
*Haul away all debris. *Magnetic rolling of property to pick up loose nails.	
*Lifetime warranty on GAF shingles / Unlimited Wind Warranty	
2nd Story House Roof GAF Timberline HDZ	\$13,725.00
New House Gutters and Downspouts	\$2,825.00
Downspout and Fascia Repair	\$1,150
*Upon Final Payment 10yr Craftmanship Warranty On All Work Done By Aloha Construction	
Plywood Replacement \$80 per 4X8 Sheet / \$3.50LF for Replacement of 1X (Not Included)	

LOOK FORWARD TO WORKING WITH YOU!