



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, OCTOBER 19, 2023, 5:00 PM

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/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the August 17, 2023, regular meeting of the Historic Preservation Commission. (Recommended Motion: Accept the minutes, as presented.)

5. Regular Session

- A. **BHP-46-23** Consideration, review and action on a request submitted by Joe Strano, for a **Certificate of Appropriateness** for window and porch repair and restoration on the property located at 2 White Place. PIN: 14-33-480-024. (Recommended Motion: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.)
- B. **BHP-47-23** Consideration, review and action on a request submitted by Joe Strano, for a **Funk Grant in the amount of \$5,000** for window and porch repair and restoration on the property located at 2 White Place. PIN: 14-33-480-024. (Recommended Motion: Find that the project is eligible and **approve** a Funk Grant award in the amount of up to \$5,812.50.)
- C. **BHP-48-23** Consideration, review and action on a request submitted by Amanda Bergus, for a **Certificate of Appropriateness** for the replacement of front porch materials and restoration of architectural features on the property located at 1015 E. Jefferson Street. PIN: 21-03-304-012. (Recommended Motion: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.)

6. Old Business

- A. Presentation and discussion on the applicability of Prevailing Wage to the Rust Grant and Funk Grant programs and projects. (Recommended Motion: None.)

7. New Business

8. Executive Session

9. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: October 19, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the August 17, 2023, regular meeting of the Historic Preservation Commission.

RECOMMENDED MOTION: Accept the minutes, as presented.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: N/A

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[HPC DRAFT Minutes 2023-08-17](#)



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, AUGUST 17, 2023, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:00 PM, August 17, 2023. Commission Vice Chair Paul Scharnett called the meeting to order.

Roll Call

Attendee Name	Title	Status
Kim Miller	Commissioner	Present
Sarah Lindenbaum	Commissioner	Present (5:02)
Emma Meyer	Commissioner	Present
Dawn Peters	Commissioner	Absent
Paul Scharnett	Commission Vice Chair	Present
John Elterich	Commissioner	Present
Greg Koos	Commission Chair	Absent

City Staff present included Alissa Pemberton, City Planner; Jon Branham, City Planner; John Myers, Assistant City Planner; Kelly Pfeifer, Assistant Director of Economic & Community Development.

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled by Council from the Consent Agenda for discussion are listed and voted on separately.

Commissioner Elterich made a motion, seconded by Commissioner Miller, to approve the consent agenda as presented.

AYES: Meyer; Miller; Scharnett; Elterich.

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the July 20, 2023, regular meeting of the Bloomington Historic Preservation Commission.

Regular Session

Ms. Pemberton provided an update on the funding status of the Funk Grant, indicating that if all Staff-recommended approvals for the evening (\$20,662.50) are approved a balance of \$4,337.50 will remain for FY24.

Commissioner Lindenbaum arrived at 5:02pm.

The following item was presented:

Item 5.A. BHP-36-23 Consideration, review and action on a request submitted by Gerardo Castaneda, for a Certificate of Appropriateness for window repair and replacement, fascia/soffit/siding repair and replacement, and painting on the property located at 310 E. Walnut Street (PIN: 21-04-202-016).

Ms. Pemberton presented the staff report with recommendation for approval of siding/fascia/soffit repair and painting, as presented, and that vinyl be allowed as the material for replacement windows. She noted key points from report including: that some windows are missing and/or beyond repair; that most of those are on the second story and are one-over-one; existing external storm windows diminish the visual impact of the windows themselves; and, that Architectural Review Guidelines Sections H.5.f(2) and H.5.f(3) would allow vinyl in this situation. She advised that the decorative trim surrounding the windows provides most of the architectural interest related to windows and recommended conditioning the approval of vinyl replacements on retention and repair of the decorative trims. She explained that the staff recommendation for approval of the CoA does not mean that windows proposed for replacement with vinyl should be considered for Funk Grant funding, as the purpose of the grant is to provide resources for projects that require historic materials or methods.

Commissioner Elterich asked for an estimate on how many windows need to be addressed. Commission Vice-Chair Scharnett made a statement that vinyl and vinyl clad are different.

Gerardo (Jerry) Castaneda, Applicant, provided additional background on the request. He explained the additional structural work that was identified once the roof project began. He stated the home has a total of 37 windows; about seven (7) need to be replaced, three (3) are missing and the rest need repair. The trim will not be removed; it will be scraped and painted. Window placement or replacement will be done from the inside and the existing storm windows will be retained. He expressed difficulty in finding contractors to complete work at a reasonable price due to current demand in the community.

Commissioner Scharnett stated he was comfortable with the siding/soffit repair and painting. He inquired about how many windows the Applicant believes can be repaired. Mr. Castaneda replied that he believes maybe 25 can be repaired, he knows for sure that four (4) need to be replaced, generally on the rear façade of the home.

Commissioner Scharnett inquired whether the existing storm windows are aluminum. Mr. Castaneda confirmed. The Commissioner inquired whether the storms were on all the windows and whether there is any trim that is obscured behind them. Mr. Castaneda explained the windows behind the storms are plain and that he believes it will be difficult to tell if windows are replaced since the profile is mostly hidden behind the storm windows which he intends to keep.

Brad Williams (613 E. Grove Street) stated another option would be to have new sashes or components of the windows built by a craftsman or cabinet maker, rather than replacing an entire window.

No other public input was provided on the matter.

Commissioner Scharnett expressed his concern about the window component of the project; he is opposed to fully vinyl windows due to the expected lifespan and noted that vinyl clad windows are different from extruded (fully vinyl) and preferable to such. He stated he liked Mr. Williams suggestion of rebuilding components and sashes, if possible.

The Commission discussed procedural items.

Commissioner Lindenbaum made a motion, seconded by Commissioner Elterich, to approve the request for a Certificate of Appropriateness for the property located at 310 E. Walnut Street, as submitted by Gerardo Castaneda for: 1) Siding, soffit, and fascia repair with minor replacement, 2) Whole structure painting, and 3) Window repair with selective replacement using vinyl windows that appear the same as the historic windows from the street, including specifically having the same size, lite-configuration, and with the condition that the exterior decorative window trim is retained, repaired, and replaced after any window replacement, and with the condition that the Applicant seek information and opportunity on rebuilding sashes rather than replacing entire windows when feasible.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion passed.

The following item was presented:

Item 5.B. BHP-37-23 Consideration, review and action on a request submitted by Gerardo Castaneda, for a Funk Grant in the amount of \$15,000 for soffit, fascia, and siding work on the property located at 310 E. Walnut Street (PIN: 21-04-202-016).

Ms. Pemberton provided additional detail on options and budget. She noted the current project budget is not eligible for consideration as “Major Restoration” so the maximum eligible award amount is \$7,500.

Brad Williams stated it was a beautiful home and appreciated the effort of the Applicant. Commissioner Elterich echoed the sentiment. Mr. Castaneda noted it has turned out to be a little more work than he expected, but it is coming along.

Commissioner Meyer asked for clarification that the proposal is to approve funds for repair and painting work now, with an option for applicant to come back and request an increase in funding once acquiring quotes for window repair. Staff confirmed.

Commissioner Scharnett expressed concern about creating a precedent for amending existing Funk Grants. Staff noted that Funk Grants were amended twice during the last fiscal year and that the Applicant has made a good faith effort to get estimates.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$7,500 for painting, with siding, soffit, and fascia repair and replacement, with a recommendation that the Applicant revisit a future

amendment to increase the amount or include funding for window repair based on the receipt of additional estimates.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion passed.

Commissioner Lindenbaum recused herself and joined the audience.

The following item was presented:

Item 5.C. BHP-42-23 Consideration, review and action on a request submitted by Sarah Lindenbaum, for a **Certificate of Appropriateness** for rear porch and window repair and restoration on the property located at 1001 N. Evans Street (PIN: 21-04-226-008).

Ms. Pemberton presented the staff report with recommendation for approval. She noted key points from report, including that the rear porch is visible from the public right-of-way.

Sarah Lindenbaum, Applicant, provided additional background on the request. She indicated that some original materials are beyond the scope of reasonable repair, but the goal is to repair or restore the materials can be salvaged, then replicate those that cannot.

Brad Williams provided additional information on the plans for reconstruction of the rear porch, condition of the existing materials, and process for repairing the subject windows.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to approve the request for a Certificate of Appropriateness, as submitted by Sarah Lindenbaum for rear-porch and window repair and restoration on the property located at 1001 N. Evan Street.

AYES: Meyer; Miller; Scharnett; Elterich.

Motion passed.

The following item was presented:

Item 5.D. BHP-43-23 Consideration, review and action on a request submitted by Sarah Lindenbaum, for a **Funk Grant in the amount of \$5,662.50** for rear porch and window repair and restoration on the property located at 1001 N. Evans (PIN: 21-04-226-008).

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$5,662.50 for rear-porch and window repair and restoration.

AYES: Meyer; Miller; Scharnett; Elterich.

Motion passed.

Commissioner Lindenbaum returned to the dais.

The following item was presented:

Item 5.E. BHP-44-23 Consideration, review and action on a request submitted by Pam Kowalewski, for a **Certificate of Appropriateness** for stained glass restoration on the property located at 701 E. Taylor Street (PIN: 21-04-481-005).

Ms. Pemberton presented the staff report with recommendation for approval, highlighting the details of the restoration and the difference in the existing and proposed storm glaze, as well as how the project complies with the Secretary of the Interior's guidelines. She noted that Funk Grant applicants are not typically required to pay Prevailing Wage since there is an exemption for owner-occupied residences, but this property may not fit that description and so may be required to pay Prevailing Wage as a condition of funding.

Commissioner Scharnett asked for clarification how Funk Grants relate to Prevailing Wage. Ms. Pemberton explained that this property is not a residence so Staff is seeking additional information on how the exemption for "owner-occupied residences" is applied in practice; if the exemption can be provided it will be, if not they will be required to pay such.

Commissioner Lindenbaum asked for clarification on whether this property would be eligible for a Rust Grant. Staff responded it is not within the Rust Grant boundary.

Commissioner Elterich inquired where it states the property needs to be owner occupied to be funded. Staff explained that the Prevailing Wage requirement comes from the fact that the Funk and Rust Grants are funded from the City's General Fund and therefore may be considered "Public Works" under the IL Prevailing Wage Act. The history of previous projects and funding at the location was discussed.

Mr. Brad Williams noted that the Applicant has living quarters within the premises; someone lives there, full-time. Staff noted there is a homestead exemption on the property, but it is also income generating and would not be qualified as a "residence" in most cases. Staff committed to coordinating with Finance to identify the appropriate way forward and reporting back to the Commission on the result.

Commissioner Meyer made a motion, seconded by Commissioner Lindenbaum, to approve the request for a Certificate of Appropriateness for stained glass restoration for the property located at 701 E. Taylor Street.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion passed.

The following item was presented:

Item 5.F. **BHP-45-23** Consideration, review and action on a request submitted by Pam Kowalewski, for a Funk Grant in the amount of \$10,000 for stained glass restoration on the property located at 701 E. Taylor Street (PIN: 21-04-481-005).

Commissioner Lindenbaum made a motion, seconded by Commissioner Meyer, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$7,500 for stained glass restoration, with the condition that prevailing wage is paid if required.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion passed.

Old Business

The following item was presented:

Item 6.A. Distribution of updated Funk Grant Guidelines, adopted July 20, 2023.

Staff distributed final, signed copies of the current Funk Grant Guidelines and notified the Commission they were now up to date on the City's website.

Staff reported several Rust Grants awarded for the fiscal year have already begun work. Projects that were not funded, or those that require additional funding have been directed to ARPA grant funding resources.

Commissioner Elterich inquired about the status of the foot bridge on Sunset Road. Staff reported Engineering review indicated additional weight limit is not required for protective reasons. There was further discussion on educational signage that could be added. Commissioner Meyer stated she would make a connection with Illinois State Archaeological Survey.

New Business

None.

Adjournment

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to adjourn the meeting.

AYES: Lindenbaum; Meyer; Miller; Scharnett; Elterich.

Motion carried (viva voce).

The Meeting Adjourned at 6:02 P.M.

CITY OF BLOOMINGTON

Greg Koos, Chair

Alissa Pemberton, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: October 19, 2023

WARD IMPACTED: Ward 4

SUBJECT: **BHP-46-23** Consideration, review and action on a request submitted by Joe Strano, for a **Certificate of Appropriateness** for window and porch repair and restoration on the property located at 2 White Place. PIN: 14-33-480-024.

RECOMMENDED MOTION: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The Applicant is requesting a Certificate of Appropriateness for the repair and restoration of exterior casement windows, replacement of casing and sills on south facing first floor windows, restoration of front porch molding, and replacement of missing side porch beadboard ceiling. The scope of work includes reattaching loose or missing drip caps. Storm window removal is a component of the first floor window work. Proposed material for beadboard replacement is Douglas fir.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-46-23 - Staff Report - 2 White Place](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: September 21, 2023

CASE NO: BHP-46-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Joe Strano, for a Certificate of Appropriateness for window and porch repair and restoration on the property located at 2 White Place. PIN: 14-33-480-024.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 2 White Place

Existing Zoning: R-1B (Single-Family Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

Property Size: 90' x 125' (11,250 square feet)

HISTORIC INFORMATION

Year Built: 1914
Architectural Style: Prairie
Architect: A.L. Pilsbury
Historic District: White Place Historic District
Alternate Name: A.B. Means Home

PROJECT DESCRIPTION

Background

According to the National Register nomination report, the residence was constructed in 1914 by A. L. Pilsbury and is noted as “the closest to a ‘pure’ example of Prairie architecture in the district” (National Register Nomination 200986, Section 7, Page 4, 27 Jun 1988). The property was added to the National Register in 1988 and zoned S-4 in 2003 (Ord. No. 2003-59). The Battered pilasters and the curved hood are noted features of the front porch. Strings of casement windows, brick belt courses, and recessed stucco are the primary features noted on the façade, while the north sun porch is called out for the decorative features of the roof. The Applicant has received Certificate of Appropriateness (CoAs) and Funk Grants for window repair and restoration in 2005 (BHP-06-05/BHP-07-05) and 2007 (BHP-06-07/BHP-07-07). Recent CoAs and Funk Grants include tile roof restoration (2012, 2014), tuckpointing, and brick repair (2020).

Request

The Applicant is requesting a Certificate of Appropriateness for the repair and restoration of exterior casement windows, replacement of casing and sills on south facing first floor windows, restoration of front porch molding, and replacement of missing side porch beadboard ceiling. The scope of work includes reattaching loose or missing drip caps. Storm window removal is a component of the first-floor window work. Proposed material for beadboard replacement is Douglas fir.

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:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

No change is being made to the property’s current use.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

Distinguishing qualities and characteristics are being restored through the proposed project.

3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

The proposed work would not alter the appearance of the building to an earlier period.

4. **Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

N/A

5. **Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.**

Stylistic features of the property are being repaired or restored by this project.

6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

This proposal is for repair, with replacement only if repair is technically infeasible. Deteriorated portions of the historic windows will be replaced, while keeping most of the original windows intact and prolonging the lifespan of such. The beadboard ceiling proposed for replacement is currently missing; no historic materials are present to try to retain.

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

N/A.

8. **Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.**

N/A.

9. **Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.**

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be

typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant complies with the subject policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

Rebuild or repair portions of existing window frames, sashes, sills, or portions thereof, rather than replace complete windows unless it is technically infeasible to do so.

a. Repair procedures for wood windows shall include the following:

- 1. Reinforcing, splicing patching or rebuilding portions of the window using the same material constructed to the same configuration, size and shape as the original.*
- 2. Filling or consolidating existing wood members with cellulose type wood-fillers or chemical materials such as plastics.*

Historic porches visible from the street shall be maintained and repaired.

If existing historic porches have deteriorated or become badly damaged they may be replaced in the same size and shape with appropriate new materials...

STAFF RECOMMENDATION

Staff finds that, subject to Contractor or Applicant testimony that the materials proposed for replacement are beyond technically feasible repair, the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Joe Strano, for window and porch repair and restoration on the property located at 2 White Place.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Sample images of property condition and subject area
2. Proposed materials and methods information

Attachment 1: Sample images of property condition and subject area





<u>PROPOSAL</u>	
 BRAD WILLIAMS CONSTRUCTION Carpentry & Woodworking 613 East Grove Street Bloomington, IL 61701 Home ph: 309-828-1506 Cell: 309-830-1706	
Joe Strano #2 Whites Place Bloomington, IL 61701 Email: strantoth@mymetronet.net	Window repairs
Phone: 309-530-3979	Date: 7-21-2023, revised 8-9-2023
2nd Floor: • Southwest bedroom, north window, west side: reattach drip cap.....\$ 75.00 1st Floor: • Living room, north window: remove casing and sill. Insulate for air infiltration and reattach casing and sill..... \$200.00 • Living room, south windows, remove storms, replace sill on all windows, reattach loose drip caps, replace mull covers outside.....\$950.00 • Dining room, remove storm and open west window.....\$ 50.00 • Dining room, south windows, remove storms, replace sill on all windows, reattach loose drip caps, replace mull covers outside..... \$950.00 Front Porch: • Restore crown molding on front porch..... \$1,200.00 Side Porch: • Labor & materials to frame & install Douglas fir beadboard ceiling..... \$8,200.00 <u>Total for labor and materials: \$11,625.00</u> This proposal is valid for 90 days. Authorized signature: _____	



REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: October 19, 2023

WARD IMPACTED: Ward 4

SUBJECT: BHP-47-23 Consideration, review and action on a request submitted by Joe Strano, for a Funk Grant in the amount of \$5,000 for window and porch repair and restoration on the property located at 2 White Place. PIN: 14-33-480-024.

RECOMMENDED MOTION: Find that the project is eligible and approve a Funk Grant award in the amount of up to \$5,812.50.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The applicant is requesting a Funk Grant in the amount of \$5,000 for window and north side porch repair and restoration. Scope of work includes window repair with some material replacement, replacement of missing beadboard ceiling on side porch, and restoration/replacement of molding on the front porch. Costs include labor, equipment, and materials.

The Funk Grant Guidelines were recently updated to allow for funding amounts of up to \$7,500 for standard projects. The project is not eligible for additional funding as “Major Restoration” project, defined as any project costing at least 45% of the subject property’s EAV.

- EAV = \$78,334 (2022)
- Project Budget = \$11,625
- 45% of EAV = \$35,250

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community’s preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community’s economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-47-23 - Staff Report - 2 White Place](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: September 21, 2023

CASE NO: BHP-47-23, Funk Grant

REQUEST: Consideration, review and action on a request submitted by Joe Strano, for a Funk Grant in the amount of \$5,000 for window and porch repair and restoration on the property located at 2 White Place. PIN: 14-33-480-024.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 2 White Place

Existing Zoning: R-1B (Single-Family Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

Property Size: 90' x 125' (11,250 square feet)

HISTORIC INFORMATION

Year Built: 1914
Architectural Style: Prairie
Architect: A.L. Pillsbury
Historic District: White Place Historic District
Alternate Name: A.B. Means Home

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-46-23** and **has been recommended for approval**. The applicant has not received a Funk grant since FY21.

Request

The Applicant is requesting a **Funk Grant in the amount of \$5,000.00** for window and porch repair and restoration. Costs include labor, equipment and materials. The Applicant has provided a single quote and sole-source justification due to the nature and extent of the subject repairs; two additional quotes were sought and refused.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **Properties must be locally designated and zoned S-4, either as an individual landmark or part of a Historic, to be eligible for funding under this program.**

This property is locally-designated (S-4).

2. **The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal addresses original windows that comprise portions of the façade, and the ceiling of the northern sun porch is visible from the public right of way.

3. **Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

4. **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.**

N/A

5. **Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are skilled labor and materials. Prevailing Wage is not required for projects on this owner-occupied single-family residence.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

The request meets all eligibility criteria and conditions; no limitations apply.

Project is not eligible for additional funding as **“Major Restoration”** project, defined as any project costing at least 45% of the subject property’s EAV.

- EAV = \$ 78,334 (2022)
- Project Budget \$11,625
- Project Budget = 14.8% of EAV

STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take one of the following actions:

Motion to establish findings that the project is eligible and to approve the request by Joe Strano, for a Funk Grant in the amount of **up to \$ 5,812.50** for window and porch repair and restoration on the property located at 2 White Place.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Project Quote from Contractor

<u>PROPOSAL</u>	
 BRAD WILLIAMS CONSTRUCTION Carpentry & Woodworking 613 East Grove Street Bloomington, IL 61701 Home ph: 309-828-1506 Cell: 309-830-1706	
Joe Strano #2 Whites Place Bloomington, IL 61701 Email: strantoth@mymetronet.net	Window repairs
Phone: 309-530-3979	Date: 7-21-2023, revised 8-9-2023
2nd Floor: • Southwest bedroom, north window, west side: reattach drip cap.....\$ 75.00 1st Floor: • Living room, north window: remove casing and sill. Insulate for air infiltration and reattach casing and sill..... \$200.00 • Living room, south windows, remove storms, replace sill on all windows, reattach loose drip caps, replace mull covers outside.....\$950.00 • Dining room, remove storm and open west window.....\$ 50.00 • Dining room, south windows, remove storms, replace sill on all windows, reattach loose drip caps, replace mull covers outside..... \$950.00 Front Porch: • Restore crown molding on front porch..... \$1,200.00 Side Porch: • Labor & materials to frame & install Douglas fir beadboard ceiling..... \$8,200.00 <u>Total for labor and materials: \$11,625.00</u> This proposal is valid for 90 days. Authorized signature: _____	



REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: October 19, 2023

WARD IMPACTED: Ward 4

SUBJECT: BHP-48-23 Consideration, review and action on a request submitted by Amanda Bergus, for a **Certificate of Appropriateness** for the replacement of front porch materials and restoration of architectural features on the property located at 1015 E. Jefferson Street. PIN: 21-03-304-012.

RECOMMENDED MOTION: Approve or deny the scope of work and request, as submitted, or with conditions or alterations.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The Applicant is requesting a Certificate of Appropriateness (CoA) for the replacement of front porch materials and restoration of architectural features. This CoA is the result of a Code Enforcement action; existing materials have already been removed and new materials placed. The Applicant and Staff have worked together to identify a solution for the restoration of appropriate architectural characteristics using methods and materials specified in the Architectural Review Guidelines.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-48-23 - Staff Report - 1015 E. Jefferson](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: October 19, 2023

CASE NO: BHP-48-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Amanda Bergus, for the replacement of front porch materials and restoration of architectural features on the property located at 1015 E. Jefferson Street. PIN: 21-03-304-012.



Above: Subject Property, Winter 2022/2023

PROPERTY INFORMATION

Subject property: 1015 E. Jefferson Street

Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

Property Size: 40' x 140' (5,600 square feet)

HISTORIC INFORMATION

Year Built: c.1883-1886
Architectural Style: Queen Anne Variation
Architect: Unknown
Historic District: Jefferson-Davis Historic District
Alternate Name: Elizabeth Clark House

PROJECT DESCRIPTION

Background

According to the Local Historic District nomination report, the residence was constructed around 1883-1886 as a balloon framed variation of the Queen Anne style (Documentary Search and Architectural Survey of East Jefferson Street Historic District, Page 30, May 1985). The front bay and window types are the primarily described features. The property was zoned S-4 in 1984 (Ord. No. 1984-114).

The Applicant purchased the property in late 2021 and has not previously received Certificate of Appropriateness (CoAs) or Funk Grants. The property was the subject of a CoA for emergency roof repair with identical materials in 2008 (BHP-40-08), upper reroof in 2014 (BHP-37-14), and lower reroof to match in 2017 (BHP-25-17).

Request

The Applicant is requesting a Certificate of Appropriateness for the replacement of front porch materials and restoration of architectural features. Due to the degraded condition of the existing front porch the Applicant replaced most of the materials, late in the summer of 2023, with historically inappropriate materials and profiles. The scope of work includes replacement of handrails and spindles, and new footings for added stability. Replacement materials will be installed in the same footprint as the previous railing. The balusters are in stable condition and will be kept. Proposed materials include cedar and pine; all will be painted in compliance with the Architectural Review Guidelines for porches.

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:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

No change is being made to the property's current use.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

Distinguishing qualities and characteristics will neither be destroyed or restored during this project, but architecturally and age-appropriate features will be restored.

3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

The proposed work would not alter the appearance of the building to an earlier period.

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

The visual characteristics of the front porch that has been present for at least 40 years will be restored through this project. The existing front porch is not original; the 1907 Sanborn Map and National Register Nomination indicate a full-width one-story verandah on the property originally. The recent incarnation of the front porch (small stoop with decorative spindles) was installed sometime before 1985; no earlier images could be identified.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

Stylistic features of the property are being repaired or restored by this project.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

This proposal is for replacement only; no original materials remain.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

N/A.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

N/A.

9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

N/A.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant complies with the subject policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

Historic porches visible from the street shall be maintained and repaired.

If existing historic porches have deteriorated or become badly damaged they may be replaced in the same size and shape with appropriate new materials...

Proposed new railings and balusters on existing and new porches shall use materials and shall be designed in style similar in appearance to historic balusters and railings characteristic of the style of the historic building.

New and existing wood which is visible from the street shall be painted unless it can be documented that the original wood was unpainted or stained (unpainted, pressure-treated wood will not be permitted).

STAFF RECOMMENDATION

Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Amanda Bergus, replacement of front porch materials and restoration of architectural features on the property located at 1015 E. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

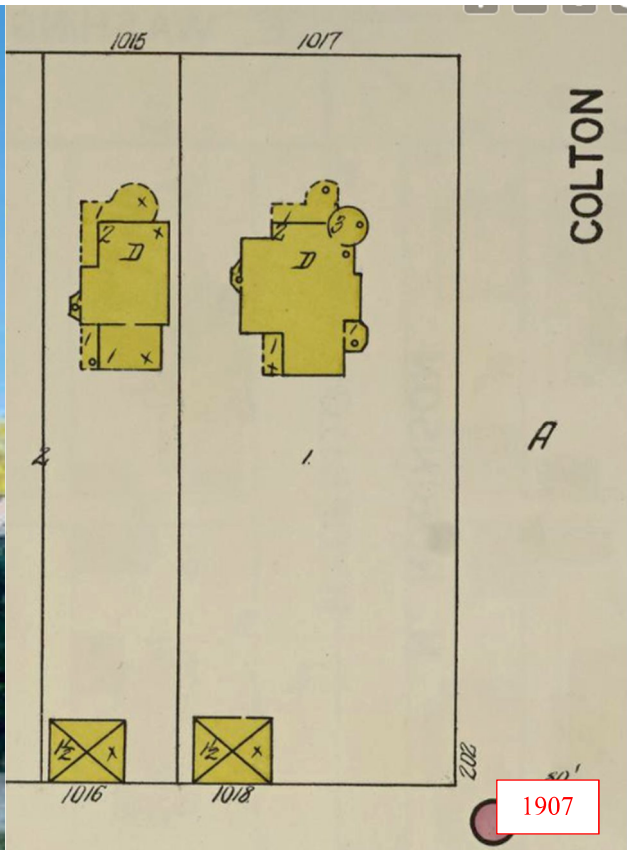
1. Sample images of property condition and subject area
2. Proposed materials and methods information

Attachment 1: Sample images of property condition and subject area



Photos of prior conditions of the Property





Attachment 2: Proposed Materials and Methods Information

Frame and post skirts:



Spindles:



Finial Options:

Newport Fence Cedar Ball Top Post Cap	Colonial Ball Post Top	Traditional 6" Post Top
	 <i>* Staff preference</i>	



REGULAR AGENDA ITEM NO. 6.A.

FOR HISTORIC PRESERVATION COMMISSION: October 19, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Presentation and discussion on the applicability of Prevailing Wage to the Rust Grant and Funk Grant programs and projects.

RECOMMENDED MOTION: None.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: Both the Rust Grant and Funk Grant Program Guidelines currently direct the use of Prevailing Wage, as required by Illinois and federal law. Following review of a Funk Grant request during the August, 2023, Regular Meeting, the Commission asked for additional information on how these requirements meet or exceed the subject regulations on Prevailing Wage.

As far back as 2004, the Funk Grant Guidelines have included the language, "Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage." The Rust Grant Guidelines have included the language since the Grant's inception in 2000.

The Illinois Prevailing Wage Act states, "'Public works' as defined herein includes all projects financed in whole or in part with bonds, grants, loans, or other funds made available by or through the State or any of its political subdivisions..." but also states, "'Public works' does not include projects undertaken by the owner at an owner-occupied single-family residence or at an owner-occupied unit of a multi-family residence" (820 ILCS 130/2). In August, 2012, an exemption from the prevailing wage requirement was added to the Funk Grant Guidelines for "owner-occupied single family residences and owner-occupied multi-family residences," per the definition of "Public Works" in 820 ILCS 130/2. No equivalent exemption has been added to the Rust Grant Guidelines.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

