

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JULY 21, 2016, 5:00 P.M.
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 June 16, 2016, regular meeting of the Bloomington Historic Preservation Commission.

5. REGULAR AGENDA:

- A. BHP-21-16.** Consideration, review and approval of the application submitted by Mark G. Haggerty requesting a **Certificate of Appropriateness** to add an exterior staircase to the 3rd floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.
***Tabled from June 16 Meeting**

- B. BHP-22-16** Consideration, review and approval of the application submitted by Musick Loss Management, Inc requesting a **Certificate of Appropriateness** to replace the hail damaged aluminum siding for the property located at **1006 N Prairie Street**, c.1925.

6. OLD BUSINESS:

A. Updated budget for BHP-08-16 Consideration, review and approval of the updated itemized budget submitted by Green Building, LLC requesting funding for a **Rust Grant** for masonry repairs, windows/doors, exterior lighting and painting to the commercial structure (noncontributing) located at **111-113 E Monroe**, c.1900. Monies were awarded at the meeting on 5.19.16 but the Commission needs to approve the amount.

B. Heritage Awards Update—Accepting Nominations. Final decisions to be announced at September Meeting.

7. NEW BUSINESS:

A. Optional Historic Preservation Training on September 13, 2016 from 12-2:30 at Normal Town Council Chambers.

8. ADJOURNMENT:

For further information contact:

Katie Simpson, City Planner
Community Development Department
115 E. Washington Street, Bloomington, IL 61701
Phone (309) 434 -2226
E- mail: ksimpson@cityblm.org

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JUNE 16, 2016, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Chairman Williams, Ms. Graehling, Mr. Elterich,
Ms. Bailen, Ms. Cline, Mr. Cawley.

MEMBERS ABSENT: Mr. Sturgeon.

OTHERS PRESENT: Ms. Katie Simpson, City Planner
Mr. Tom Dabareiner, Community Development Director

CALL TO ORDER: Chairman Williams called the meeting to order at 5:00 P.M.

ROLL CALL: Ms. Simpson called the roll and with six members present there
was a quorum.

PUBLIC COMMENT: No public comment.

MINUTES: The Commission reviewed the minutes from the May 19, 2016 meeting. Ms. Graehling noted page two of the draft minutes and made two spelling corrections. She also corrected the spelling of the petitioner's name on pages 4 and 5. There being no further changes, Mr. Elterich moved for approval of the minutes as amended; seconded by Ms. Graehling. The motion was approved by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Ms. Cline—yes; Chairman Williams—yes.

REGULAR AGENDA:

BHP-16-16. Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a Certificate of Appropriateness for replacing the weather damaged garage battens to the William K. Bracken property located at 321 E Chestnut, c. 1853, Side Hall Form.

Chairman Williams introduced the case then recused himself for this case and left the chambers at 5:06PM. Ms. Graehling took over in her role as Vice Chair. Ms. Simpson presented the staff report, stating staff recommends in favor of the Certificate of Appropriateness. She noted that the accessory structure is not historic, but is visible from the street so the work requires a COA. Staff recommends the work be carried out in a manner compatible with the existing battens.

Mr. Patterson confirmed that the garage is not historic. There has been some weather damage, he noted, that would be repaired with cedar and painted.

Mr. Elterich moved for approval; seconded by Ms. Cline. The motion was **approved** by a vote of 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Cawley—yes; Vice Chair Graehling—yes.

The Certificate of Appropriateness was completed and presented to the petitioner. Chairman Williams was invited back to chair the meeting.

BHP-17-16. Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a Certificate of Appropriateness for repairing the exterior foundation of the William K. Bracken property located at 321 E Chestnut, c. 1853, Side Hall Form.

Chairman Williams introduced the case. Ms. Simpson provided the staff report and recommended in favor of the petition for the Certificate of Appropriateness. She also noted staff was recommending in favor of the related case, BHP-18-16 for the Funk Grant request. She noted the eligibility and the conditions associated with the repair of the foundation.

Mr. Patterson reported he intends to match the color of the mortar and not repaint the foundation.

Ms. Cline moved for approval of the COA; seconded by Ms. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Chairman Williams—yes.

The Certificate of Appropriateness was completed and presented to the petitioner.

BHP-18-16. Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a Funk Grant requesting \$325.00 for repairing the exterior foundation of the William K. Bracken property located at 321 E Chestnut, c. 1853, Side Hall Form.

Chairman Williams introduced the case and noted it is the grant for the certificate just approved.

Ms. Cline moved for approval of the Funk Grant for \$325.00; seconded by Mr. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Chairman Williams—yes.

BHP-19-16. Consideration, review and approval of the application submitted by Julie Dawson requesting a Certificate of Appropriateness for installing new gutters and downspouts at the Robert Greenlee House located at 806 N Evans Street, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.

Chairman Williams introduced the case. Ms. Simpson presented the staff report, which included a favorable recommendation for the Certificate of Appropriateness and a favorable recommendation for Case BHP-20-16 for the Funk Grant. She noted the grant should not be used for any work associated with the garage. She added that the standards have met, in staff's opinion, and request that the replacements match the historic in size and style, and that any substitution of materials be designed to look like the historic materials.

Ms. Dawson provided additional photos. Chairman Williams observed that the proposed gutters were corrugated and he would prefer the smooth as that style is closer to what would have been on the original house. Ms. Dawson stated she would raise this concern with her contractor. There was extensive discussion on the topic of gutters, design and sources. Mr. Elterich stated the original gutters would have been box gutters. Ms. Dawson prefers the smooth gutters to preserve the Anglo-Japanese character.

Ms. Cline clarified whether the Funk Grant covers the expenses of a maintenance-only gutter replacement versus some degree of historic improvement, stating she would not support a grant for simple replacement and maintenance. She added that the terms of the grant would not allow funding. Ms. Dawson agreed to change to the smooth gutters and downspouts.

Ms. Cline moved for approval of the COA; seconded by Mr. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Chairman Williams—yes.

BHP-20-16. Consideration, review and approval of the application submitted by Julie Dawson requesting a Funk Grant for \$2,500.00 for installing new gutters and downspouts at the Robert Greenlee House located at 806 N Evans Street, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.

Ms. Cline moved for approval of the Funk Grant for up to \$2,500.00, conditioned on using the smooth round gutters and downspouts, and not including the garage; seconded by Mr. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yes; Chairman Williams—yes.

BHP-21-16. Consideration, review and approval of the application submitted by Mark G. Haggerty requesting a Certificate of Appropriateness to add an exterior staircase to the 3rd floor deck at rear of house for the Madison P. Carlock House located at 1001 E Jefferson Street, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

Chairman Williams introduced the case. Ms. Simpson presented the staff report. She expressed concern about the lack of historic relevance of the proposed stairway and it would potentially harm some original railings. Chairman Williams suggested running the stairway to the ground, instead of cutting through the porch.

Mr. Elterich stated this would be visible from the street; he asked if this was a safety requirement or some other purpose. Chairman Williams asked if apartments are permitted; Ms. Simpson replied in the affirmative. Chairman Williams also asked for painting to match the house and if a more unique railing could be found, compared with a 2"x2" railing. He noted the petitioner is not present so no discussion is possible with him.

There was lengthy general discussion about building permit history, case history and purchase history for the property.

Ms. Cline moved to table consideration of this case; seconded by Ms. Bailen. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Ms. Graehling—yes; Mr. Cawley—yes; Chairman Williams—yes.

Ms. Graehling stated it is good for the petitioner to appear to clarify drawings or questions and options. Ms. Cline asked that the Commission's primary concerns be communicated with the petitioner; Ms. Simpson agreed.

OLD BUSINESS:

Updated budget for BHP-08-16 Consideration, review and approval of the updated itemized budget submitted by Green Building, LLC requesting funding for a Rust Grant for masonry repairs, windows/doors, exterior lighting and painting to the commercial structure (noncontributing) located at 111-113 E Monroe, c.1900. Monies were awarded at the meeting on 5.19.16 but the Commission needs to approve the amount.

Chairman Williams introduced the case. Ms. Cline summarized that the awnings and the lighting were not historical and needed to be removed, based on her review of the meeting minutes; but the current proposal does not adequately itemize the electrical expenses. She believes that the new proposal does not meet that request. Ms. Simpson stated she thought only the awnings were removed and that the lighting was included because it would contribute to safety on the property. Ms. Graehling concurred but believes that the scone information was inadequate to determine if it meets the Commission's needs. Ms. Cline agreed and concurs that the information supplied is insufficient, that an itemized budget is needed and a picture of the scone should be part of it.

Ms. Graehlinh moved to table consideration of this case; seconded by Ms. Cline. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Graehling—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Elterich—yes; Mr. Cawley—yes; Chairman Williams—yes.

NEW BUSINESS:

Heritage Awards General Discussion. Chairman Williams introduced the topic and explained how the 2015 review process was developed by Mr. Sturgeon. He reviewed the reason for the awards. Ms. Cline asked if the house need and S-4 designation or in a district; Chairman Williams replied that it could be anywhere, not limited to those categories. Chairman Williams provided some history on this awards program and identified some of last year's winners. He added the applications were done online so anyone can nominate a property. Ms. Simpson stated she will work with the City's communication staff to see what kind of attention can be brought to the awards.

There was separate discussion on emailing versus mailing the Commission packets.

Ms. Cline raised a question about holding an informational meeting on the west side to alert people how they might become eligible for historic designation. Ms. Bailen stated her belief in the importance of communicating with the community on the value of having this designation. There was general consensus about the importance of educating the public. There was discussion about reaching out to alderman and their district meetings.

ADJOURNMENT: Ms. Graehling made a motion to adjourn; Mr. Cawley seconded the motion, which passed unanimously. The meeting adjourned at 6:28 p.m.

Respectfully submitted,

Tom Dabareiner AICP
Community Development Director

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
June 16, 2016

SUBJECT:	TYPE:	SUBMITTED BY:
BHP-21-16	A Certificate of Appropriateness submitted by Mark G. Haggerty to add an exterior staircase to the 3 rd floor deck at rear of house for the Madison P. Carlock House located at 1001 E Jefferson Street , c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.	Katie Simpson City Planner

REQUEST: A **Certificate of Appropriateness** submitted by Mark G. Haggerty to add an exterior staircase to the 3rd floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

GENERAL INFORMATION

Owner and Applicant: Mark G. Haggerty

PROPERTY INFORMATION

Existing Zoning: R-3A, Low Density
Multifamily Residential District with S-4
Overlay

Existing Land Use: Single Family Home

Property Size: 12, 831 sqft

PIN: 21-03-304-001

Historic District: Jefferson District

Year Built: c. 1894-1898

Architectural Style: Queen Anne Form

Architect: Arthur L. Pillsbury.

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1B Single Family Residential

South: R-3B Low Density Multifamily
Residential District

East: R-3B Low Density Multifamily
Residential District w/ S-4 Historic Overlay

West: R-3B Low Density Multifamily
Residential District w/ S-4 Historic Overlay

Land Uses

North: Single family homes

South: Single and multifamily homes

East: Single and multifamily homes

West: Single and multifamily 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. Application for Funk Grant
3. Proposed budget and work description
4. Site Photos

PROJECT DESCRIPTION:

The petitioner would like to convert the upstairs of this house into an apartment. The petitioner is proposing to add an external staircase to the 3rd floor deck at the rear of the house. The external stair case serves as a second entrance to the apartment and a fire escape. It is not visible from the front of the house. Although the staircase is not original, it does appear to be detachable and could be removed if necessary, maintaining the historic quality of the property.

Analysis

Action by Historic Preservation Commission:

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;* 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;* the staircase could be removed if necessary and will not be mistaken for a historic feature of the house maintaining the historic quality. 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 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 met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. Care should be taken to not disturb the porch railings and balusters. 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 standard is met.

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; the standard is met.*
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 staircase could be removed if necessary and will not be mistaken for a historic feature of the house maintaining the historic quality. Care should be taken to not disturb the porch railings and balusters. The standard is met.*

STAFF RECOMMENDATION:

Staff **supports** a **Certificate of Appropriateness** submitted by Mark G. Haggerty to add an exterior staircase to the 3rd floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

Respectfully Submitted,

Katie Simpson
City Planner

Attachments:

- Certificate of Appropriateness application
- Photos of proposed work



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

June 21, 2016

Mark G Haggerty
1001 E Jefferson Street
Bloomington IL 61701

Dear Mr. Haggerty:

I am writing to inform you that your application for a **certificate of appropriateness to add a staircase to the exterior of the Madison P Carlock House** at **1001 E Jefferson Street** in Bloomington, IL was tabled at the June 16, 2016 Historic Preservation Commission meeting. The Commission requests additional information pertaining to the design, materials and construction of the staircase.

The application will be discussed at the Historic Preservation Commission's July 21, 2016 public hearing at 5:00 pm in the City Council Chambers at 109 E Olive Street, Bloomington IL. Your attendance is encouraged.

Should you have any questions please feel free to contact me at (309) 434-2226 or via email at ksimpson@cityblm.org.

Best regards,

A handwritten signature in black ink that reads 'Katie Simpson'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Katie Simpson
City Planner

Initial Budget for BHP-08-16

R.J.V. Construction Inc. 125 S. Belmont Bloomington, IL 61701 (309) 275-4331		Estimate
Prepared for: Fred Woltrab/ Green Building llc 107 hilltop dr bloomington, il 61701 1/12/2016		
111-113 monroe		
Proposal	Total	
Exterior work Glass work Remove solid metal panels from store front Install insulated 1" tempered glass in all openings that do not currently have glass Remove a section of the front (west end) to install door Install 4 5' x 2" bronze framing for new door on west side of frontage Install 3'x7' narrow side door Install pushpull hardware, closer and sweep Caulking Caulk top parapet cap joints with Master builders brand High performance polyurethane sealant masterseal NP1. limestone color Caulk metal edges of window framing to brick Painting Prep store front metal & clean Apply 2 coats of Sherwin Williams Direct to metal primer finish to all existing aluminum window framing and exterior doors. Bronze color Prime and paint 2 awnings. Apply 2 coats of S.W. DTM bronze color Electrical Add Exterior lights on building front that will match the age of the building Install sconce style lighting on 3 brick vertical columns Add 2 outlets for exterior sign lighting Add 1 LED photo eye light in alley by back door Awnings Build and install 3 aluminum awnings over the entry doors Disposal		
Material & labor		\$ 34,590.00
By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.		
Subtotal		\$ 34,590.00
TOTAL		\$ 34,590.00

x _____
 Robert J. Vericella R.J.V. Inc. Member

x _____
 Authorized agent

R.J.V. Construction Inc.
125 S. Bellemont
Bloomington, IL 61701
(309) 275-4331

Estimate

Updated Budget for
BHP-08-16

Prepared for:

Fred Wollrab/ Green Building Ilc
107 hilltop dr
bloomington, il 61701

1/12/2016

111-113 monroe

Proposal	Total
Exterior work	
Glass work	
Remove solid metal panels from store front	
Install insulated 1" tempered glass in all openings that do not currently have glass	
Remove a section of the front (west end) to install door	
Install 4.5" x 2" bronze framing for new door on west side of frontage	
Install 3'x7' narrow stile door	
Install push/pull hardware, closer and sweep	
Caulking	
Caulk top parapet cap joints with Master builders brand High performance polyurethane sealant masterseal NP1. limestone color	
Caulk metal edges of window framing to brick	
Painting	
Prep store front metal & clean	
Apply 2 coats of Sherwin Williams Direct to metal primer finish to all existing aluminum window framing and exterior doors. Bronze color	
Electrical	
Add Exterior lights on building front that will match the age of the building	
Install sconce style lighting on 3 brick vertical columns	
Add 2 outlets for exterior sign lighting	
Add 1 LED photo eye light in alley by back door	
3 sconces (material)	\$ 675.00
labor	\$ 2,500.00
Disposal	
Material & labor	\$ 31,440.00

By signing this estimate customer agrees to work as outlined above. Payment terms: See proposal for terms.

Subtotal \$ 31,440.00

TOTAL \$ 31,440.00

x _____
Robert J. Vericella R.J.V. Inc. Member

x _____
Authorized agent



CITY OF BLOOMINGTON

Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 1001 E Jefferson St.

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

Year Built 1894 Architectural Style: Victorian

Proposed Restoration Work: Add external staircase to 3rd Floor deck at rear of house
 Detailed description required on following page

Applicant Name: Mark G Haggerty

Address: 1001 E Jefferson St Bloomington, IL 61701

Phone: 309-530-5433 Fax: N/A Email: MGHSKI@hotmail.com

- attach photo of property front elevation here

MAY 09 2016

Detailed Description of Proposed Restoration Work:

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

- 1001 E Jefferson St is my primary residence
- The third floor of the home has two apartments that I am planning on renting out
- I want to add an external staircase from the ground to the third floor deck to allow the tenants a secondary means of egress to the ground level
- The staircase will be at the rear of the house and will not be visible from the front of the house
- The staircase will be constructed of a quality pressure treated wood.
- Please see the attached drawings of the planned staircase for reference

Project Start Date: 5/28/16 Project Completion Date: 7/31/16

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at www.cr.nps.gov/hps/tps/tax/rehabstandards.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 Mark Haggerty Date 5/9/16

Return to: Mark Woolard, 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 _____

MAY 09 2016



MAY 09 2011





MAY 09 2016

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
JULY 20, 2016

SUBJECT:	TYPE:	SUBMITTED BY:
BHP-22-16	A Certificate of Appropriateness submitted by Musick Loss Management, Inc to replace the hail damaged aluminum siding for the property located at 1006 N Prairie Street, c.1925.	Katie Simpson City Planner

REQUEST: A **Certificate of Appropriateness** submitted by Musick Loss Management, Inc to replace the hail damaged aluminum siding for the property located at **1006 N Prairie Street, c.1925.**

GENERAL INFORMATION

Owner and Applicant: Musick Loss Management, Inc.

PROPERTY INFORMATION

Existing Zoning: R-2Mixed Residential

District with S-4 Overlay

Existing Land Use: Single Family Home

Property Size: 11, 625 sq ft

PIN: 21-04-201-014

Historic District: Franklin Park

Year Built: c. 1925

Architectural Style:

Architect:

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2 Mixed Residential

South: R-2 Mixed Residential District
w/S-4 Historic Overlay

East: R-2 Mixed Residential District w/S-4
Historic Overlay

West: R-3A Low Density Multifamily
Residential District

Land Uses

North: Single and multifamily homes

South: Single and multifamily homes

East: Single and multifamily homes

West: Single and multifamily 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. Proposed budget and work description
3. Site Photos

PROJECT DESCRIPTION:

The property located at 1006 N Prairie Street is located within the Franklin Park Historic District. It is zoned R-2, Mixed Residential with the S-4 Historic District Overlay. According to the McLean County Tax Assessor this property was constructed circa 1925.

Following a recent hail storm, the property's aluminum siding was severely damaged. The petitioner has been unable to find siding that matches the existing in material, size, style, and color as aluminum siding is difficult to find. The petitioner proposes to replace the damaged siding with vinyl siding that will match the existing siding in size, color and style. Due to the S-4 Historic District Zoning designation, the petitioner is required to apply for a Certificate of Appropriateness prior to beginning repairs.

Analysis

Action by Historic Preservation Commission:

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;* the petitioner has been unable to find aluminum siding and proposes to use vinyl siding that will match in size, color and effect. 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;* the existing siding is severely damaged. 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 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 met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. Care should be taken to match the existing siding as best as possible and use materials that resemble the existing siding in size, shape and effect. 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; Care should be taken to match the existing siding as best as possible and use materials that resemble the existing siding in size, shape and effect the standard is met.*
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; the standard is met.*
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 standard is met.*

STAFF RECOMMENDATION:

Staff **supports** a **Certificate of Appropriateness** for the petition submitted by Musick Loss Management, Inc to replace the hail damaged aluminum siding for the property located at **1006 N Prairie Street, c.1925.**

Respectfully Submitted,

Katie Simpson
City Planner

Attachments:

- Certificate of Appropriateness application
- Photos of damaged and existing siding



CITY OF BLOOMINGTON

Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 1006 N. Prairie St, Bloomington, IL 61701

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

Year Built 1925 Architectural Style: Colonial side-hall

Proposed Restoration Work: Siding replacement
Detailed description required on following page

Applicant Name: Musick Loss Management, Inc.

Address: 3101 N. Western Ave, Chicago, IL 60618

Phone: (773) 529-9500 Fax: (773) 529-9600 Email: claims@mlmadjuster.com

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

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

Siding replacement -

existing (damaged) - white aluminum 7'-8" (see pics)

proposed - white (same width) vinyl

* siding damaged by hail + damages approved for replacement by insurance company.

Project Start Date: 7/22/16 Project Completion Date: 7/25/16

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at www.cr.nps.gov/hps/tps/tax/rehabstandards.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

Katie Simpson

Date

6/29/16

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

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