

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY OCTOBER 19, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER BY CHAIRPERSON

2. ROLL CALL BY RECORDING SECRETARY

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES:

Consideration, review and approval of minutes of the September 21, 2017 regular meeting of the Bloomington Historic Preservation Commission

5. REGULAR AGENDA:

- A. BHP-22-17** Consideration, review, and approval of a Certificate of Appropriateness submitted by Timothy Maurer for removing existing east rear porch and replacing it with new porch at 319 E Chestnut St.
- B. BHP-23-17** Consideration, review and approval of a Funk Grant for \$5,000.00 submitted by Timothy Maurer for removing existing east rear porch and replacing it with new porch at 319 E Chestnut St.
- C. BHP-24-17** Consideration, review and approval of a request submitted by Janina King for the addition of a shed in the south west corner, remove brick, and add a deck at 901 E Jefferson St.

6. OLD BUSINESS:

Review Sample Survey Card from CLG RR Properties Grant

7. NEW BUSINESS:

8. ADJOURNMENT:

For further information contact:

Izzy Rivera, Assistant City Planner

Community Development Department

115 E. Washington Street, Bloomington, IL 61701

Phone (309) 434 -2226 E- mail: irivera@cityblm.org

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, SEPTEMBER 21, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Ms. Lea Cline, Mr. Levi Sturgeon, Mr. John Elterich,

MEMBERS ABSENT: Ms. Ann Bailen

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Ms. Izzy Rivera, Assistant City Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:15 P. M.

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

PUBLIC COMMENT: None

MINUTES: The commission reviewed the minutes of the August 17, 2017 meeting. Ms. Graehling corrected minor scrivener's errors on page 2, 3, and 4. Mr. Elterich motioned to approve the minutes as corrected. Mr. Sturgeon seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Mr. Sturgeon—yes; Ms. Cline—yes; Chairperson Graehling—yes.

REGULAR AGENDA:

BHP-20-17 Consideration, review, and approval of a Certificate of Appropriateness submitted by Sara Simpson for skirting and porch renovations at 709 E Taylor St.

BHP-21-17 Consideration, review and approval of a Funk Grant for \$1525.00 submitted by Sara Simpson for skirting and porch renovations at 709 E Taylor St.

Chairperson Graehling introduced the case BHP-20-17. Mr. Brad Williams, the contractor for the project, 613 E Grove St, stated much of the repairs needed were caused by groundhogs. The repairs to the porch would keep the groundhogs from entering and causing further damage.

Ms. Simpson presented the staff report and explained that staff is recommending in favor of the Certificate of Appropriateness and the Funk Grant for \$1,525.00. Ms. Simpson explained the zoning, as the property has the S-4 Historic District overlay which makes the property eligible for the Funk Grant. She explained staff determined the Secretary of the Interior's Standards to be met. She explained the petitioner is using materials that are appropriate for rehabilitation.

The work that will be done will allow for preservation and protection from future scavengers. Ms. Simpson stated the work to the property located in Dimmitt's Grove, will continue to contribute to the character of the home. She stated that repairing and using similar materials are in line with the Secretary of the Interior's Guidelines as well as the City of Bloomington's Architectural Guidelines.

Mr. Williams explained there have been many replaced floor boards using Douglas fir. He stated the existing porch is treated, and he will use cedar or treated lumber to complement the existing porch. Mr. Williams explained the porch was rebuilt in the mid 80's. The front of the porch has columns, with the sides being 4x4, he does not use treated wood for the 4x4's, but instead will use cedar. The boards end up being 3 inches, turning out straight and matching up with the exiting material. Mr. Williams also stated the property owners are good stewards of the home.

Mr. Elterich asked Mr. Williams how the Douglas fir was holding up on the deck. Mr. Williams stated the materials and the work that was put into the deck and porch had not seen any issues. Mr. Elterich then asked if they had painted before or have treated the boards. Mr. Williams stated not to his knowledge, however he has recommended that some type of sealer be placed on the floor. Mr. Elterich asked if the wood would be treated in some way when the home was originally built. Mr. Williams stated the wood would have been old growth vertical grain Douglas fir. Mr. Elterich asked if it would have been denser. Mr. Williams stated that it would be denser, and the grain would be standing up vertical, which would have been available up into the 20th century. Mr. Williams explained he has done work on another home originally built in 1885, which has a section of floor board, in the center by the front door, which is original to the home. He observed the section was placed there with cut nails, a trend of the original construction. The durability of the porch will depend on the weather, and impact from the surrounding environment such as trees. The trees allow for some protection from the elements. Mr. Williams stated that the property at 709 E Taylor St has one of a kind construction. Chairperson Graehling stated that Dan Beranger restored that house, and had mentioned the home had a balloon structure. Mr. Williams stated the home has a notch on the outside corner, and the planks are nailed into the seal beam, creating the vertical plank construction. Chairperson Graehling asked if there were any more questions and opened the floor up for a motion.

Mr. Elterich motioned to approve case BHP-20-17, a Certificate of Appropriateness for porch skirting, repair window, siding and floor boards on the porch. Ms. Cline seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

BHP-21-17 Consideration, review and approval of a Funk Grant for \$1525.00 submitted by Sara Simpson for skirting and porch renovations at 709 E Taylor St.

Ms. Cline motioned to approve case BHP-21-17, a funk Grant in the amount of \$1525.00 for porch skirting, repair window, siding and floor boards on the porch. Mr. Sturgeon seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

BHP-13-17 Consideration, review and approval of a request submitted by Nancy Sultan to amend a Funk Grant award for painting the north side of the house at 4 White Place from \$517.50 to \$607.00.

Chairperson Graehling introduced the case BHP-13-17. Ms. Nancy Sultan, the petitioner, 4 White Place, stated that she received the estimate from the painter. She stated that when the painter was doing the work, he realized that more materials would be needed. They would need more paint, trim paint, siding cleaner, cleaning and sealing of the gutters in order to prevent leaking that would damage the new paint, all of which was not in the original estimate. The new total came to \$1214.00, Ms. Sultan is requesting the \$89.50 difference to cover the extra costs. Ms. Simpson presented the items that were included in the staff report, which were provided by Ms. Sultan. Ms. Simpson stated there would be no objections to amending the grant amount, however the cleaning of the gutters was not covered under the grant guidelines. The additional paint and hardener that was needed are all items related to the project, which would qualify.

Chairperson Graehling asked if the \$40 charge of cleaning the gutters would not be supported by staff. Ms. Simpson stated that yes, this would be something that would not be supported. She stated the approval of the cost for the siding cleaner, downspout straps and dryer vent cap, are left to the discretion of the commission. Ms. Simpson stated that the items appear to pertain directly to the project.

Chairperson Graehling explained since power washing was not to be used, other methods would have to be considered part of the project. She stated that a determination would have to be made of how much of the difference would be given back to Ms. Sultan, and amend the grant.

Mr. Elterich stated he does not think that any payment should go towards gutter cleaning.

Chairperson Graehling asked if there was a dollar amount that would be proposed.

Mr. Sturgeon asked if the dryer cap was used as a replacement dryer cap or somewhere else in the guttering process. Ms. Sultan stated the dryer vent cap that was in use was no longer working as intended. When the painting and cleaning was done, the contractor removed the dryer cap and replaced it. The three items incurred a cost of \$27 and were not itemized by the painter.

Ms. Cline asked if a motion could be made to increase the refundable amount. Chairperson Graehling stated that the amendment to the amount would be only half of the cost requested. Ms. Simpson stated the total would be \$1174.00 divided by 2 which would be \$587.00. Mr. Elterich stated the increase would be a total amount of \$69.50.

Ms. Cline motioned to amend the amount of reimbursement from \$517.50 to \$587.00 for case BHP-13-17. Mr. Elterich seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

OLD BUSINESS:
CLG RR Properties Grant Update

Ms. Simpson presented the staff update. She stated the City of Bloomington would enter into contract with Jean Guarino, Ph.D. an architectural historian from Oak Park, IL. She will be doing the survey. The update included a list of the 94 properties that will be surveyed. These properties were found within the buffer of the industrial zoning classification around the railroad lines. These properties were pulled from the tax assessor's website, and sorted based on when they were constructed, whether their use is commercial or industrial, and whether or not they had any potential historical characteristics. Ms. Guarino will be looking at the properties and working with the commission as well as staff. Ms. Simpson stated updates from Ms. Guarino will be throughout the year and duration of the project. Ms. Guarino will be looking into which properties qualify individually for designation on the national register or local designation. The area as a whole could also qualify for historical designation. Ms. Simpson stated the inventory will be helpful for future reference, and assist in future education and protection from future development or demolitions. This would also assist in future requests for tax incentives, property tax raises, and other state and federal incentives. Ms. Simpson stated the properties range from old factories on Bell St. to smaller mixed use commercial properties on W Washington.

Ms. Simpson stated Ms. Guarino has just started the project and recently met with her. Ms. Guarino will update us as she moves along with the project.

NEW BUSINESS:
Approve 2018 Meeting dates

Ms. Graehling introduced the new item, and open the floor for discussion. Mr. Sturgeon motioned to approve the 2018 meeting dates. Ms. Cline seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

NEW BUSINESS:
Heritage Awards 2017

Ms. Simpson explained that direction is sought in order to determine if the commission is interested in holding Heritage awards for the year 2017. Ms. Simpson explained that Assistant City Planner Izzy Rivera put together the 2017 nomination form, which included an individual committed to preservation, which is a new nomination category. This would be the only change for the year 2017. The nomination form would be published online, and the winners would be selected at the next Historic Preservation meeting in November.

Ms. Cline stated to be in favor of adding the new individual committed to preservation category. Chairperson Graehling spoke in favor of the category as well and suggested calling the award Preservationist of the Year.

Ms. Simpson stated the conversation about prizes had come up in the past, whether the prize would be a certificate or plaque. If the prize were a certificate more could be given out, versus a plaque which would be limited because of cost.

Chairperson Graehling stated to be in favor of the certificate, also suggested that a banner, such as was suggested at the CAMP meeting, be placed on the outside of the winner's home. This would educate the public and raise awareness of the efforts in historic preservation.

Mr. Sturgeon spoke in favor of having banners placed outside the homes of the winners. He asked about the price of plaques that would be hung on the exterior of the homes. Ms. Simpson stated the price range was from \$70-\$100. Mr. Sturgeon asked if there was a budget available for that price range. Chairperson Graehling stated there was not. Mr. Sturgeon and Chairperson Graehling spoke in favor of contributing toward the cost of the plaques.

Ms. Cline asked if there had ever been consideration to only open certain categories one year and open the other categories the next. Mr. Elterich stated winners from all categories did not need to be chosen. Chairperson Graehling pointed out there was a possibility that not all categories would receive nominations. Mr. Sturgeon, Mr. Elterich and Chairperson Graehling stated the importance of keeping all the categories available and making the selection process for winners more competitive.

Mr. Sturgeon suggested waiting for the list of nominations to decide if the prize would be a certificate or a plaque. He stated the trend would have to continue in the years to come in order to avoid contention among previous and new winners. Ms. Cline suggested limiting the number of awards given out to 3, regardless of the category, and giving plaques. The other nominees the commission deemed impressive, would receive an "honorable mention" certificate.

Ms. Simpson asked if the award plaque for the category of preservationist of the year, would go on the outside of the home. Mr. Sturgeon and Chairperson Graehling spoke in favor of the plaque being something the winner would be able to hang inside their home or place on a desk.

Chairperson Graehling stated a consensus had been reached regarding the addition of the preservationist of the year category and opened the floor for a motion.

Mr. Sturgeon motioned to hold the Heritage Awards for 2017, including the new category for individual committed to preservation in Bloomington, and give 3 plaque based awards, and maintain the option for honorable mention certificates at the discretion of the commission. Ms. Cline seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

NEW BUSINESS:

Ms. Cline stated the loss of a commissioner, and asked if the position held by the commissioner was an open position or an appointed position. The position is an open position. Ms. Cline asked if an architect had submitted an application for the commission. Ms. Simpson had not received any application, Ms. Cline asked for follow up, as she was aware of a potential

applicant. Chairperson Graehling stated the need for a new chairperson which would allow the commission to better serve in its capacity. This would also allow the public to be better served by the commission; and not fail to have a quorum when petitioners have put forth effort to submit applications and get on the agenda.

Mr. Sturgeon asked what the next step was after a potential commissioner submits their application. Ms. Simpson explained once the application is submitted, the mayor reviews it, then sends the application for an internal staff review, then the applicant is appointed by the mayor. Ms. Cline asked if staff had seen an application. Ms. Simpson stated she had not seen an application yet, however was aware of a potential applicant.

ADJOURNMENT:

Mr. Sturgeon motioned to adjourn; seconded by Ms. Cline. The meeting adjourned at 5:55 P.M. by voice vote.

Respectfully Submitted,

Izzy Rivera
Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
October 19, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-22-17	Certificate of Appropriateness	319 E Chestnut	Remove and construct new porch on east rear side	Izzy Rivera
BHP-23-17	Funk Grant	319 E Chestnut	Remove and construct new porch on east rear side	Izzy Rivera

REQUEST:	A Certificate of Appropriateness and Funk Grant for \$5000.00 for removing existing east rear porch and replacing with new porch of the home located at 319 E Chestnut. , Franklin Square Historic District, Francis Funk House; Victorian Italianate, originally constructed in 1876, conversion to duplex in 1914.
-----------------	---

STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-22-17) conditioned that the design is compatible with principle structure per Architectural Review Guidelines L4. In favor of the Funk Grant for \$5,000.00 (BHP-23-17) conditioned that grant money be used for project expenses eligible for grant program funds.
------------------------------	---



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Timothy Maurer

PROPERTY INFORMATION

Existing Zoning: R-3A, M1, Multifamily,
Restricted manufacturing
Residential with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 16,988.4 sqft or 0.39 acres

PIN: 21-03-303-014
Historic District: Franklin Square
Year Built: 1876, converted duplex 1914
Architectural Style: Victorian Italianate
Architect: Unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: S-2, Public Lands
South: R-2, Mixed Residence
East: R-2, Mixed Residence
West: R-2, Mixed Residence

Land Uses

North: Franklin Square Park
South: Single/two family homes
East: Single/two family homes
West: Single/two family home

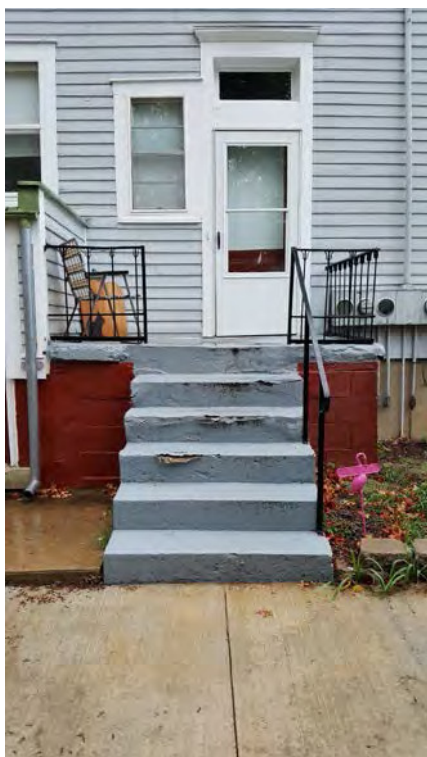
Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Brief 14, "New Exterior Additions to Historic Buildings: Preservation Concerns"

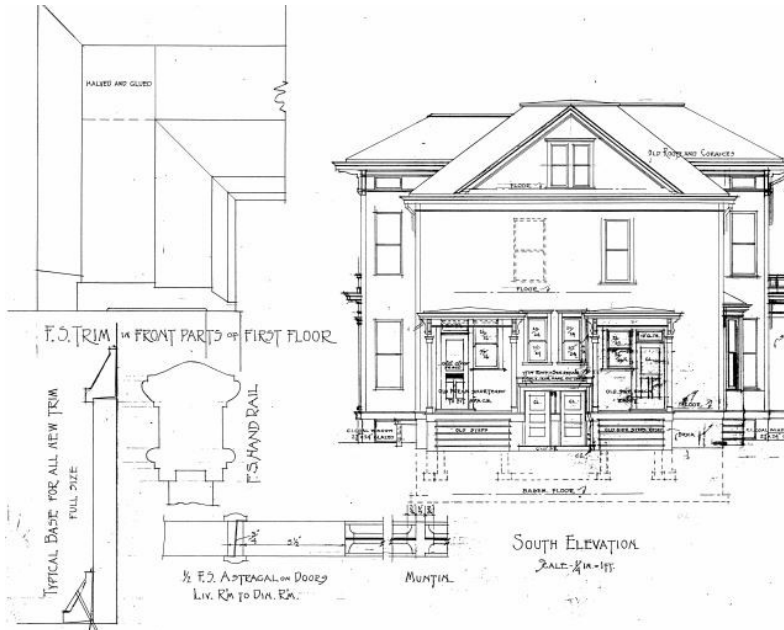
PROJECT DESCRIPTION:



The property was built c. 1876 and is a Francis Funk House. In 1914 the house was converted from a single family residence into a duplex. It is located in the Franklin Square Historic District. The property appears to have cement porch currently with metal railing. The current porch is deteriorating and has problems with water drainage. The petitioner is requesting a Certificate of Appropriateness and Funk Grant to cover the costs to remove the existing east rear porch and replace it with a new porch. The petitioner has stated that the construction will be in "general conformance with the architectural plans prepared by Arthur L Pillsbury in 1914".



The estimated project costs is \$11425.00 and the requested grant amount is \$5,000. The scope and amount of detail involved with this project is extensive. The description of work outlined in the budget details that there will be a demolition, excavation, roofing, painting and electrical work.



Rendering of porch

The National Parks Service Historic Preservation Brief 14 and the Bloomington Architectural Review Guidelines recommend that additions be compatible in size, shape, material, and character of the building to which it is attached.

Staff would like to ensure that the grant money will be used toward project expenses eligible for grant program funds.

Analysis

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

FINDINGS OF FACT:

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

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

use a property for its originally intended purpose; demolition should be done with great care, as well as the work that is being proposed as an addition.

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; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the petitioner states they will keep with this tradition. The standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; the deteriorating porch is in need of major repair. Petitioner would like to remove completely and construct new porch.*
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; care should be taken when disposal of the materials is being collected.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance*

No. 2006-137, Section 44.11-5D) The petitioner has stated that the design will be in general conformance to architectural plans of Arthur Pillsbury.

STAFF RECOMMENDATION:

Staff finds that case BHP-22-17, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends in favor of the Certificate of Appropriateness (BHP-22-17) conditioned that the design is compatible with principle structure per Architectural Review Guidelines L4.

Staff recommends in favor of the Funk Grant for \$5,000.00 (BHP-23-17) conditioned that grant money be used for project expenses eligible for grant program funds.

Respectfully Submitted,

Izzy Rivera,
Assistant City Planner
Attachments:

- Certificate of Appropriateness Application, Funk Application, Proposed budget



CITY OF BLOOMINGTON

Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address: 319 E. Chestnut St. 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: 1876 / 1914

Architectural Style: Victorian Italianate

Attached

- attach photo of property front elevation here

Proposed Restoration Work: East Rear Porch





Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

The proposed work consists of the removal of the existing east rear porch and replacing it with a new porch, the construction of which will be in general conformance with the architectural plans prepared by Arthur L. Pillsbury in 1914 for the conversion of this building from a single family residence into a duplex.

Here is a list of the materials proposed for use on this project.

6" Round copper gutters and downspouts
 Asphalt shingles
 Treated-wood sheathing
 6x6 treated-wood posts
 2x6 treated-wood platform frame
 1x6 treated-wood stair treads and platform surface
 2x12 treated-wood stair stringers
 1x8 treated-wood stair risers
 1x8 treated-wood sill plate
 1x2 treated-wood sill plate cap

Project Start Date: Oct. 2017

Expected Project Completion Date: Dec. 2017

Please attach the following information to the application.

☐ Historic photos supporting the application (if available)

Applicant Name: Clayton Jefferson LLC

Applicant Address: 317 E. Chestnut St. Bloomington IL 61701

Phone:

Email: timothy.maurer@att.net

Applicant Signature* Date

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

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

APPLICATION

Property Address:

Historic District (if applicable):

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

Year Built 1876 / 1914

Architectural Style: Italianate Victorian

Cost of Proposed Work: \$11,425.00

Grant Amount Requested: 5,000.00

pls. see Certificate of Appropriateness

- attach photo of property front elevation here

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





Proposed Restoration Work: East Rear Porch

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

See attached description.

Project Start Date: *Oct. 2017* Expected Project Completion Date: *Dec 2017*

Please attach the following information to the application.

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

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

The proposed work consists of the removal of the existing east rear porch and replacing it with a new porch, the construction of which will be in general conformance with the architectural plans prepared by Arthur L. Pillsbury in 1914 for the conversion of this building from a single family residence into a duplex.

Here is a list of the materials proposed for use on this project.

6" Round copper gutters and downspouts
 Asphalt shingles
 Treated-wood sheathing
 6x6 treated-wood posts
 2x6 treated-wood platform frame
 1x6 treated-wood stair treads and platform surface
 2x12 treated-wood stair stringers
 1x8 treated-wood stair risers
 1x8 treated-wood sill plate
 1x2 treated-wood sill plate cap

Project Start Date: Oct. 2017

Expected Project Completion Date: Dec. 2017

Please attach the following information to the application.

☐

Historic photos supporting the application (if available)

☐ Historic photos supporting the application (if available)

Applicant Name: *clayton Jefferson LLC*

Applicant Address: *317 E. Chestnut St.*

Phone:

Email: *timothy.maurer@att.net*

Applicant Signature

Date *9/15/14*

Tim Maurer

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

Item: Proposed Budget

319 E. Chestnut St. East Rear Porch Construction

Item	Category	Amount
Demolition of Existing Porch	Labor & Material	\$1,000.00
Excavation	Labor & Material	\$500.00
Disposal	Labor & Material	\$600.00
Framing	Labor & Material	\$3500.00
Flooring	Labor & Material	\$1500.00
Roofing	Labor & Material	\$1000.00
Gutters & Downspout	Labor & Material	\$650.00
Painting	Labor & Material	\$1000.00
Electrical	Labor & Material	\$500.00
Subtotal		\$10250.00
10% Contingency		\$1025.00
Permit		\$150.00
Total		\$11425.00

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
OCTOBER 19, 2017**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-24-17	Certificate of Appropriateness	901 E Jefferson	Build shed using patio brick, and place deck where patio used to be	Izzy Rivera

REQUEST:	A Certificate of Appropriateness for constructing a shed 10'x 20' located on the south west side of lot, using brick from patio, then construct a deck: 8'x 14', where patio was, of the home located at 901 E Jefferson , Davis-Jefferson Historic District, Traditional Construction, c. 1907.
-----------------	---

STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-24-17)
------------------------------	---



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Janina K. King

PROPERTY INFORMATION

Existing Zoning: R-3A, M-1 Medium
Density Residence and Restricted
Manufacturing with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 0.37 ac
PIN: 21-03-303-014

Historic District: Davis-Jefferson Historic
District
Year Built: 1906
Architectural Style: Cross-gabled vernacular
Architect: John Harwood

SURROUNDING ZONING AND LAND USES

Zoning

North: R-3A, Medium Density Residential
South: B-1, Highway Business District
East: R-3A, Medium Density Residential
West: M-1, Restricted Manufacturing
West: R-2, Mixed Residence

Land Uses

North: Single family homes
South: Retail, grocery store
East: Multifamily homes
West: Constitution trail
West: Single family homes

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness
2. Site Photos
3. Architectural Review Guidelines
4. National Parks Service Historic Preservation Brief 14 "New Exterior Additions to Historic Buildings: Preservation Concerns"

PROJECT DESCRIPTION:



The property was built c. 1906 and is located in the Davis Jefferson Historic District. The proposed work includes constructing a 10'x 20' shed in the back south west corner of the property, behind the garage. The proposed shed will have a double sliding barn door. In order to construct an 8'x14' deck, they will pull out a portion of the preexisting brick and use that brick to create the floor of the shed. The petitioner is requesting a Certificate of Appropriateness to continue their project which has already commenced.

Proposed style:



Staff finds that there are other homes with similar additions that have been placed in their backyards. The shed is sufficiently screened from the back yard, however is visible from the front yard. The shed appears to be for storage purposes and meets the square footage of acceptable accessory structures.

View from front yard.

The National Parks Service Historic Preservation Brief 14 and the Bloomington Architectural Review Guidelines state that when a new addition is to be added, it shall be compatible with the size, scale, set-back, material and character of the principle building on the lot. These should be considered on a case by case basis.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; removing brick from patio and reusing it to create the floor of the shed. The standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured. The standard is met.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the deck and shed may contain features that tie to the principle building. The petitioner did not mention.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; removing brick and reusing. The standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.*

Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; this is an addition, there is no replacement or repairing. The standard does not apply.

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

STAFF RECOMMENDATION:

Staff finds that case BHP-24-2017, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends approval of a Certificate of Appropriateness for constructing shed in the south west corner of the property, reusing the brick from the patio to create the floor of the shed, and placing a deck where the brick used to be of the home located at **901 E Jefferson.**, Davis Jefferson Historical District, Cross Gabled Construction, c. 1906, conditioned upon the Commission's satisfaction with the façade and materials used for the new construction.

Respectfully Submitted,

Izzy Rivera,
Assistant City Planner
Attachments:

- Certificate of Appropriateness Application



Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 901 East Jefferson Street Bloomington IL 61701

Historic District: Franklin Square ☐ East Grove Street ☐ North Roosevelt ☐ Davis-Jefferson
☒ White Place ☐ Downtown ☐ N/A ☐

Year Built 1907 Architectural Style: Traditional

Proposed Restoration Work: Shed and Deck
Detailed description required on following page

Applicant Name: Janina K. King

Address: 901 E Jefferson St. Bloomington IL 61701

Phone: 309-242-1155 Fax: _____ Email: neenkay@gmail.com



SEP 26 2017

Detailed Description of Proposed Restoration Work:

Please provide supporting documents: (Photos, drawings, specifications and sample materials info should be attached to form)

Shed - 10' x 20' located in the back of the property (South west) side of lot (Behind Garage) Picture one (1) is the structural style with a double stall and picture (2) is closer to what the shed completed would look like, but a double sliding Barn doors. The pre existing brick patio, we want to pull up and use the brick for the floor of the shed. The brick we relocate, is the area we want to build a deck. Deck - 8' x 14' Deck off of the rear of the house, located where the pre existing brick patio is. Picture (3) is deck.

All new areas are marked in Red ink.

Project Start Date: ASAP Project Completion Date: ASAP

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at <http://www.nps.gov/tps/standards/rehabilitation.htm> from the office listed below.
- I have read and am familiar with the relevant portion of the Commission's Architectural Review Guidelines.
☒ (Check here)

Applicant Signature Jamie Key Date 9/25/17

Return to: Katie Simpson, City Planner, City of Bloomington
Government Center
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341

Mail Address: Planning and Code Enforcement
P.O. Box 3157
Bloomington, IL ~~61702~~ 3157

Certificate of Appropriateness Number _____

INSTRUCTIONS FOR APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Please review the following before submitting the application for a Certificate of Appropriateness:

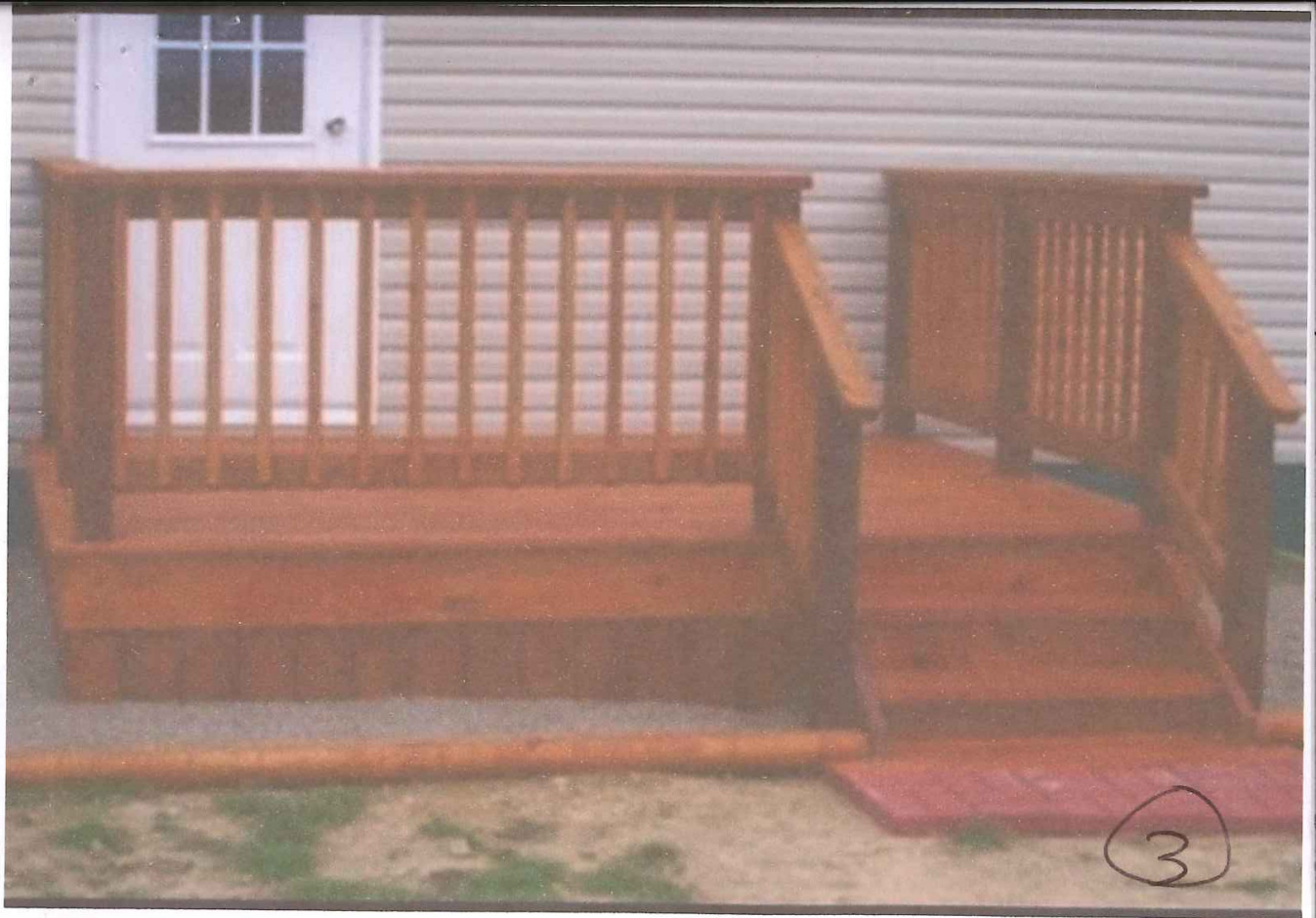
1. Application must be submitted with drawings or photographs indicating all aspects of the project. Include an elevation drawing with the existing and new locations of the work, dimensions, materials and detailed specifications for the project. Photographs may be substituted for minor projects that involve no structural or design changes.

For significant changes to the building and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all buildings, structures, driveways, parking areas and other improvements showing all dimensions. The specifications as to the type, quantity, dimensions, and durability of the materials must be described in the drawings or an associated narrative. Where physically feasible, samples of materials to be used should be brought to the meeting.

Inadequate submission of drawings and photos evidencing the full project as well as the materials list being used will delay the review of the project. If in doubt, add more detail. Provide a list of all drawings and/or photos or other submitted documents with their corresponding page number.

2. When there are changes to a previously approved application, the applicant must provide a written request to amend the Certificate of Appropriateness with an explanation detailing all project changes in scope from the original application. Revised drawings, photographs, and materials required above must be submitted.
3. No fee is required except that which is required for the building permit.
4. Before submitting an application, consult with a building inspector for details on what is required for the project regarding building codes.
5. Before submitting an application, consult with the city planner for details concerning any pertinent historic preservation codes.
6. Submit the attached application a minimum of fifteen (15) business days prior to the Historic Preservation Commission meetings (third Thursday of every month).

Submission Deadline	Hearing Date
12/27/16	1/19/2017
01/24/2017	02/16/2017
02/21/2017	03/16/2017
03/28/2017	04/20/2017
04/25/2017	05/18/2017
05/23/2017	06/15/2017
06/27/2017	07/20/2017



N SHEDS



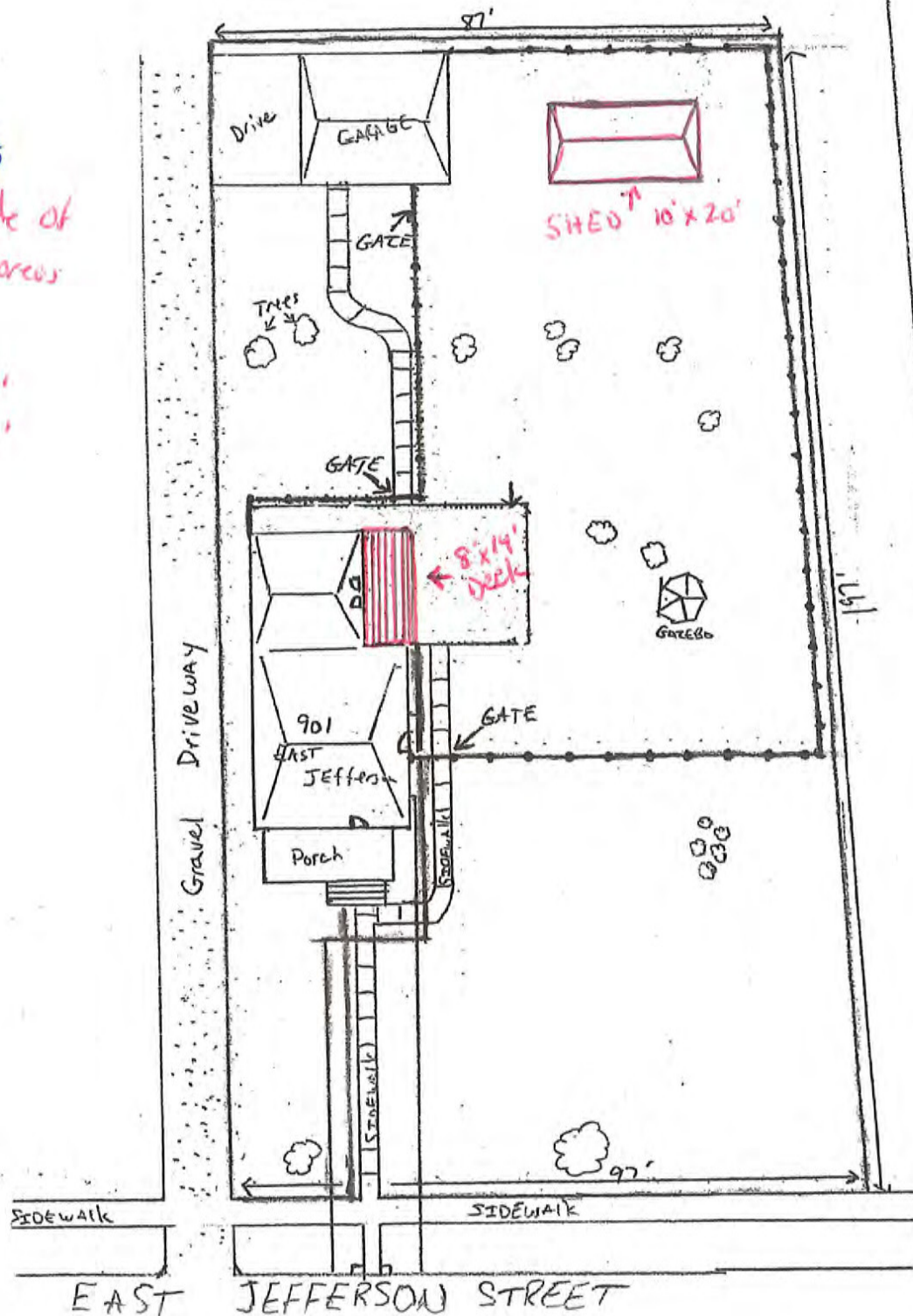
— = Sewer line
— = Water line

EAST WASHINGTON STREET

After (new)
elevation Drawing

Seeking Certificate of
Appropriateness for areas
marked in Red

- 1) Shed 10'x20'
- 2) Deck 8'x14'

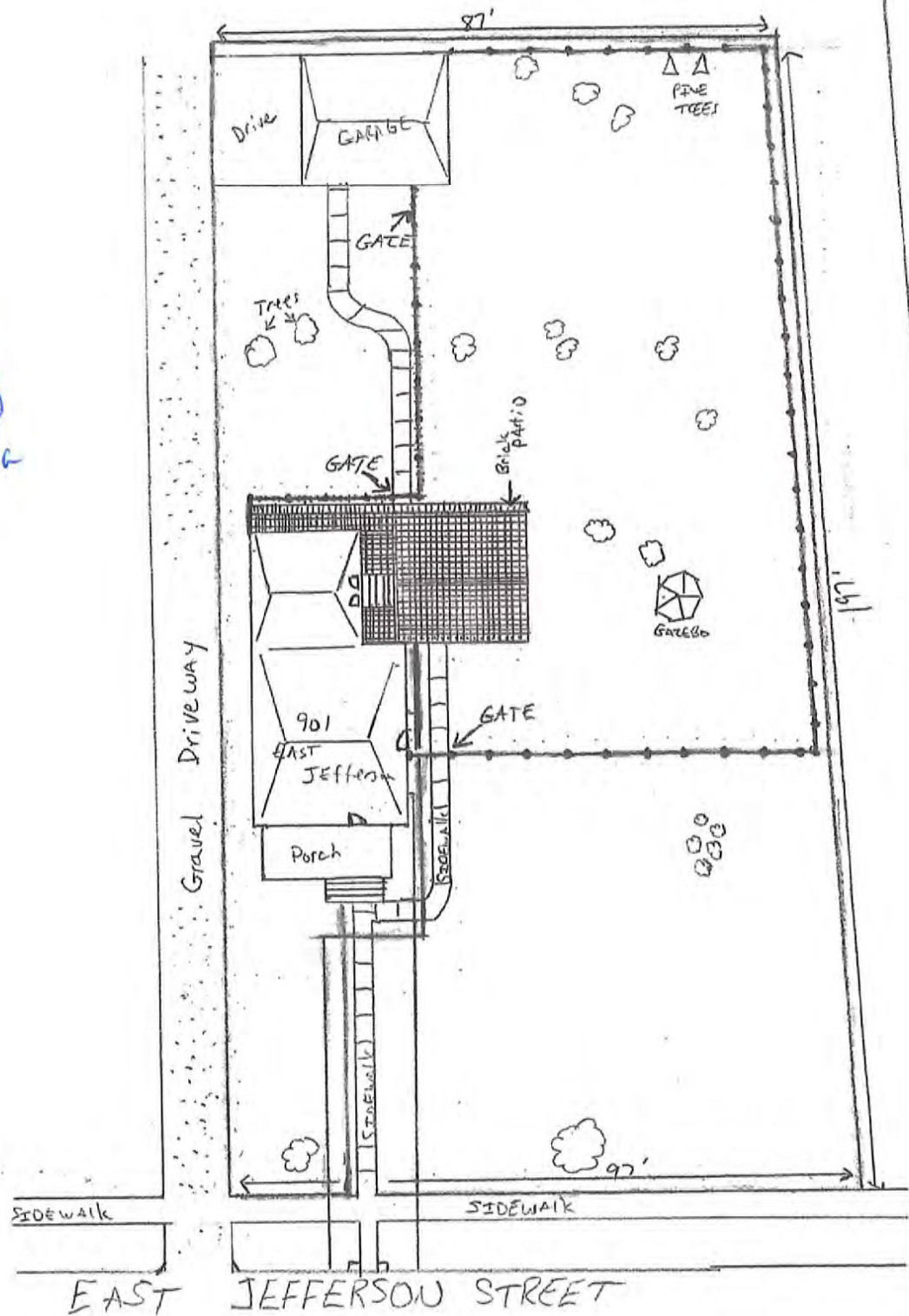


Constitution trail

— = Gravel line
— = Water line

EAST WASHINGTON STREET

original (Before)
elevation Drawing



BLOOMINGTON ILLINOIS: COMMERCIAL AND INDUSTRIAL HISTORIC RESOURCES SURVEY

ADDRESS:

BUILDING USE/NAME

Original:

Current:

DATE/PERIOD OF CONSTRUCTION: 1880s

SIGNIFICANCE RATING

National Register District potential: Contributing

Individual Landmark Potential: local/National Register

ARCHITECTURAL DESCRIPTION

General Statement:

Architectural Style: Romanesque Revival

Number of Stories:

Cladding:

Fenestration:

Entrances:

Roof type:

Significant features/decorative detailing:

Alterations:

HISTORICAL INFORMATION/NOTES

