



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, AUGUST 15, 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 July 18, 2024, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- 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. (Recommended Motion: Motion to approve or disapprove, with or without Conditions, of the proposed scope of work for the requested Certificate of Appropriateness.)
- 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. (Recommended Motion: Motion to establish findings that the **project is eligible** and to **approve** the request by Lee Wu, for a Funk Grant in the amount of **up to \$4,558.50** for roof and chimney restoration on the property located at 812 N. Prairie Street.)
- C. Consideration and action to Elect Positions for Historic Preservation Commission leadership. (Recommended Motion: Election of a new Chair, Vice-Chair, or both.)

6. New Business

- A. Discussion related to the Community Preservation Plan priorities and resources. (Recommended Motion: None; Discussion Only.)

- B. Discussion related to the survey of City-Owned historic properties. (Recommended Motion: None; Discussion Only.)

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: August 15, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the July 18, 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: Jon Branham, City Planner

ATTACHMENTS:

[HPC 7.18.24 MINUTES DRAFT](#)



**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, JULY 18, 2024, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:01 PM, July 18, 2024. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Sarah Lindenbaum	Commissioner	Present
Mark Adams	Commissioner	Present (Arrived at 5:04PM)
Emma Meyer	Commissioner	Present
John Elterich	Commissioner	Present
Paul Scharnett	Commission Vice Chair	Present
Dawn Peters	Commissioner	Present
Greg Koos	Commission Chair	Present

City Staff present included Jon Branham, City Planner; John Myers, Assistant City Planner; Kelly Pfeifer, Assistant Director of Economic & Community Development; and Eric Veal, Director of Parks, Recreation & Cultural Arts.

Public Comment

Micheal Cardinal (615 E. Empire Street) provided public comments. He stated that he is the requestor for the Demolition Review that is slated for next month. He is requesting the Commission review the case and expedite the decision at tonight's meeting. He noted that he believes the property does not have any historic significance or architectural significance and is not within the character of the surrounding homes. Additionally, he stated the property meets all the criteria for derelict property, which subtracts from the historic nature of surrounding homes.

Chair Koos stated that the case is not on the formal agenda and the Commission cannot conduct business on that item.

Mr. Cardinal responded that the procedure for the review of demolition permits for buildings older than 50 years old needs to be reevaluated. He stated that the Historic Preservation Commission review should have been earlier in the process.

Ms. Pfeifer stated the agenda has not been published and the Chair may reconsider his demolition review based on the provided testimony potentially not requiring a public hearing at next month's meeting.

Chair Koos stated through his research he found that the building may be historically significant and wants to include it on next month's agenda. He noted that he was surprised to find that it was built in c.1865 and has some association with the community. Additionally, he stated the City needs to evaluate property maintenance codes and other ordinances to improve the preservation of historic properties, especially those that may have been neglected.

Commissioner Adams arrived at 5:04PM.

No additional Public Comment was provided.

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.

Commissioner Adams made a motion, seconded by Commission Vice Chair Scharnett, to approve the consent agenda as presented.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion passed viva voce.

Item 4.A. Review and approval of the minutes of the June 20, 2024, regular meeting of the Bloomington Historic Preservation Commission.

Regular Agenda

The following item was presented:

Item 5.A. **BHP-29-24** Consideration, review and action on a request submitted by City of Bloomington, for **Demolition Review** for a structure known as the Meyer Brewery Stable Building located on the property at 1613 S. Main Street (Part of PIN: 21-09-351-004).

Mr. Branham presented that staff report with a recommendation to find that the building is significant, both architecturally and historically, but is not suitable for preservation or restoration, motion to not oppose the Demolition Request, with the condition that Applicant prepare, and provide to the City and History Museum As-Built Documentation. He provided a brief history of the subject structure and property, noting it was built c.1908, acted as a horse stable for Meyer Brewery, and was later converted to a clubhouse for Highland Golf Course. Over time, the building has fallen into disrepair and asbestos has been identified. Mr. Branham stated that the Parks and Recreation Department requested to demolish the structure and has begun abating the asbestos.

Chair Koos opened the Public Hearing.

David Davenport (1711 S. Center Street), stated he lives next to the 9th hole green and has seen the building for years. He noted it has looked worse this year compared to

previous years. Mr. Davenport stated that he is curious about the viability of the structure beyond today and wondered if the City attempted to solicit private investment. He wished the City put in more effort to save the building. Additionally, he stated that the Public Notice standards need to be adjusted to reach more people, noting he knew only one person who saw the public notice in *The Pantagraph*.

Chair Koos closed the Public Hearing.

Chair Koos stated that the Historic Preservation Commission is tasked with preserving the history of our community. He noted that they are usually involved with private property, but now the City of Bloomington is in the same chair. He stated the City of Bloomington should engage in historic preservation of its structures if it requires private citizens to do so, noting there needs to be an evaluation of the preservation ordinances. Regarding the subject structure, he stated, in his view, demolition has already taken place.

Commissioner Lindenbaum asked about the general guidelines for a derelict property. Apart from the asbestos, she wants to know the specific concerns for rehabilitation or what is cost prohibited for rehabilitation. Additionally, she wanted to know what recommendations the Commission can make.

Eric Veal, Director of Parks, Recreation & Cultural Arts Department, responded by providing a brief history of the project, noting that the existing structure would be replaced with a new pre-fabricated structure. He stated that their department does not currently have funds allocated to rehabilitate the building. The associated carriage house is planned for continued existence and use.

Commissioner Peters stated that it is absurd that no feasibility study for reuse of the building has been completed, but the demo project and associated budget have already been reviewed and approved by Council. She stated that the City of Bloomington should not be exempt from its own property maintenance and historic preservation ordinances.

Commissioner Lindenbaum stated we need to find better ways to notify the public of demolitions of historic properties. Additionally, she stated that she wants a feasibility study to be conducted, noting that she needs to know if the structure is unfit for rehabilitation.

Vice Chair Sharnett noted a similar demolition project took place six (6) years ago. He stated that the Commission cannot prevent the property owner from demolishing the structure but can enact a 60-day delay to identify potential alternatives. Chair Koos added that the City's presence is merely a courtesy at this time. There was additional discussion on the competition between priorities for limited City resources.

Commissioner Meyer stated she would like to see an archeological study conducted on the site. Chair Koos responded there are no federal dollars for a survey. Commissioner Meyer responded that at least a remedial archaeological review could be beneficial.

Commissioner Peters stated that the demolition of the building is the antithesis of the Community Preservation Plan. Vice Chair Scharnett stated that he votes to oppose the demolition. Commissioner Adams stated support for opposition as well.

Commissioner Elterich stated during the 60-day delay, the Commission should identify potential alternatives.

Mr. Veal stated that the Parks, Recreation & Cultural Arts Department will adhere to whatever process the Commission requires, including a 60-day stay if needed, but would prefer a more expeditious timeline.

The Commission discussed possible procedures and outcomes of different actions they could take. Mr. Branham noted that a finding of significance results in a required meeting between the property owner and the Chair within 10 days of such finding. Commissioners Peters and Scharnett noted that there is not enough evidence, either way, to determine whether the building is suitable for preservation. Chair Koos noted that existing condition documentation or record drawings/photography/scans should be completed prior to any deconstruction or demolition of the current structure, no matter what the outcome; there was general consensus of the Commission.

Commissioner Lindenbaum made a motion, seconded by Commissioner Peters, to find that the building is significant, both architecturally and historically, and oppose the demolition request for the Meyer Brewery Stable pending Applicant performance of a feasibility study of reuse of the building.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion passed.

The following item was presented:

Item 5.B. **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 stated that the application was unclear about certain material and methods. Due to the Applicant not being present, he recommended that the Commission continue the hearing to the August Regular meeting of the Historic Preservation Commission.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Adams, to continue the item to the August meeting.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion carried.

The following item was presented:

Item 5.C. **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.

Mr. Branham stated that the application was unclear about certain material and methods. Due to the Applicant not being present, he recommended that the Commission continue the hearing to the August Historic Preservation Commission meeting.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Adams, to continue the item to the August meeting.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion carried.

The following item was presented:

Item 5.D. **BHP-32-24** - Consideration, and action on a request submitted by Howard & Debra Rodgers for a **Certificate of Appropriateness** for painting for the property at 510 S. Mason Street, PIN 21-04-362-010.

Mr. Branham presented the Staff Report with a recommendation to approve the Certificate of Appropriateness and consider allocating Funk grant funding. He noted the paint damage on the home and stated that the paint would match the existing. He found the painting method appropriate for the structure.

Howard Rodgers (510 S. Mason Street), Applicant, stated that he tries his best to keep the property historically appropriate. He noted they repainted in 2017 with a sub-par contractor. He stated this time they will be using a City Approved contractor.

Vice Chair Scharnett asked Mr. Rodgers about the type of primer that was used during the last painting project. Mr. Rodgers responded he was unsure about what primer the contractor used. Vice Chair Scharnett stated that the damaged paint looks to be a bonding issue, likely due to moisture being expelled improperly due to the previous work. He provided a brief history of vapor control in older homes. He recommended allowing the moisture to fully leave prior to repainting, either naturally by waiting (10 years is typical lifespan), or by chemically or mechanically stripping the existing paint first. Without addressing the existing vapor issue the new paint is likely to fail quickly.

The Commission discussed the implications of the alternatives and noted the minimal amount of funding remaining in the Funk Grant budget for the fiscal year.

Commissioner Elterich made a motion to approve the Certificate of Appropriateness, as submitted.

Mr. Rodgers asked the Commission how he would determine whether the primer was the problem. Vice Chair Scharnett responded that he could conduct paint testing.

Commissioner Lindenbaum seconded the motion on the floor.

The Commission explained the procedures and limitations of Funk Grant funding related to painting projects. Mr. Rodgers stated he would consider adjusting the scope of work to

include paint testing. He asked the Commission to vote on the Certificate of Appropriateness and Funk grant, as is, with the understanding that he may return to amend his project, pending further evaluation of existing conditions.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Howard & Debra Rodgers, for painting, on the property at 510 S. Mason Street.

AYES: Koos; Peters; Lindenbaum; Elterich; Meyer; Adams

ABSTAINED: Scharnett

Motion passed.

The following item was presented:

Item 5.E. **BHP- 33-24** - Consideration, and action on a request submitted by Howard & Debra Rodgers for a **Funk Grant** in the amount of \$6,900.00, for painting on the property at 510 S. Mason Street, PIN: 21-04-362-010.

Commissioner Elterich made a motion, seconded by Commissioner Meyer, to approve Funk Grant funding of up to \$6,900.00 for painting on the property at 510 S. Mason Street.

Commissioner Peters noted they need to make sure that the powerwashing on the quote is low pressure to not damage the underlying wood.

Commissioner Scharnett asked for clarification on whether a change in scope would result in a new case, or amendment of the current case. Mr. Branham stated that they could return as an amendment to the CoA and Grant for different amount.

Commissioner Peters asked which side of the home is not planned for painting at this time. Mr. Rodgers stated the side not being painted is the north side of the home.

Commissioner Peters noted that 50% of the supplied quote is \$6,866.50 and asked that the motion on the floor be amended as such. Commissioner Elterich withdrew the motion on the floor.

Commissioner Peters 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 \$6,866.50 for the project.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion passed.

New Business

Commissioner Lindenbaum stated that, considering the proposed brewery demolition item, they should evaluate how City-owned properties could be surveyed and identified as appropriate for

rehabilitation and reuse before they reach the point of demolition. Ms. Pfiefer stated they can place a discussion item on the next agenda.

Chair Koos noted a reuse survey may be beyond the purview and expertise of the Commission; it will need to be hired out. Commissioner Scharnett stated that the Commission could potentially use Certified Local Government funds to conduct the survey.

Adjournment

Commissioner Peters made a motion, seconded by Commission Vice Chair Scharnett, to adjourn the meeting.

AYES: Koos; Scharnett; Peters; Lindenbaum; Elterich; Meyer; Adams

Motion passed viva voce.

The Meeting Adjourned at 6:27 PM

CITY OF BLOOMINGTON

Greg Koos, Chair

Jon Branham, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: August 15, 2024

WARD IMPACTED: Ward 6

SUBJECT: **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.

RECOMMENDED MOTION: Motion to approve or disapprove, with or without Conditions, of 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 Certificate of Appropriateness to restore the roof and chimney at the property due to tree damage. This item was continued from the July meeting as the Applicant was not present.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-30-24 - Staff Report - 812 N Prairie St \(2\).docx](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: ~~July 18, 2024~~ August 15, 2024 **REISSUED**

CASE NO: BHP-30-24, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Lee Wu, for a Certificate of Appropriateness for roof and chimney restoration on the property located at 812 N. Prairie Avenue, PIN 21-04-208-004.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 812 N. Prairie Street

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

Existing Land Use: Single-Family Dwelling

Property Size: 155' x 165' (25,575 square feet)

HISTORIC INFORMATION

Year Built: 1860-1888
Architectural Style: Italianate / Queen Anne
Architect: Unknown
Historic District: Franklin Square Historic District
Alternate Name: Burr-Soper House

PROJECT DESCRIPTION

Background

According to the National Register nomination, the Burr-Soper house is actually two houses built 28 years apart. The older section was built in 1860 in the Italianate style. The newer section, in Queen Anne style, was added on the south in 1888. The property was designated and zoned S-4 in 1983 (Ord. No. 1983-94). The Applicant has not received a Certificate of Appropriateness in the recent past.

Request

The Applicant is requesting a Certificate of Appropriateness to restore the roof and chimney at the property due to tree damage. The project includes a complete tear-off of the existing flat roof down to the wood decking, replacing all bad wood, installing a new metal roof edge, installing an ice and water shield, replacing all flashings, and installing Flintlastic granulated rolled roofing fully adhered to flat areas. All shingle areas and box gutters will also be repaired, and the chimney rebuilt.

This item was continued from the July meeting as the Applicant was not present.

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.

The proposed project is expected to maintain distinguishing qualities of the existing residence and not change any distinct features.

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.

The project is not expected to change 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.

Replacement items would be expected to match the material as closely as possible.

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.

No alterations or additions to the property is proposed at this time.

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 should comply with the subject policies as outlined in the Architectural Review Guidelines.

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

Roofing Policy:

- Repair rather than replace roofing materials unless it is technically infeasible to do so.
- If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so.
- If historic roofing has been removed or covered in the past, and replacement of existing roofing is proposed, selection of material for re-roofing shall be similar with regard to size, style, and details of original historic roofing materials to the extent that such original roofing can be documented. If no photographic or other documentation exists for original historic roofing materials, selection of new materials shall be typical of those used in the style of the historic building.
- Re-roofing projects may be approved subject to the following requirements:
 - a. Existing roofing materials are so deteriorated or damaged that they cannot be economically repaired.
 - b. Proposed new roofing material can be installed without removing, damaging, or obscuring character defining architectural features or trim.
 - c. Proposed new roofing material matches as closely as possible the existing or historic roofing material in size, profile, and texture.
 - d. The original form and shape of the roof shall be retained.
 - e. Character defining features of the roof shall be retained (cupolas, weather-vanes, dormers, cornices, brackets, chimneys, cresting, and finials).

Masonry Policy:

- All Masonry work to be in accordance with the Masonry Institute of America repair and restoration guidelines.
- Repair rather than replace masonry materials unless it is technically infeasible to do so.
- If replacement of masonry 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,
- Do not sandblast masonry.
- Do not high-pressure water blast masonry.
- Tuck-pointing shall be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10.
- Use cement-lime mortars appropriate to the type of masonry to be tuck-pointed.
- Do not use premixed “masonry cements” that contain no lime for tuck-pointing.
- Joint profiles and colors of tuck-pointing shall match existing historic tuck-pointing.
- Do not parge or apply stucco to masonry surfaces that were not historically parged or stuccoed.
- Do not install synthetic siding over masonry materials.

Siding & Soffit Policy:

- 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.
- Do not sandblast siding and soffits.

- Do not high-pressure water blast siding and soffits.
- Where synthetic siding or soffits exist, it is recommended to remove it and repair the original historic siding under
- it, unless it is technically infeasible to do so.
- The Commission will not approve new synthetic siding or soffits.
- No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building,

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 Lee Wu, for roof and chimney restoration on the property located at 812 N. Prairie Street, subject to the Applicant confirming all materials and methods.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Images of the location for proposed work

Attachment 1: Image of the location for proposed work









REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: August 15, 2024

WARD IMPACTED: Ward 6

SUBJECT: **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.

RECOMMENDED MOTION: Motion to establish findings that the *project is eligible* and to *approve* the request by Lee Wu, for a Funk Grant in the amount of **up to \$4,558.50** for roof and chimney restoration on the property located at 812 N. Prairie Street.

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 **Funk Grant in the amount of \$7,500.00** for roof and chimney restoration. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines. 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-30-24** and has been recommended for approval. The applicant has not received a Funk Grant in the recent past.

Following the award of multiple Funk Grants at the July meeting, and payout for one previously-awarded project that came in under budget, **there is \$4,558.50 remaining that may be awarded in FY25**. While this is less than the maximum amount the subject project is eligible for, it is the maximum amount the Commission can award at this time.

This item was continued from the July meeting as the Applicant was not present.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

[BHP-31-24 - Staff Report - 812 N Prairie St \(Funk\) Updated](#)

[Estimate_1_Wed_Jun_12_2024_13-31-18.pdf](#)

[Estimate_2_Tue_Jun_18_2024_22-58-45.pdf](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: ~~July 18, 2024~~ August 15, 2024 **REISSUED**

CASE NO: BHP-31-24, Funk Grant

REQUEST: Consideration, review 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 located at 812 N. Prairie Street. PIN: 21-04-208-004.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 812 N. Prairie Street
Existing Zoning: R-2 (Two-Family Residence) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Single-Family Dwelling
Property Size: 155' x 165' (25,575 square feet)

HISTORIC INFORMATION

Year Built: 1860-1888
Architectural Style: Unknown
Architect: Unknown
Historic District: Franklin Square Historic District
Alternate Name: Burr-Soper House

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-30-24** and **has been recommended for approval**. The applicant has not received a Funk Grant in the recent past.

Request

The Applicant is requesting a **Funk Grant in the amount of \$7,500.00** for roof and chimney restoration. Costs include labor, equipment and materials. The Applicant has provided two quotes, per grant guidelines.

This item was continued from the July meeting as the Applicant was not present.

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), and is within a national historic district.

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

The proposal addresses exterior restoration of several elements of the residence due to tree damage.

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.

Please Note: Following the award of multiple Funk Grants at the July meeting, and payout for one previously awarded project that came in under budget, there is \$4,558.50 remaining that may be awarded in FY25. While this is less than the maximum amount the subject project is eligible for, it is the maximum amount the Commission can award at this time.

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 Lee Wu, for a Funk Grant in the amount of ~~\$7,500.00~~ \$4,558.50 for roof and chimney restoration on the property located at 812 N. Prairie Street.

Respectfully submitted,
Jon Branham
City Planner

Attachments: Project Quotes from Contractors

ACTION ROOFING, INC
503 S. McCLUN
BLOOMINGTON, IL 61701
Ph. 309-829-3359
Fax. 309-820-7319
Lic. 104-014354
Insured & Bonded

PROPOSAL

PROPOSAL NO. 24-109

SHEET NO.

DATE 6/12/2024

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Class Act Realty	
ADDRESS 402 Kingsley St.	812-814 Prairie
CITY, STATE Normal, IL 61761	Bloomington, IL 61701
PHONE NO.	

We hereby propose to furnish the materials and perform the labor necessary for the completion of Storm Damage
Furnish all permits required by the City of Bloomington.
Cover all landscaping, bushes and flowers to protect from any debris.
Complete tear off of existing flat roof down to wood deck.
Replace all bad wood.
Install new metal roof edge.
Install ice and water shield.
Replace all flashings.
Install Flintlastic granulated rolled roofing fully adhered to flat areas.
Repair all shingle areas and box gutter.
Clean up and haul away all debris. Run magnet over entire area to pick up any loose nails.
15-year warranty on workmanship and all materials covered by manufacturers warranty.
*NOTE--Add \$5,000.00 to rebuild chimney

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: Fifteen Thousand Dollars	Dollars \$15,000.00
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With payment to be as follows In full on completion	Rodney L Phillips Respectfully Submitted _____ NOTE-This proposal may be withdrawn by us if not accepted within 30 days.
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ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. SIGNATURE _____ DATE _____ SIGNATURE _____	25
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Estimate

#0001372

From: A&E Roofing & Construction, PLLC

A&E Roofing & Construction, LLC

Amount:

\$24,000.00

Bill To: Class Act Realty

812 North Prairie Street,

Bloomington, IL, USA

office@classactrealty.com

Date of Issue:

6/17/2024

Expiration Date:

7/17/2024

Item	Rate (excl. tax)	Quantity	Total
Reroof (partial) and chimney repair includes material, labor, disposal, and warranty	\$24,000.00	1	\$24,000.00
Subtotal			\$24,000.00
Total			\$24,000.00

Notes:

This estimate is for the following services:

Remove shingles, cap, and underlayment from roof on damaged areas. Inspect roof deck and replace any damaged sheathing. Install ice and snow shield at all valleys, walls, eaves, and roof penetrations. Install a synthetic underlayment to rest of roof. Install new shingles per manufacturer's specifications. Install cap. Rebuild the chimney with new brick. Clean up and haul away all roof related trash and debris.

Any sheathing that needs replaced will be billed at \$3/sq.ft for OSB and \$5/ft for 1x

Terms & Conditions:

This estimate is valid for 14 days. For any questions, please feel free to contact us at (309) 706-8281 or project.manager@aeroofingandconstruction.com.



REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: August 15, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to Elect Positions for Historic Preservation Commission leadership.

RECOMMENDED MOTION: Election of a new Chair, Vice-Chair, or both.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

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

Objective 5a. Well-planned City with necessary services and infrastructure

BACKGROUND: The "Historic Preservation Commission ... shall consist of a chairperson and a vice-chairperson elected by the Board or commission, who shall each serve a term of one year and shall be eligible for reelection; but no member shall serve as chairperson for more than two consecutive years" (§ 44-1702A(2)(a)).

A new Chair and Vice-Chair may be selected at this time, if it is the will of the Commission. Alternatively, both positions (Chair and Vice-Chair) are eligible for continuance in their current positions for one more year.

Process:

- Someone nominates _____ for the position of Commission Chair
- Someone seconds the nomination
- The sitting Chair confirms that the nominee accepts the nomination
- Acceptance of other nominations for the position of Chair
- Vote on nominees
- Nomination and vote for the Vice-Chair position, following the same procedure

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner



REGULAR AGENDA ITEM NO. 6.A.

FOR HISTORIC PRESERVATION COMMISSION: August 15, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Discussion related to the Community Preservation Plan priorities and resources.

RECOMMENDED MOTION: None; Discussion Only.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

BACKGROUND: Discussion related to prioritization of goals in CPP; identification of resources and tasks; assignment and acceptance of related responsibilities.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner



REGULAR AGENDA ITEM NO. 6.B.

FOR HISTORIC PRESERVATION COMMISSION: August 15, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Discussion related to the survey of City-Owned historic properties.

RECOMMENDED MOTION: None; Discussion Only.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 2. Upgrade City Infrastructure and Facilities

Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE:

Objective 1e. Partnering with others for the most cost-effective service delivery

Objective 2e. Investing in the City's future through a realistic, funded capital improvement program

Objective 6e. Preservation of historic buildings

BACKGROUND: Discussion related to the possibility of surveying City-Owned properties and structures, specifically 1) which characteristics and features the Commission would want included in such a survey, 2) funding opportunities and resources for the work, 3) appropriate parties to conduct the work, and 4) implications of the results.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner