



AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
THURSDAY, OCTOBER 21, 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 September 14, 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 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).
- 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 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).

6. OLD BUSINESS

7. NEW BUSINESS

- A. Discussion Regarding Future Commission Work Plan

8. ADJOURNMENT



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MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION
OF BLOOMINGTON, ILLINOIS
SPECIAL MEETING**

**Bloomington Police Department
305 S. East Street, Bloomington IL
Second Floor - Osborn Room
TUESDAY, September 14, 2021 5:00 P.M.**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

The Historical Preservation Commission convened in Special Session in person with City Planner Glen Wetterow, Assistant Director Kimberly Smith, and Assistant City Attorney George Boyle present in the Osborn Room at 5:00 p.m., Tuesday, September 14, 2021.

The meeting was called to order by Chairperson Scharnett.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Absent
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Mr. Glen Wetterow	City Planner	Present

PUBLIC COMMENT

No public comment.

MINUTES

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MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, JUNE 23, 2021**

No minutes were available for this meeting. The minutes from the previous meeting will be reviewed and approved at the next regularly scheduled meeting of the Historic Preservation Commission.

REGULAR AGENDA

A. BHP-26-21 Public hearing, review, and action on a demolition permit submitted by Holy Trinity Catholic Church, requesting the demolition of a former service station at 802 N Main St. (Ward 6)

Father Jeffery Stirniman (711 N. Main St) spoke on behalf of the petitioner. Father Stirniman reiterated that Holy Trinity Catholic Church did not purchase the property/building until 2019. Father Stirniman stated the Church purchased the property because of their need for additional parking. The previous owner of the property and Illinois Wesleyan had been letting the parishioners park on their properties for decades. The Church had wanted to buy the property for some time but did not have the funds to do so. The Church seized upon the opportunity to buy the property when funds became available from a generous donor in the amount needed to buy the property. The Church always intended to demo the building as the purpose of purchasing the property was to provide as additional parking for the parishioners.

Father Stirniman provided the Historic Preservation Commission with a document that outlined six (6) main points as to why the Church felt the building needed to be demolished.

The first point addressed the on-going safety issue for the parishioners as well as visitors who have to cross North Main Street after having parked on the east side of the very traffic-busy North Main Street due to the limited parking in the newly acquired parking lot. The building is non-functional and if the building is razed it would afford the Church more parking spaces on the lot which would provide the parishioners a closer and safer proximity to the Church.

The second point highlighted the dilapidated nature of the service station. According to Father Stirniman the gas station has been sitting idle for eight years. Holy Trinity has owned the property for the last two years.

The third point addressed the parishes concern that the dwelling could potentially become utilized by transient individuals and concern the property could be vandalized. Father Stirniman highlighted how transients could easily break into the building and utilize the restrooms and other utilizes within the building.

The fourth point focused on how the service station has become an eye-sore and would require an inordinate amount of money to restore or repurpose.

The fifth point emphasized that the parish did not have a purpose for the building and thus could not envision a reason to repurpose the building. Father Stirniman stated the Church has plenty of room within its existing facilities to accommodate its current and future needs.

The sixth and final point Father Stirniman made was to suggest a monument, plaque or some other reminder of the building and its tie to Route 66. Father Stirniman emphasized that he is an avid historian himself and collects old coins. In fact, he came across and acquired a commemorated silver coin for Route 66. It listed all the states the route ran through.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, JUNE 23, 2021

Page | 2

Chairman Scharnett thanked Father Stirniman for his presentation and asked the Commission if they had any questions for the petitioner.

Ms. Graehling asked Father Stirniman if the Church had considered donating the building to someone who would relocate it. This would be an ideal scenario as the Church would be rid of the building, but the building would be saved from demolition. Commissioner Graehling mentioned how a stone home had previously been moved in such a fashion. Father Stirniman stated the parish was not opposed to this idea but did not know of any interested parties and did not know how practical this would be. Chairman Scharnett noted that moving this building would be extremely difficult to do because of the design of the building, specifically noting the spacing between the service bays. Chairman Scharnett stated the process would likely be more to disassembling the structure and reassembling than just move it as a whole, which makes the process much more difficult and expensive.

Mr. Koos stated that he would be recusing himself from voting on the case as he had provided some historical information on the property to the Commission.

Chairman Scharnett then noted that Mr. Koos had to recuse himself then the Commission would not have quorum. Mr. George Boyle suggested that Chairman Scharnett ask the audience and petitioner if there were any objections to the information presented by Mr. Koos. If there were none then quorum could be maintained as Mr. Koos would not need to recuse himself. Chairman Scharnett then asked the audience and petitioner and there were no objections from the audience or the petitioner. Chairman Scharnett offered Mr. Koos an invitation to not recuse himself and Mr. Koos accepted this invitation.

Chairman Scharnett asked if there were any other questions for Father Stirniman. Mr. Koos stated he had some.

Mr. Koos stated the building was on market for number of years and asked Father Stirniman if he can speak to selling the building prior to the Church acquiring it? Father Stirniman stated it was the building and the property for clarification. The Church did not have the money when it first came on market the Church did not want to take out a loan. Elmo had graciously let parishioners park on the property for all these years. The Church had heard there was a potential buyer and wanted to act as quickly as possible. A parishioner gifted the church 600,000 which is roughly the cost to purchase the property. The Church then quickly purchased the property.

Mr. Koos had a question for staff related to the uses permitted in the current zoning. Mr. Koos asked if any kind of commercial use would be allowed. Mr. Wetterow stated the commercial uses would be limited to those that are permitted in the B-1 zoning and those that would require a Special Use. Mr. Wetterow stated he didn't want to go into more detail as it is best for a specific use to be identified as it can then be evaluated in terms of whether it is permitted or not. Chairman Scharnett added there is a residential district across the street which will impact the uses that could be permitted on the property. Chairman Scharnett noted that additional setbacks and screening would also likely be needed. Mr. Wetterow stated there are a number of factors that would need to be considered.

Chairman Scharnett refocused the discussion by reminding the Commission that their job is to determine if the building is historically significant or not. So, the Commission will restrain their

comments. The Commission needs to make their ruling so that the petitioner can continue on with this demolition process.

Chairman Scharnett asked if there were any additional questions for Father Stirniman. There were none. Chairman Scharnett thanked the petitioner for speaking and the petitioner thanked the Commission for holding the special meeting to hear the case.

Chairman Scharnett asked if there was anyone else that wanted to speak for or against the case. There were none. Chairman Scharnett closed the public testimony portion of the hearing and moved forward with discussion with the Commission.

Chairman Scharnett stated that based upon the information presented by the petitioner and Mr. Koos, the building is no longer in its original form. It was significantly changed in the 1980s and he feels that at one time it may have had some significance, the significance has been stripped or completely modified as it stands is just a concrete block building with some 1980s styling on it. While it won't be long until the 1980s is 50 years old, the styling is not old enough to be significant. Chairman Scharnett stated there is family history associated with the property, but in terms of economic development and the best and highest use that is outside of the purview of the Commission. The Commission is looking at the facts before them, is this historical significant or not. Chairman Scharnett stated he would put this to the Commission that at one point it was significant but has lost this significance. Chairman Scharnett asked for the Commission's thoughts.

Mr. Koos stated that from a historic viewpoint, significance has a 50 year horizon and the 1980s remodel is outside of that 50 year rule of thumb. Mr. Koos stated the site is historic and the Route 66 Hall of Fame recognition is more of a recognition of the Quinn family who owned and operated the business on the property than it was the building itself. Mr. Koos feels this recognition of this story could be perpetuated with the aid of the Illinois Historic Byways. This is federally funded Route 66 tourism activity based out of Springfield, IL. It is separate from the Illinois Route 66 organization and has a historic marker program for Route 66 locations. Mr. Koos suggests that commemoration of the Quinn family and their service to the community and travelers along historic Route 66 could be told through the utilization of these very nice-looking historic markers (roadside marker). The markers have reading panels that allow individuals to learn more about the location. The site then becomes an official stop on the recommended tour by the Byways Organization. Chairman Scharnett was supportive of this idea as the location has history to be remembered and a commemorative plaque would be nice.

Mr. Koos clarified it is not a plaque is trail panel and went into some detail as to how the markers generally look.

Father Stirniman asked Mr. Koos about the funding mechanism (federal or state funds) behind the marker. Mr. Koos stated he believes the program works based on matching funds.

Father Stirniman stated that the Church was already looking into doing recognition of the historical nature of the site and already had a location (southeast corner) on the property picked out, so this roadside marker would be great to put in that location. This site could serve as a capstone (northern anchor) to the downtown revitalization project the City is currently working on.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, JUNE 23, 2021

Page | 4

Chairman Scharnett as if the Commission was ready to make a motion on finding if this is historically significant or not. Mr. Koos moved that the building is found to not have historical architectural significance. Chairman asked for a second on the motion or asked if there is any additional discussion.

Ms. Peters asked if architectural significance the same as historical significance. Chairman Scharnett stated that architectural significance is not the same as historical significance which is what is associated with the family. Ms. Peters asked for clarification on motion made by Mr. Koos. Chairman Scharnett stated the building does not have any historical architectural significance, but the site has historical significance. Chairman Scharnett emphasized the focus is on the structure not the site as the issue before the Commission is the demolition of the building. Ms. Peters stated she is struggling with the modifier architectural. Ms. Peters asked if the Commission is determining historical significance or historical architectural significance. Mr. Wetterow interjected that the code only states significance. Ms. Peters suggested modifying the motion to just state significance. Chairman Scharnett stated that significance could be codified in a lot of different ways and his suggestion was to look at the question from the perspective of if this is significant in the short vs long term. Ms. Peters reemphasized her concerned is about the modifier. Chairman Scharnett stated he felt the Commission had talked about the site being historically significant, but the building is not what is making the site significant.

Mr. Koos stated the building has lost its architectural integrity and no longer tells the story. Ms. Graehling agreed. Mr. Koos stated this is why he used that modified and is not going to change his motion. He feels it is important to underscore that that this is essentially what we are doing here and to have it in the motion reflects the discussion being had.

Mr. Boyle brought up the findings associated with determining significance and asked if finding could be that the site is significant, but the building lost its architectural significance.

Mr. Koos and Chairman Scharnett did not think this is necessary as the motion made by Mr. Koos is sufficient. Chairman Scharnett emphasized that the architectural perspective is what aids in the determination of the significance of the building and the question before the Commission is on the demolition of the building. The architectural significance has been lost. The historical significance has a lot of qualities it can be judged upon in terms of the site, but the focus is on the building.

Ms. Peters wanted to clarify if the motion as stated meets what the Commission has been asked to address. If so, then she is ok with the motion. Chairman Scharnett asked for input from Mr. Boyle. Mr. Boyle stated that unless there are other counter motions this motion is stating it is historically significant then the motion is sufficient to address what is being asked of the Commission. Ms. Peters stated she is fine with the motion. Chairman Scharnett asked if there was a second to the motion made by Mr. Koos. Ms. Peters was still too opposed to the semantics to make the second and that Ms. Graehling would have to make the second. Ms. Graehling was hoping for a situation where the building could have been moved and utilized in some meaningful way. However, this is more difficult than she realized and not an option. She likes the idea of a plaque commemorating the story of what was there. The building itself is beyond repair and no longer has the characteristics that it once had that would tell the story. Chairman Scharnett asked Ms. Graehling if the building had lost its architectural integrity. Ms. Graehling stated she would agree it has lost its architectural integrity.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, JUNE 23, 2021

Page | 5

Chairman Scharnett suggest there might be one other way to phrase the motion, it is not significant based upon its architectural significance. Ms. Graehling would agree with this. Chairman Scharnett asked Mr. Boyle if this is a fair way to view the motion. Mr. Boyle read from the code which stated the Commission was to make a determination based upon significance.

Ms. Peters asked if the Commission was restricted to the two potential motions suggested by staff. Mr. Boyle stated the Commission is not. Mr. Wetterow stated these were suggestions in helping the Commission make a decision on the significance.

Ms. Peters suggested a motion could be made that based upon findings, the HPC has determined the building is not significant. Mr. Boyle stated there would need to be second on the motion made by Mr. Koos or a new motion needs to be made.

Chairman Scharnett stated that based upon the discussion of the board, the building is not worth saving, but the Commission is struggling with the semantics of historically significant.

Chairman Scharnett asked if the Commission had an understanding on the first point of fact, that the building is not architecturally significant. The Commission all agreed with this. Chairman Scharnett asked if the Commission could agree on the second point, that since it is not longer architecturally significant then it is not historically significant. The Commission all agreed with that. Chairman Scharnett then asked if it could be stated in those terms in a motion that the Commission could agree with. The Chairman asked Mr. Koos if he would be willing to amend his motion to state that the building is no longer architecturally significant, so it is no longer historically significant. Mr. Koos said he would be find with amending his motion to state this.

The amended motion made by Mr. Koos was Ms. Peters seconded. The Chairman asked for a roll call vote. Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes, Chairmain Scharnett - Yes. Motion carries on the vote of 4-0.

OLD BUSINESS

No items.

NEW BUSINESS

Work Plan discussion at next meeting. Mr. Koos wanted to note that he thinks the plan is a superb plan and is excited to get working on it. He is already working on how to better identify historic resources west of Main St. There is software that helps aggregate this information. Mr. Koos offering services to prepare National Register Nomination for immigrant thematic nomination of sites associated with historic immigration in West Bloomington and a contiguous architectural district that would meet National Register standards.

On September 27th the Lakota Group presentation will go before City Council for adoption.

ADJOURNMENT

Ms. Graehling motioned to adjourn. Ms. Peters seconded. All were in favor. The meeting was adjourned at 5:54 PM.

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MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

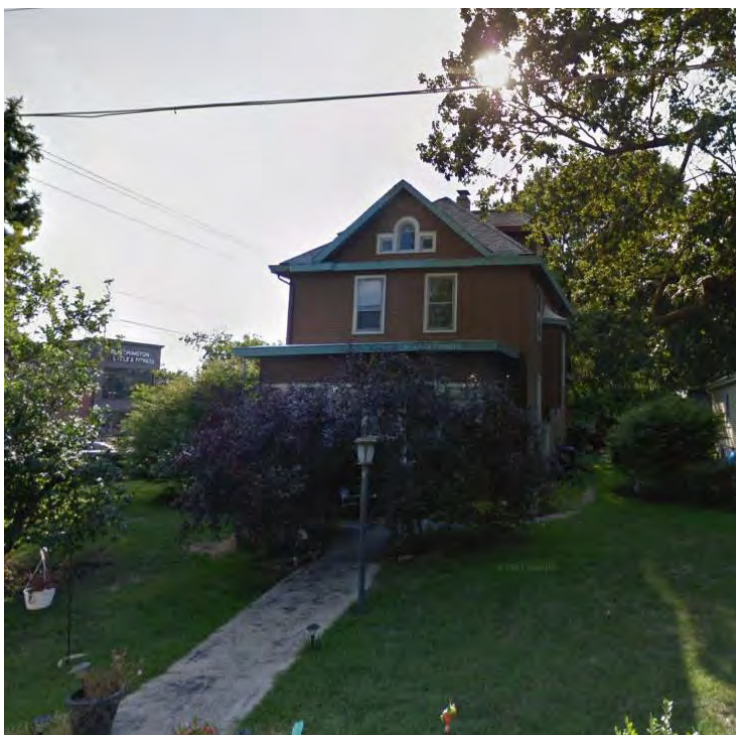
WEDNESDAY, JUNE 23, 2021

Page | 6



HISTORIC PRESERVATION COMMISSION

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

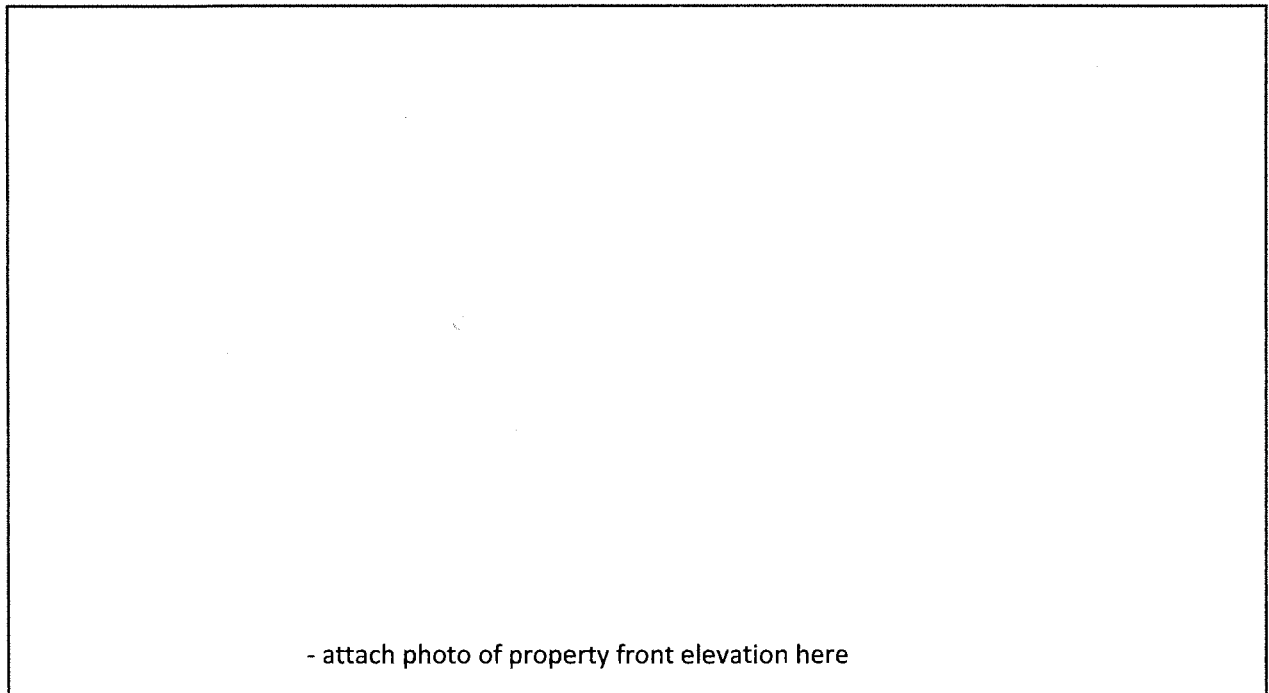
Property Address: 202 Davis Ave, Bloomington IL, 61701

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

Applicant Name: Stephen Agge

Applicant Address:

[REDACTED]

Phone:

[REDACTED]

Email:

[REDACTED]

Applicant Signature* Date

[REDACTED]

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

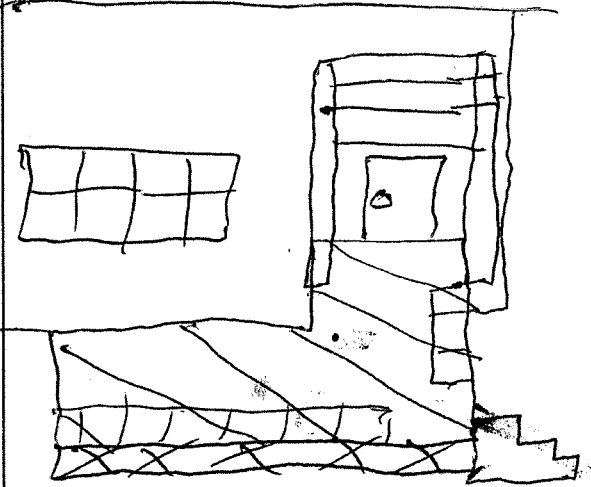
Phone: (309) 434-2341

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 Fasia, 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

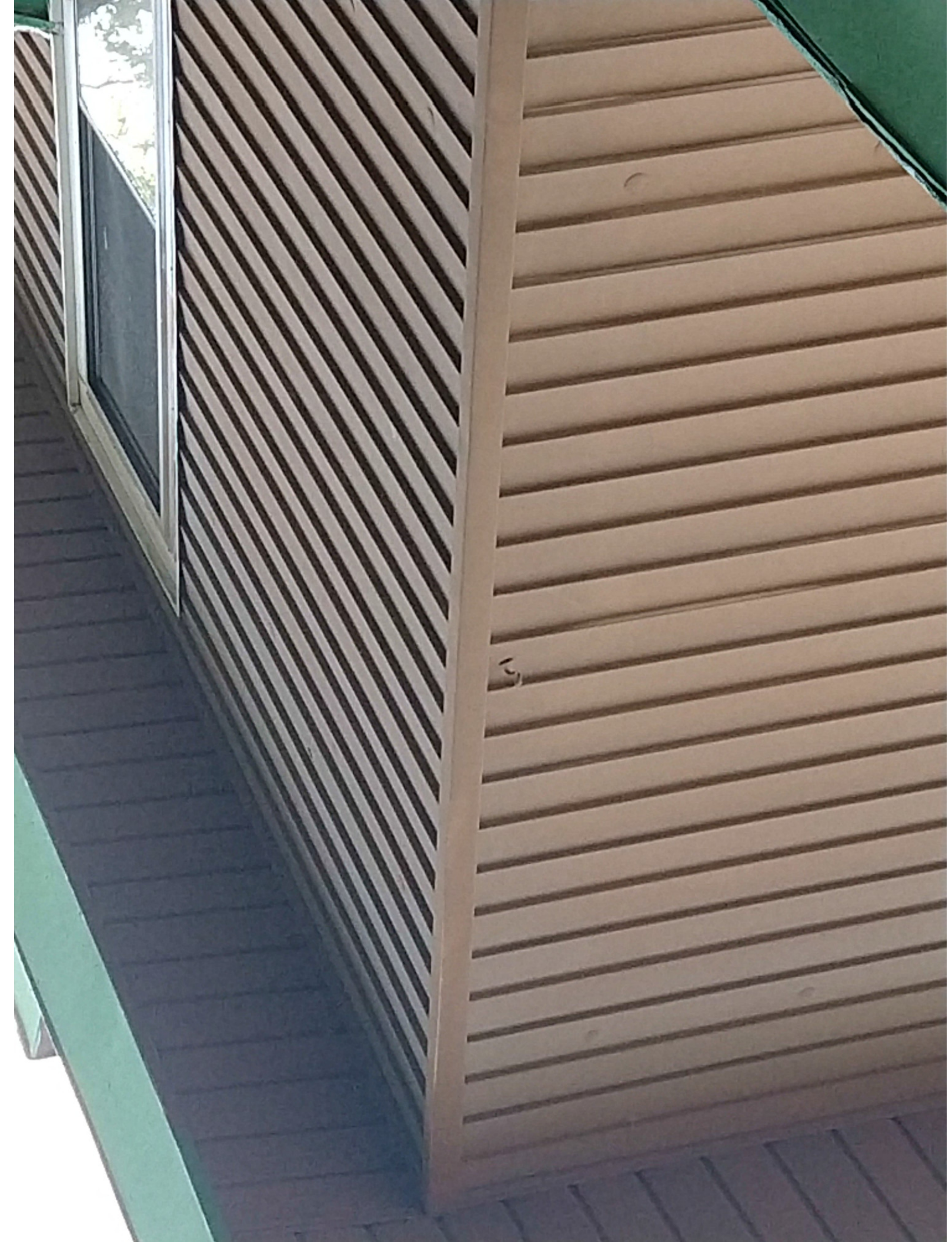








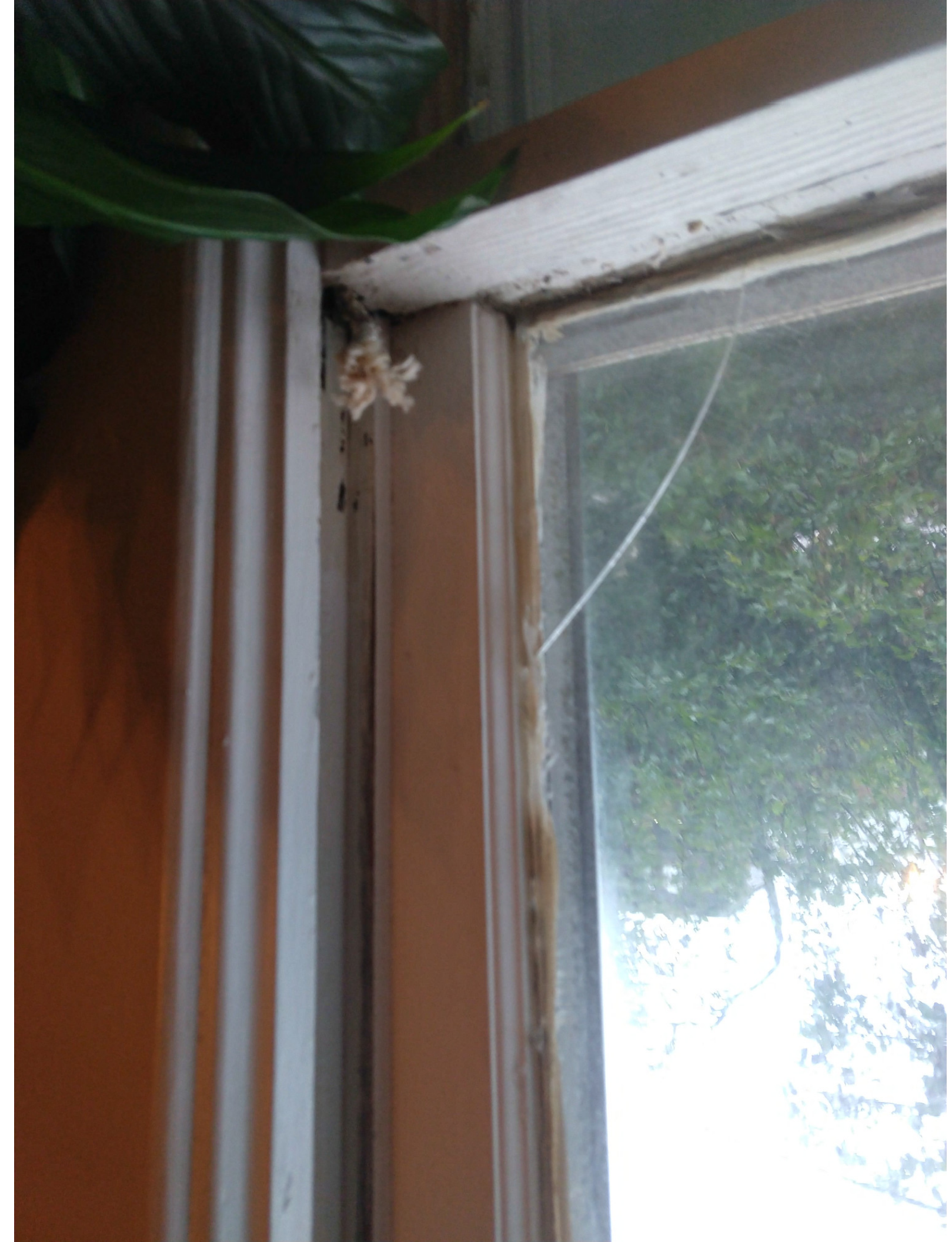




























Virtual Roof Pac...



Birchwood

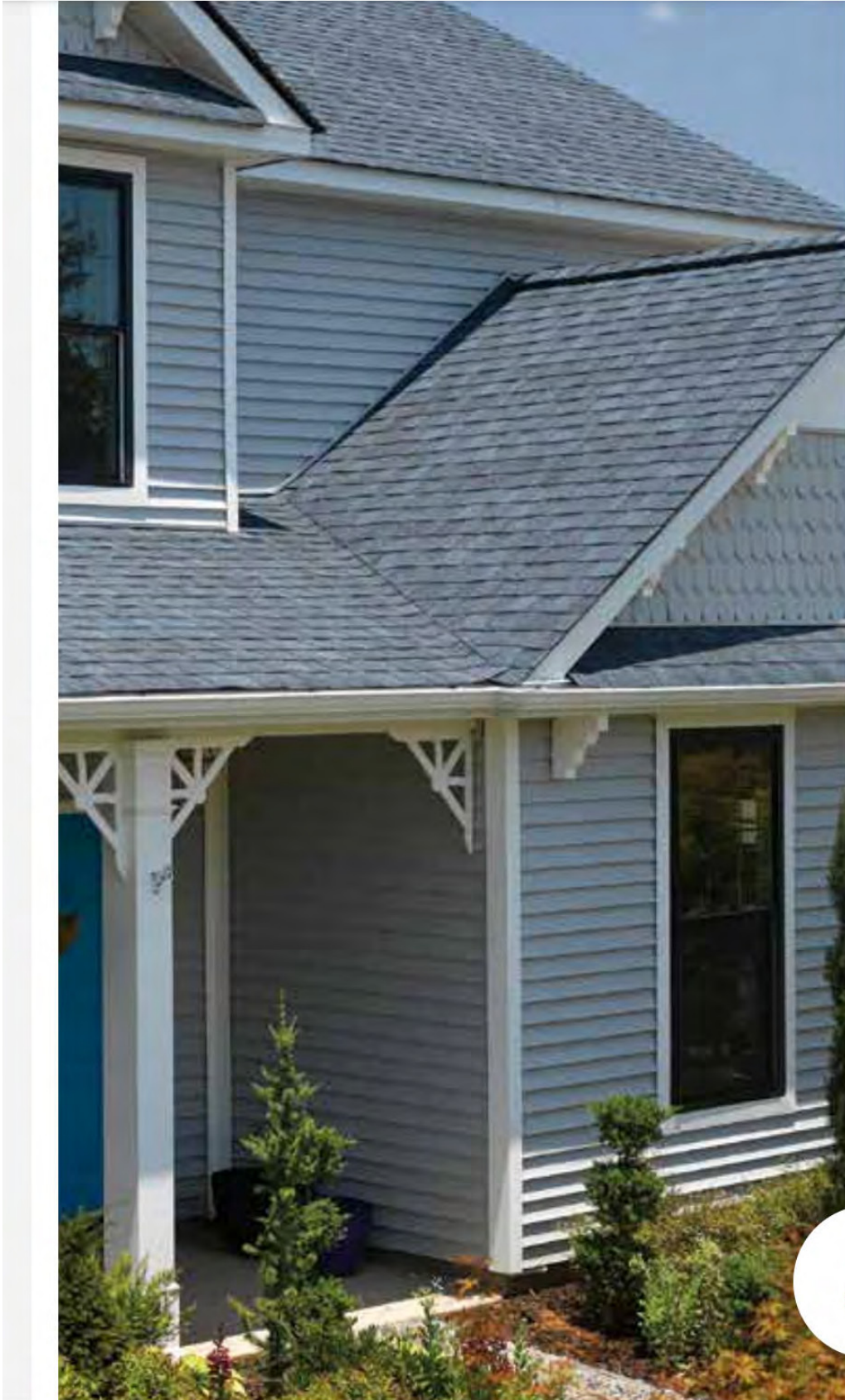


Colonial Slate





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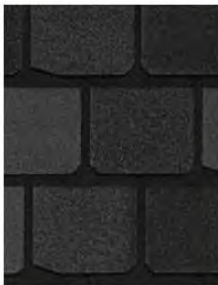




RPG_HighlandSl...



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:

Phone:

Email:

Applicant Signature* Date

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



(309) 661-9001

Carlson Exteriors Inc.
3004 Gill Street, Suite 800
Bloomington, IL 61704



ESTIMATE

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

Job Description	Main house roof only	Price
Removal of (1 layer) existing shingles down to roof deck		
Install Certaineed Synthetic underlayment		
Install Certaineed Winterguard ice and water barrier at eves,valleys and any Flashings		
Install new aluminum drip edge on all rakes		
Install new pipe boots on all plumbing vent pipes		
Flash chimney with mastic and membrane		
Install new aluminum(white fascia cover where fascia is missing about 40'		\$570.00
Install new chimney cap		\$785.00
Install Certaineed Landmark shingles		\$11,820.00
Option for Certaineed Highland slate shingles \$15,760.00		
Complete clean up (includes magnet,debris removal and dumpster)		
Provide all needed permits		
*Carlson Exteriors is not responsible for any Dish T.V. disturbance or reconnection. You may need to contact your dish provider to have them reconnect.You may be without TV until Dish reconnects.		
* Price includes 4 Star 50 year non-prorated warranty from Certaineed and 3 year labor warranty from Carlson's *		
*Any damaged sheeting replaced @ \$2.50 per sq ft *		
* Any damaged 1x or 2x lumber replaced at \$7.25 per board ft *		
* Any needed step flashing to be installed at \$1.50 per ft *		
Total:		\$ 13,175.00

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 ****

Nick Coyle
Project Manager

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!