



**HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
BLOOMINGTON PUBLIC LIBRARY, COMMUNITY ROOM, 2ND FLOOR
205 E. OLIVE ST. BLOOMINGTON, ILLINOIS 61701
THURSDAY, SEPTEMBER 19, 2024, 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 15, 2024, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. **BHP-34-24** - Consideration, review and action on a request submitted by Matthew Hany, for a **Certificate of Appropriateness** for removal of the existing concrete porch, and replacement with a wooden porch, on the property located at 1205 N. Lee Street, PIN 14-33-356-008. *(Recommended Motion: Motion to **approve** the scope of work and request for a Certificate of Appropriateness, as submitted by Matthew Hany, for removal of an existing concrete porch and replacement with a wooden front porch, on the property located at 1205 N. Lee Street, with the **Condition** that the wooden porch is painted upon completion, and a **recommendation** that turned porch posts are used instead of squared beams.)*
- B. **BHP-34-24** - Consideration, review and action on a request submitted by Lea Cline, for a **Certificate of Appropriateness** for exterior siding repair and replacement on the property located at 931 W. Macarthur Avenue, PIN 21-08-226-035. *(Recommended Motion: Motion to approve the proposed scope of work for the requested Certificate of Appropriateness.)*

6. New Business

7. 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: September 19, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the August 15, 2024, regular meeting of the Bloomington Historic Preservation Commission.

RECOMMENDED MOTION: Motion to 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: In compliance with the Open Meetings Act, Commission Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[HPC DRAFT Minutes 2024-08-15](#)



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, AUGUST 15, 2024, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:00 PM, August 15, 2024. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Sarah Lindenbaum	Commissioner	Present
Mark Adams	Commissioner	Present (Left at 5:46PM)
Emma Meyer	Commissioner	Absent
John Elterich	Commissioner	Present
Paul Scharnett	Commission Vice Chair	Absent
Dawn Peters	Commissioner	Absent
Greg Koos	Commission Chair	Present

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner.

Public Comment

No members of the public provided comment.

Chair Koos discussed the demolition review of 615 E. Empire. He stated that he was withdrawing his objection to the demolition after learning more about the situation surrounding the subject structure. He noted that minimal building inspection and enforcement on older structures with Code issues has been completed within the last 20 years and, currently, there is no available funding to aid in their rehabilitation for reuse.

Chair Koos, additionally, discussed his conversations with the City of Bloomington regarding the demolition of 1613 S. Main Street. He stated that rehabilitation is unlikely to occur due to the lack of funding. He noted that the Parks and Recreation Department has concerns about losing their financial allocation if the subject structure is not demolished, due to the scope of the approved project. Documentation of the structure will be provided prior to demolition.

Additionally, he noted that he signed off on the demolition of three other structures since the last meeting. He stated that preservation of the exiting housing stock will play a crucial role in reducing the housing shortage that the City of Bloomington is facing.

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.

Item 4.A. Review and approval of the minutes of the July 18, 2024, regular meeting of the Bloomington Historic Preservation Commission.

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

Roll call.

AYES: Koos; Lindenbaum; Elterich; Adams

Motion passed (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. **BHP-30-24** - Consideration, and action on a request submitted by Lee Wu for a **Certificate of Appropriateness** for roof and chimney restoration for the property at 812 N. Prairie Street, PIN 21-04-208-004.

Mr. Branham presented the Staff Report noting this is a continuation from the previous meeting. He provided a brief summary of the proposed work and noted that the applicant is applying for both a Certificate of Appropriateness and Funk grant funding. Ms. Pemberton noted the difference between a public hearing and public review, Certificates and the award of funding being subject to public review.

Paul Stauffer, contractor, discussed the proposed project. He noted that he has a passion for the rehabilitation of historic buildings and described his proposed construction methods. He noted that he plans to salvage the brick to restore the chimney and use similar materials when needed. Additionally, he stated the applicant has the intention to care for the building and use accurate techniques to increase its longevity.

Chair Koos made a motion, seconded by Commissioner Elterich, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Lee Wu, for roof and chimney restoration, on the property at 812 N. Prairie Street.

Roll call.

AYES: Koos; Lindenbaum; Elterich; Adams

Motion passed.

The following item was presented:

Item 5.B. **BHP -31-24** - Consideration, and action on a request submitted by Lee Wu for a **Funk Grant** in the amount of \$7,500.00, for roof and chimney restoration on the property at 812 N. Prairie Street, PIN: 21-04-208-004.

Ms. Pemberton discussed the Funk grant funding and stated that there is not enough to allocate the full amount requested. She noted that some previously funded projects may come under budget and recommended the Commission structure the motion to include up to \$7,500 to ensure all Funk grant funds are utilized.

Commissioner Adams asked Staff to confirm the fiscal Year Cycle. Ms. Pemberton responded the Fiscal Year is from May 1 to April 30.

Chair Koos noted that we are through approximately three-quarters of construction season.

Commissioner Elterich asked the Applicant's contractor if the previous estimates provided for the project are accurate to what he expects his costs to be. Mr. Stauffer responded the estimates are reasonable and close.

Commission Chair Koos made a motion, seconded by Commissioner Adams, to establish findings of fact that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$7,500.00 for the project, subject to funds being available in the budget.

Roll call.

AYES: Koos; Lindenbaum; Elterich; Adams

Motion passed.

The following item was presented:

Item 5.C. Consideration and action to Elect Positions for Historic Preservation Commission leadership.

Chair Koos nominated Commissioner Lindenbaum for Chair. Commissioner Adams seconded the nomination. Commissioner Lindenbaum accepted the nomination.

Chair Koos opened the floor for the Commission to nominate other Commissioners or make comments. No additional nominations were provided.

Commission Chair Koos made a motion, seconded by Commissioner Adams, to elect Commissioner Lindenbaum as Chair of the Commission.

Roll call.

AYES: Koos; Lindenbaum; Elterich; Adams

Motion passed.

Commissioner Elterich nominated Commissioner Scharnett for Vice Chair. Commissioner Adams seconded the nomination. Ms. Pemberton noted that Commissioner Scharnett had previously stated he was willing to continue the position, at the behest of the Commission.

Commissioner Elterich made a motion, seconded by Commissioner Adams, to elect Commissioner Scharnett as Vice Chair of the Commission.

Roll call.

AYES: Koos; Lindenbaum; Elterich; Adams

Motion passed.

New Business

Commissioner Koos noted that, due to receipt of reports on the condition of Holy Trinity Church and Rectory, the status of the Designation should be discussed prior to moving on to scheduled New Business. He stated the representatives of the Peoria Diocese had initially requested to continue the hearing at the Planning Commission due to the condition of the property and the cost of rehabilitation. He noted that the Peoria Diocese has conducted an architectural study, which concluded that the Rectory was in hazardous shape, but restorable. The report discussed issues with the foundation and other serious concerns. Commissioner Koos stated that in the reports the Church was considered to be in much better condition. He noted the total cost to rehabilitate both structures is approximately \$7 million. Additionally, he stated, from the report, the Rectory needs a considerable amount of funding immediately, while projects to preserve the Church can be phased over a period of time.

Chair Lindenbaum noted the difference in priority costs within the report.

Ms. Pemberton discussed the Planning Commission's role in the Zoning Map Amendment portion of the Designation process. She mentioned that the Planning Commission is reviewing the Zoning aspects and evaluating the public good components of applying the restrictions of the Historic Preservation District, which is granted through the S-4 overlay.

Commissioner Elterich stated that he does not understand why the financial components are an issue in the rezoning. Ms. Pemberton responded that the condition of the structures should be the main focus of the discussion for the HPC and Staff wants to verify whether any of the new information impacted the HPC's determination on criteria #10 (§ 44-804B(2)(j)) for the consideration of nominations. She discussed the differences between the Rectory and the Church, noting that the Church is clearly preservable, while the Rectory has larger underlying issues and may not be considered preservable by some.

Commissioner Koos stated he disagrees with the Rectory as a "not preservable" structure and stated his understanding of the report is by spending \$2 million the building could be in good shape. Ms. Pemberton noted that is with the understanding that much of the original material would be replaced.

Ms. Pemberton stated that Commissioner Elterich's opinion that finances should not be a consideration is correct, from a preservation standpoint. However, when reviewing zoning, there is a test of public good and finances may matter when determining appropriateness.

Commissioner Koos stated he believes Council will be reluctant to apply the S-4 overlay if the property owner rejects. He noted that the intent of the S-4 designation is not an opt-in program.

Commissioner Koos related comments from Vice Chair Scharnett. Vice Chair Scharnett commented that the costs discussed in the report do not consider the social costs, noting that the building is an architectural landmark and is a part of the gateway into downtown. The local significance of buildings has an impact on the community.

Commissioner Koos discussed the potential of applying the S-4 overlay to just the Church and not the Rectory, due to the difference in existing condition. He noted that split-zoning a parcel is not feasible. Ms. Pemberton responded it is possible to split zone a parcel; other existing in the City (not as split S-4 zoning, but as underlying zoning) but it is not common or recommended practice. Commissioner Koos inquired about previous discussions related to split-zoning S-4 overlays. Ms. Pemberton responded that those discussions were regarding Public Right-of-Way, which technically has no ownership. She noted that an alternative to split-zoning that would still differentiate protection of the structures could be the S-4 overlay could still be applied to the entire parcel, but the effecting Ordinance could state which structures are contributing and noncontributing.

Commissioner Koos stated both structures are very important buildings to preserve and protect. He noted that Bloomington has lost multiple George Miller buildings in the past, so it important to preserve the existing ones.

Chair Lindenbaum summarized that everyone on the Commission agrees the two buildings should be preserved. She inquired about any further action the Commission can take to support their designation and preservation efforts. Commissioner Koos responded, stating that attending the September 4th Planning Commission meeting is appropriate. Additionally, he noted the architectural studies that were conducted for the properties appear to be in good faith and lay out a pathway to preserving the buildings.

Commissioner Elterich stated that he does not have confidence that the Peoria Diocese will preserving the building. Commissioner Koos agreed, noting that it is the people of the local parish who have cared about the structure and raised over \$3 million over 15 years. He noted that the amount of money the Historic Preservation Commission can grant is small in comparison to the overall scope of expense for building maintenance and repair.

Commissioner Koos asked if there is any action the Historic Preservation Commission can take and if Staff can reflect this conversation at the Planning Commission meeting. Ms. Pemberton responded that, procedurally, the only action the Commission can take as the Applicant is to speak at the public hearing or withdraw the application. She stated that Staff will reflect this conversation in the memo and presentation to the Planning Commission.

Commissioner Koos reiterated that these structures are important to Central Bloomington and the broader community. He noted that the subject structures are part of what makes Central Bloomington an attractive place.

Chair Lindenbaum inquired about attending the Planning Commission meeting. Ms. Pemberton stated that it would be an appropriate action for the HPC to attend the meeting and explain the opportunity that S-4 Designation provides, per § 44-804B(4)(c). Explaining the benefits the S-4 Designation provides may help the Planning Commission understand how to apply the criteria for evaluating zoning map amendments.

Commissioner Elterich stated they should be encouraging us and not fighting the designation. Commissioner Lindenbaum added that the goal should be for public perception of the Commission as partners rather than adversaries.

Commissioner Adams left the meeting at 5:46PM.

The following item was presented:

Item 6.A. Discussion related to the Community Preservation Plan priorities and resources.

Due to a lack of Commission Members, the Commission decided to continue this discussion at the next meeting.

The following item was presented:

Item 6.B. Discussion related to the survey of City-Owned historic properties.

Due to a lack of Commission members, the Commission decided to continue this discussion at the next meeting.

Adjournment

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

Roll call.

AYES: Koos; Lindenbaum; Elterich

Motion passed (viva voce).

The Meeting Adjourned at 5:50PM.

CITY OF BLOOMINGTON

Greg Koos, Chair

Alissa Pemberton, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: September 19, 2024

WARD IMPACTED: Ward 7

SUBJECT: **BHP-34-24** - Consideration, review and action on a request submitted by Matthew Hany, for a **Certificate of Appropriateness** for removal of the existing concrete porch, and replacement with a wooden porch, on the property located at 1205 N. Lee Street, PIN 14-33-356-008.

RECOMMENDED MOTION: Motion to **approve** the scope of work and request for a Certificate of Appropriateness, as submitted by Matthew Hany, for removal of an existing concrete porch and replacement with a wooden front porch, on the property located at 1205 N. Lee Street, with the **Condition** that the wooden porch is painted upon completion, and a **recommendation** that turned porch posts are used instead of squared beams.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant is requesting to remove the existing, not original, concrete porch and metal roofing supports and rails. The replacement will be constructed of treated wood; foundation blocks will be repaired before new support posts and porch is constructed.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[BHP-35-24 - Staff Report - 1205 N Lee](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: September 19, 2024

CASE NO: BHP-35-24, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Matthew Hany, for a Certificate of Appropriateness for removal of the existing concrete porch, and replacement with a wooden porch, on the property located at 1205 N. Lee Street, PIN 14-33-356-008.



Above: Subject property, 2023

PROPERTY INFORMATION

Subject property: 1205 N. Lee Street

Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-Family Dwelling

Property Size: 60' x 99' (5,940 square feet)

HISTORIC INFORMATION

Year Built: c.1907
Architectural Style: Illinois Worker's Cottage (variant)
Architect: Unknown
Historic District: None
Alternate Name: None

PROJECT DESCRIPTION

Background

The property was designated and zoned S-4 in 2000 (Ord. No. 2000-33). The Applicant previously applied for a Certificate of Appropriateness (CoA) for reroofing in 2009 and was issued a building permit (M0902235) for the work, but no case number could be identified as associated with an approved CoA.

Due to a lack of information provided on the specific structure within the original designation case file, additional background research was required to identify the appropriateness of this alteration. See Attachment 3. Decorative details on Worker's Cottages were often simpler than other larger homes in the neighborhood, but they would not likely be completely void of detail as is the current property's condition. They were frequently modified over time, but usually to expand the living area of the smaller home as family or finances grew; this property has been reduced in size and amenities over time (2-story detached garage removed and a one-story constructed in a different location; what appears to have been a larger semi-wraparound front porch was removed and replaced with a smaller inset corner porch; etc.).

The existing concrete block and metal rail front porch is not original in form or material and could be replaced and/or reworked without further depleting the historic integrity upon which it was designated, possibly resulting in a visual that would be more appropriate for the subject architecture and time. Additional information on the proposed visual has been requested from the Applicant.

Request

The Applicant is requesting to remove the existing concrete porch and metal roofing supports and rails. The replacement will be constructed of treated wood; foundation blocks will be repaired before new support posts and porch is constructed.

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.**

No changes to the distinctive architectural features of the home is proposed; the component proposed for reconstruction is not original nor in keeping with the period of significance and is not architecturally significant.

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 work will not alter the appearance of the building to an earlier period, given current information. Additional information provided by the Applicant should be reviewed prior to making a final decision on this criterion.

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. Conversion from “verandah” style front porches to small, more functional “entryways” with an overhang became common as indoor spaces became climate-controlled and life was lived less in the outdoors. This change does not reflect a specific history or development of the building, but a common functional change that occurred widely throughout the community.

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

The project will not affect any distinctive features of the structure.

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.**

Existing architectural features will not be altered. It may be recommended that porch posts be replaced with turned (slightly decorative) posts—such as those across the street at 1206 N. Lee—to be more consistent with the period of significance for the structure.

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. Cleaning and/or painting is not included in this scope of work.

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. Applicant states no structural or footprint changes are planned.

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.

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

- Historic porches visible from the street shall be maintained and repaired...
- Proposed new porches shall be similar to historic porches...Where inadequate documentation exists for original porch, proposed new porches shall be typical of those built in 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 Matthew Hany, for removal of an existing concrete porch and replacement with a wooden front porch, on the property located at 1205 N. Lee Street,

- with the Condition that the wooden porch is painted upon completion,
- and a recommendation that turned porch posts are used instead of squared beams.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Location for Proposed Work
2. Applicant Statement of Scope
3. Historic Property Research

Attachment 1: Location for Proposed Work



Attachment 2: Applicant Statement of Scope

Remove concrete patio, repair foundation blocks and build treated deck in its place. Posts also need replaced with treated lumber.

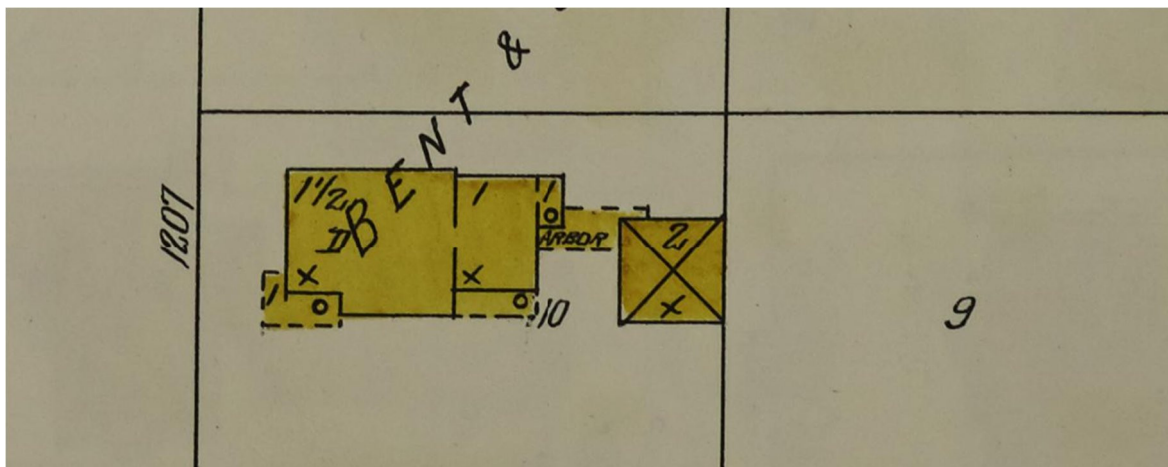
this porch has been replaced several times and the posts and concrete are not original to the home already. We are not changing anything structurally or changing the footprint at all.

Material: ground contact treated southern pine

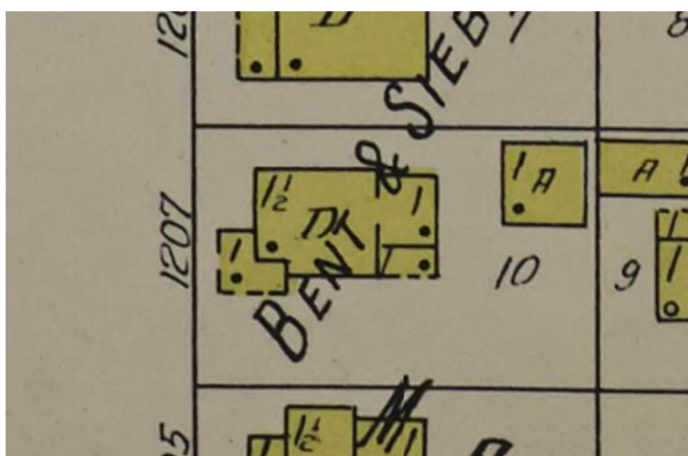
Attachment 2: Historic Property Research

Historically addressed as 1207 N. Lee Street, the address was changed to 1205 N. Lee Street c.1958 (tracing of the Theis/Wunderle name at the associated Lee Street address shows residence at 1907 in 1958 and at 1905 in 1959); legal description and building footprint confirm the original identification.

No images are present on HARGIS, or were identified elsewhere prior to designation, or currently.



1907 Sanborn



1953 Sanborn



Modern Building Footprint



REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: September 19, 2024

WARD IMPACTED: Ward 6

SUBJECT: **BHP-34-24** - Consideration, review and action on a request submitted by Lea Cline, for a **Certificate of Appropriateness** for exterior siding repair and replacement on the property located at 931 W. Macarthur Avenue, PIN 21-08-226-035.

RECOMMENDED MOTION: Motion to approve the proposed scope of work for the requested Certificate of Appropriateness.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner
Objective 5b. City decisions consistent with plans and policies

BACKGROUND:

The Applicant is requesting a retroactive Certificate of Appropriateness for siding repair including replacement, and painting, in four areas of the residence, due to the extreme condition identified during review of the project for bid. Limited areas were discovered to be significantly deteriorated and required replacement; replacement material was cedar and painted to match the existing structure.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

ATTACHMENTS:

[BHP-34-24 - Staff Report - 931 W Macarthur](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: September 19, 2024

CASE NO: BHP-34-24, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Lea Cline, for a Certificate of Appropriateness for exterior siding repair and replacement on the property located at 931 W. Macarthur Avenue, PIN 21-08-226-035.



Above: Subject property, 2022

PROPERTY INFORMATION

Subject property: 931 W. Macarthur Avenue

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

Existing Land Use: Single-Family Dwelling

Property Size: 50' x 110' (5,500 square feet)

HISTORIC INFORMATION

Year Built: c.1907
Architectural Style: Illinois Workman's Cottage (variant)
Architect: Unknown
Historic District: None
Alternate Name: None

PROJECT DESCRIPTION

Background

The property was designated and zoned S-4 in 2016 (Ord. No. 2163-104). The Applicant previously received a Certificate of Appropriateness for front door replacement and repair/repoint of chimney and stone façade skirting at the property in August, 2017 (BHP-09-17).

Request

The Applicant is requesting a retroactive Certificate of Appropriateness for siding repair including replacement, and painting, in four areas of the residence, due to the extreme condition identified during review of the project for bid. Limited areas were discovered to be significantly deteriorated and required replacement; replacement material was cedar and painted to match the existing structure.

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.**

No changes to the distinctive architectural features of the home occurred. The proposal repaired or replicated original qualities using appropriate methods and materials.

- 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 work did 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.**

The project did not affect any distinctive features of the structure.

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.**

Architectural features were not altered.

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. Cleaning and/or painting (other than of replacement materials) is not included in this scope of work.

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.**

No alterations or additions to the property is proposed.

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.

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

- Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.
- If replacement of siding and soffit materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so...

- 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...

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 Lea Cline, for exterior siding repair and replacement, on the property located at 931 W. Macarthur Avenue.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Images of the location for proposed work
2. Applicant statement of scope

Attachment 1: Image of the location for proposed work





Attachment 2: Applicant statement of scope

This project involved four areas of exterior siding repair, replacement, and painting.

The first area is on the second floor on the East side of the house. Due to an uncaulked window frame, the belt siding under this double window seems to have had additional contact with rain water causing it to rot away. When the contractor scraped it to determine the project's scope, we saw that the paint itself was all that was holding much of the siding together. It immediately crumbled due to rot, leaving space for water to enter (as well as a fair number of wasps). We determined that this project needed immediate attention and thus I am asking for your approval in retrospect rather than before the work began.

All of the siding boards under the window were removed. The bracing blocks behind the siding, forming the curved shape of the belt siding, were also rotted. Those have been replaced. The area was covered with a protective membrane and new cedar planks installed. These planks had to be fishtailed at the ends to match the original. Then, the window frame above was secured and caulked. The whole area was primed with high quality primer and painted to match the house.

The second area is located on the East side of the house along the side of the deck. The deck was evidently attached too closely to the side of the house causing water to accumulate between the siding and the deck frame. The masonite siding had rotted away leaving raw structure exposed. We removed some decking, removed the rotten siding boards (3), applied a membrane, replaced the siding with matching material, replaced the decking board, and primed and painted the new siding. We also added some additional anchor screws through the deck frame further solidify the deck (it is not loose just only attached in two places so reinforcement seemed wise while the boards were open and exposed). The contractor also installed some metal flashing between the deck boards and the siding to prevent water accumulation in future.

The third repair was a single segment of siding on the north side of the house. This board had bowed and cracked. It was replaced and the new one primed, caulked, and painted.

The final spot was a small, damaged board at the point where the North end of the house (siding) meets the roof at the gutter on the East side of the porch. This area has been visible since I bought the house. Upon inspection, we discovered a hole in the lowest siding board; the majority of this board was covered with roofing glue/caulk and not exposed. So, the space was filled, sanded, primed, and painted.

The goal with this project was to restore like with like materials. The replaced siding was all original to the house, or original to installation (the siding along the deck was added sometime in the 1950s or 1960s when a porch was enclosed). Although the boards were all eventually replaced, the siding was all hand scraped and great care was taken to not loosen any surrounding boards. The contractor used 4.25" cedar boards for the siding on the second floor and 6" cedar board on the back of the house. He used primed and finished plywood boards for the area near the deck to replicate the dimensions of the original material. The primer was from Diamond Vogel and the Diamond Valspar paint for both the main and trim colors.

I was not able to seek permission before the work began because, once the extent of the damage on the East side of the house was clear, we needed to move fast. The siding was literally crumbling and falling off the house once the paint was no longer holding it together. Furthermore, it was impossible to know the material cost until the work began (and we could see how many boards and extra lumber was needed in order to correct the problems). I realize that this is not an ideal situation. But, time was of the essence in this case.