



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, JULY 20, 2023, 5:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

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

- A. Review and approval of the minutes of the June 15, 2023, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Session

- A. BHP-39-23 - Consideration, review and action on a request submitted by Sarah Lindenbaum, for a Certificate of Appropriateness for fence replacement on the property located at 1001 N. Evans Street (PIN: 21-04-226-008). (Recommended Motion: Motion to **approve** the request for a Certificate of Appropriateness, as submitted by Sarah Lindenbaum for fence replacement on the property located at 1001 N. Evan Street, for a dog-ear stockade, green-treated pine panels, up to 6-foot in height, as in compliance with relevant codes.)
- B. BHP-40-23 - Consideration, review and action on a request submitted by Andy Streenz, for a Certificate of Appropriateness for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street (PIN: 21-04-154-003). (Recommended Motion: Motion to **approve** the scope of work and request for a Certificate of Appropriateness, as presented.)
- C. BHP-41-23 - Consideration, review and action on a request submitted by Andy Streenz, for a Funk Grant in the amount of \$7,500 for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street (PIN: 21-04-154-003). (Recommended Motion: Motion to find that the project is **eligible** and **approve** a Funk Grant award in the amount of up to \$7,500.
-OR-

Motion to find that the project is **eligible** and **approve** a Funk Grant award is the amount of up to \$15,000, as a Major Restoration project.)

- D. Consideration, review, and action on updates and **amendments to the Eugene D. Funk, Jr. Historic Preservation Grant Program Guidelines.** (Recommended Motion: Motion to **approve** the amendments to the Funk Grant Guidelines, **except Proposed Amendment #2, as presented.**)
- E. **BHP-38-23** Consideration, review and action on a request submitted by Catalyst Construction, on behalf of City of Refuge Ministries, for **Demolition Review** for the property located at 401 E. Jefferson Street (PIN: 21-04-407-007). (Recommended Motion: Motion 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** for the property located at 401 E. Jefferson Street, with the condition that the Applicant prepare, and provide to the City and History Museum, **As-Built Documentation** prior to any deconstruction or demolition of the current structure.)

- 6. Old Business
- 7. New Business
- 8. Executive Session
- 9. Adjournment

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



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: July 20, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the June 15, 2023, 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: N/A

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[DRAFT HPC Minutes 2023-06-15](#)



DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, JUNE 15, 2023, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:04 PM, June 15, 2023.
Chair Greg Koos called the meeting to order.

Roll Call

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

City Staff present include Alissa Pemberton, City Planner; Jon Branham, City Planner; and Jordan Buffington, Planning Intern.

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.

No 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.

Item 4.A. Review and approval of the minutes of the May 18, 2023, regular meeting of the Bloomington Historic Preservation Commission.

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

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed (viva voce).

Regular Session

The following item was presented:

Item 5.A. Consideration, review and action on minor updates to the Harriett Fuller Rust Grant Guidelines, to clarify application process and administrative procedures and revise certain prioritization criteria.

Ms. Pemberton summarized the proposed updates to the Rust Guidelines, as discussed at the prior meeting. Priorities were determined to be as follows: Preserving a historic element, maintaining a historic element, ADA access to any property, maintenance of a nonhistorical element, and restoration. She stated the provided text also cleans up the application process, adds clarity to definitions, and includes an annual draft timeline.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the updated Guidelines, as presented.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

Ms. Pemberton passed out application evaluation forms for the Rust Grant FY24 funding cycle, a copy of which is attached hereto as Exhibit "A".

The following item was presented:

Item 5.B. BHP-22-23 Consideration, review and action on a request submitted by Green Building, LLC, for a Rust Grant in the amount of \$ 25,000 for tuckpointing with brick repair and replacement on the property located at 115 E. Monroe Street (PIN: 21-04-194-006).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She stated the building was adjacent to the 1900 fire and was significantly rebuilt, but some original elements remain. The request is for tuckpointing on a wall that is visible from street. The Applicant has previously received grant money for tuckpointing, but for different portions of the property. She noted this project falls under Priority #1 and everything regarding ownership and occupancy is compliant with the grant.

Chair Koos stated that some types of acid wash can have a negative effect on mortar. He noted the type of mortar and acid wash is important for preservation of the building.

Robert Vericella, Jr. provided additional information about previous renovations and restorations. He stated they have been working around the building and budgeting accordingly, due to high cost.

Commissioner Lindenbaum inquired about the length of time the tuckpointing repair will last. Mr. Vericella stated tuckpointing typically last a long time, 50 or more years.

Commissioner Lindenbaum made a motion, seconded by Commissioner Peters, to establish findings of fact that the project is eligible and consider funding the item as presented.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.C. BHP-23-23 Consideration, review and action on a request by Faredun Mehrojkulov, for a Rust Grant in the amount of \$ 25,000 for tuckpointing and limestone windowsill replacement, on the property located at 208-210 N. Center Street (PIN: 21-04-194-006).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She stated the Applicant is requesting to tuckpoint the entire front facade and replace the windowsills. From Staff review, some of the windowsills may be repairable, while others require full replacement. She stated there is no plan to repaint, but due to possible condition of the underlying brick a sealer may need to be used. She noted the project falls under Priority #1 and Staff recommends approval, with the following conditions: testing and matching for existing mortar type, or the use of type "O" mortar; any sealant complies with the Secretary of Interior Standards; and any limestone windowsills that can be repaired are so.

Joe Dehn, Attorney for the Applicant, stated they are open to any conditions and are willing to work with the City in order to preserve and maintain the building.

Chair Koos stated it is likely the limestone used is Joliet Limestone, which has a slight difference in color variation, compared to other limestones used locally. He explained that, if being replaced, every effort should be made to use Joliet stone. He stated the importance of cornice brick differentiation. Chair Koos noted that the building has significant historical ties to the *Pantagraph*, and possibly even Abraham Lincoln.

Ms. Pemberton communicated written comments from Commissioner Scharnett, including a need for softer mortar and brick, appropriate sealer, and concerns about the type of paint stripper that will be used to remove the existing paint from the facade.

The Commission discussed possibly conditions of consideration, including usage of type "O" mortar or testing and replication of the existing mortar, using Joliet limestone if feasible, ensuring sealant is to Secretary of State standards, and coordinating with Staff to ensure conditions are met during completion of the project.

Commissioner Peters made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is eligible, and consider funding the request, with the following Conditions: using type "O" or tested and replicated mortar, that any sealant or paint stripper used complies with Secretary of State standards, and that any windowsills are repaired or replaced use the same type of limestone, if feasible.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.D. BHP-24-23 Consideration, review and action on a request submitted by Melissa Moody on behalf of Bloomingtonian Condo Association, for a **Rust Grant** in the amount of \$23,640 for front porch painting on the property located at 102-116 W. Locust Street (PIN: 21-04-196-001).

Ms. Pemberton presented the Staff Report, with recommendation for approval. She stated the contractor could not determine if the materials were original, however it is assumed that most of the front porches remain original since evidence of replacement was not identified. She noted the right paint and primer is important. This project falls under Priority #1, but that the property is fully residential.

Commissioner Peters made a motion, seconded by Commissioner Lindenbaum, to establish findings of fact that the project is eligible and consider funding the item as presented.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.E. BHP-25-23 Consideration, review and action on a request submitted by Melissa Moody, on behalf of the Bloomingtonian Condo Association, for a **Rust Grant** in the amount of \$3,360.00 for new hardscaping on the property located at 102-116 W Locust Street (PIN: 21-04-196-001).

Ms. Pemberton presented the Staff Report. She stated hardscaping/landscaping is not eligible for the Rust Grant and recommended establishing the project as ineligible.

Commissioner Peters made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is not eligible.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.F. BHP-26-23 Consideration, review and action on a request submitted by Cody Troutman, for a **Rust Grant** in the amount of \$5,000 for window and door replacement on the property located at 407 N. Roosevelt Avenue (PIN: 21-04-186-002).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the proposal is to replace three windows and the commercial entry door. She stated this property is not historic, and is not be eligible to be classified as such, however the project falls within the Rust Grant Target Area so is eligible for funding.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider funding the item as presented.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.G. BHP-27-23 Consideration, review and action on a request submitted by Luke Dalfiume, for a Rust Grant in the amount of \$25,000 for roof replacement, on the property located at 102 N. Main Street (PIN: 21-04-338-019).

Ms. Pemberton presented the Staff Report with recommendation for approval. She stated the proposal is for replacing the roof. She noted that due to the exterior condition of the roof the third story of the property is completely unoccupiable. The Applicant expressed intention to renovate the entire inside, but they must start with the exterior. She expressed concerns about removing and closing the existing chimney, as it has been there the entire lifespan the building, and is visible from street view, making it part of the architectural character of the building. She stated the chimney is a source of water damage and something must be done, noting that restoration and proper roofing may be sufficient. Staff noted this project is under priority #2, since the roof and much of the façade materials have already been replaced during a major restoration, and the historic element would be the visual of the building.

Luke Dalfiume provided specifics about the chimney and additional information, including that the chimney had been rebuilt at least once already so the brick is not original. He stated he had a contractor examine the chimney and it was deemed unrepairable. To replace the chimney, he would have to rebuild it, which would cost around \$9,000. He provided additional details about the water damage caused inside.

Ms. Pemberton communicated written comments from Commissioner Scharnett, noting the scope of the project is unclear and a recommendation for acquiring additional information and comparable quotes for the work.

Commissioner Peters inquired about the difference between the quotes and inquired which the Applicant intended to pursue. Mr. Dalfiume responded he had not yet made that determination and was open to guidance on which method and material would be most appropriate.

Commissioner Lindenbaum inquired about rebuilding the chimney. Mr. Dalfiume responded that the goal would be to use present historic materials if possible, but it seems the chimney is beyond repair.

Chair Koos stated that they have two bids that are not comparable and wondered if they can table or award with conditions for a later date. The Commission discussed the consequences of tabling the proposal. The Commission concluded the need and merits of the project were worth funding, and the precise details could be determined through consultation with Staff and the Commission Architect.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider the item, with the condition that the Applicant work with Staff and the Commission Architect to identify the best way forward.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.H. BHP-28-23 Consideration, review and action on a request submitted by Quentin Rabideau on behalf of The Old House Society, for a Rust Grant in the amount of \$1,900 for gutter installation on the property located at 214 Douglas Street (PIN: 21-04-254-012).

Ms. Pemberton presented the Staff Report with recommendation for approval. She stated this is not a historic property but is eligible for the Rust Grant program. Staff expressed concern about removing water from the property once it was diverted from the rooftop, also noting that problem was already existing and would likely not be adversely impacted by the installation of gutters.

Ms. Pemberton communicated written comments from Commissioner Scharnett, regarding concerns about the gutter size and down spouts, as curved roofs result in additional drainage impacts. The Commission was noted the proposal already includes gutters and down spouts that are commercial, rather than residential, standard and larger would require the purchase of a custom order. The Commission discussed the building and scope of the project to add clarity to the decision.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider funding up to \$2,500, with the Condition that the Applicant consult with the Commission Architect regarding upsizing the gutters and downspouts.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.I. BHP-29-23 Consideration, review and action on a request submitted by Green Building, LLC for a Rust Grant in the amount of \$25,000 for transom window restoration on the property located at 406-410 N. Main Street (PIN: 21-04-188-022).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the proposal is to restore the transom windows to the upper section of the first story. The windows appear to have been enclosed at some point in the 1950-60s. She stated this is lower on the priority list since it is restoration of a no-longer-present element, but it would be an appropriate and desirable restoration.

Fred Wollrab spoke on behalf of the project, providing additional background information about the building and previous restoration projects.

Chair Koos and the Applicant discussed the type of glass that may have been present. Mr. Koos inquired whether the Applicant knew if the original windows may still be present underneath the covering; the Applicant did not. He stated that if the original glass is there then it is their duty to restore it, rather than replace it.

The Commission discussed when the period of significance would be for the building and what time frame of windows they should restore/repair. The Commission decided on the condition that if the windows are there, and feasible to repair, then the applicant would be required to restore rather than replace.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider funding the item, with the condition that the Applicant repairs the original windows, if found and feasible.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.J. BHP-30-23 Consideration, review and action on a request submitted by Fred Wollrab for a Rust Grant in the amount of \$25,000 for window replacement on the property located at 513 -515 N. Main Street (PIN: 21-04-183-009).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the proposal is for window replacement for all the conventionally shaped windows; the curved top windows would remain in place. Staff originally had concerns with replacement, but after consultation with the Deputy State Historic Preservation Officer, the windows were deemed unoriginal. As there are no historic windows to repair, replacement is appropriate. The proposal falls under Priority #2.

Ms. Pemberton communicated written comments from Commissioner Scharnett regarding concerns with fixing the existing windows. Ms. Pemberton noted he had not been informed of the non-original window status prior to providing his comments. She

noted he also stated concerns with the texture of the windows proposed for installation.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish findings of fact that the project is eligible and consider funding the item as presented.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.K. BHP-31-23 Consideration, review and action on a request submitted by 414 N Main, LLC, for a **Rust Grant** in the amount of \$18,950 for tuckpointing and brick repair/replacement on the property located at 414 N. Main Street (PIN: 21-04-188-014).

Ms. Pemberton presented the Staff Report with recommendation for approval. She explained the tuckpointing will not be easily visible, but structurally it is important, so falls under Priority #1. She stated there has been some work previously on the front of the building, while the current scope of work addresses the rear.

Robert Vericella, Jr. provided additional background and history of repairs and maintenance on the property. He explained the current need for the tuckpointing.

Chair Koos inquired about the percentage of brick requiring replacement and the type of mortar and brick that will be used.

Mr. Vericella stated he thinks they will need 15-20% replaced. He will have a contractor get an exact number of bricks after approval and will be using type "O" mortar.

Commissioner Lindenbaum made a motion, seconded by Commissioner Meyer, to establish findings of fact that the project is eligible and consider funding the item as presented.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.L. BHP-32 -23 Consideration, review and action on a request submitted by Donny Bounds, for a **Rust Grant** in the amount of \$15,340 for tuckpointing, brick repair/replacement, and window replacement, on the property located at 206 N. Gridley Street (21-04-406-005).

Ms. Pemberton presented the Staff Report with recommendation for approval, conditioned upon use of Type "O" or testing and matching of existing (original) mortar. She explained the proposal involves window replacement and tuckpointing, as two separate components of the project. She stated this project is eligible under the Rust

Grant, but it is an entirely residential structure. Last fiscal year, the property was approved for roof replacement. Ms. Pemberton expressed concerns since no type of mortar or brick was specified. She stated the project falls under Priority #5.

The Commission discussed the type of mortar and condition of the different sides of the property, including options for the type of mortar and brick.

Ms. Pemberton discussed the second part of the proposal, which include the replacement of several wood windows with vinyl windows. She stated that a few windows have already been replaced. She stated the Architectural Review Guidelines require repair, not replacement, of the windows when feasible.

The Commission discussed alternatives for the window repair and the potential of storm windows to improve efficiency. Concerns were expressed that funding vinyl window replacement may be a misuse of funds. They discussed ranking the two projects separately in the prioritization list. The Commission discussed the cost and value of replacement and restoration. Commission decided to split the projects up and invite the Applicant back for review of funding for window replacement next year.

Commissioner Lindenbaum made a motion, seconded by Commissioner Elterich, to establish findings of fact that the tuckpointing project is eligible and consider funding the item, as amended by the Condition that Type "O" or tested and matched mortar is used.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

Commissioner Lindenbaum made a motion, seconded by Commissioner Elterich, to decline funding the window project.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.M. BHP-33-23 Consideration, review and action on a request submitted by RJV Property, for a **Rust Grant** in the amount of \$12,475 for repair and staining of the rear exterior stairs, on the property located at 413 N. Main Street (PIN: 21-04-189-005).

Ms. Pemberton presented the Staff Report with recommendation for approval. She stated the proposal is for access into the building so Staff recommends approval due to the associated health and life safety improvement. She noted the project falls under Priority #5.

Robert Vericella, Jr. provided additional information and background on the project. He explained the previous owner used insufficient attachment for the stair treads that have caused damage and need to be updated to avoid becoming hazardous.

The Commission discussed the history of the building and the stairs.

Commissioner Lindenbaum made a motion, seconded by Commissioner Meyer, to establish finding of facts that the project is eligible and consider funding the item as presented.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.N. BHP-34-23 Consideration, review and action on a request submitted by Shawn Cooper, for a Rust Grant in the amount of \$21,000 for roof, window, soffit, gutter, door, water management, and other exterior work, on the property located at 702 N. Prairie Street (PIN: 21-04-251-013).

Ms. Pemberton presented the Staff Report with recommendation for approval. She stated that, after speaking with Applicant, there are a considerable number of original materials present, however the building has not been well maintained by previous owners. She explained the proposal is for grading and drainage, so the façade and structure of the building is maintained. She stated this project is eligible under the Rust Grant, but it is an entirely residential structure. Some of the original project has already been completed under emergent conditions, so the current need is less than the original request. Staff recommends consideration for funding to support downtown businesses through residential occupancy.

Shawn Cooper provided additional background on the house and project. She explained the need for drainage and grading, and minor exterior work on the porch/soffits/etc. She updated the Commission on what projects have already completed.

The Commission discussed the state of the house with the Applicant and the scope of the current project. The Commission noted the home's historical significance and interest in funding the project.

Ms. Pemberton stated an accurate bid is not available since the applicant has completed a portion of the work in the proposal. The Commission clarified that they are considering funding for grading, soffit/fascia, and drainage, pending accurate estimate.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to establish finding of facts that the project is eligible and consider funding the item, with the condition the Commission receive an accurate and appropriate estimate prior to funding.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

The following item was presented:

Item 5.O. BHP-35-23 Consideration, review and action on a request submitted by Cody Troutman, for a Rust Grant in the amount of \$25,000.00 for cement work on the property located at 407 N. Roosevelt Avenue (PIN: 21-04-186-002).

Ms. Pemberton presented the Staff Report with a recommendation for establishing the project is ineligible as non-façade related work.

Commissioner Meyer made a motion, seconded by Commissioner Lindenbaum, to establish findings of fact that the project is ineligible for funding.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

Commissioner Peters made a motion, seconded by Commissioner Miller, to move to recess for 10 minutes.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed (viva voce).

Ms. Pemberton asked any Commissioners who had completed scoring sheets to submit them to Staff before leaving for the break.

The Commission reconvened at 7:10 P.M., with the same quorum present.

New Business

The following item was presented:

Item 6.A. Brief tutorial on using the publicly-available Bloomington Historic Preservation GIS app., as requested by the Economic & Community Development Department.

Jordan Buffington, Planning Intern, presented a brief tutorial on using the Bloomington Historic Preservation GIS app. She discussed the background, purpose of the application, and what information is accessible. She invited the Commission to test the application and provide feedback.

The Commission returned to discussion of the Regular agenda items.

Ms. Pemberton provided the results of the project scoring totals, with explanations of the color-coding on the spreadsheet. She explained that on the scale, darker green are projects that are potentially more impactful to the goals of the grant program, while the red projects may eligible but less impactful. Ms. Pemberton and the Commission discussed each project based on historic priority, existing property condition, impact on

structural integrity, impact on community, and overall priority ranking. The scores for each case are as follows:

- BHP-22-23, 115 E. Monroe Street - 12.3
- BHP-23-23, 208-210 N. Center Street - 14.3
- BHP-24-23, 102-116 W. Locust Street - 10.3
- BHP-25-23, 102-116 W. Locust Street - 2.3
- BHP-26-23, 407 N. Roosevelt Avenue - 5.3
- BHP-27-23, 102 N. Main Street - 12.4
- BHP-28-23, 214 Douglas Street - 9.0
- BHP-29-23, 406-410 N. Main Street - 8.8
- BHP-30-23, 513-515 N. Main Street - 10.7
- BHP-31-23, 414 N. Main Street - 13.1
- BHP-32-23, 206 N. Gridley Street - 9.3
- BHP-33-23, 413 N. Main Street - 9.1
- BHP-34-23, 702 N. Prairie Street - 9.4
- BHP-35-23, 407 N. Roosevelt Avenue - 1.3

The Commission discussed funding certain projects partially to allow the award of some funding to more projects. They asked Staff for clarified that even with partial funding the Applicant will still have to follow the conditions set forth. Ms. Pemberton confirmed. The Commission continued to discuss balancing the projects and funding to ensure that the most necessary projects receive funding.

The Commission decision on awarded funding is as follows:

- BHP-22-23, 115 E. Monroe Street, Commission decided to allocate \$24,000
- BHP-23-23, 208-210 N. Center Street, Commission decided to allocate \$24,000
- BHP-24-23, 102-116 W. Locust Street, Commission decided to not fund
- BHP-25-23, 102-116 W. Locust Street, Commission deemed ineligible
- BHP-26-23, 407 N. Roosevelt Avenue, Commission decided to not fund
- BHP-27-23, 102 N. Main Street, Commission decided to allocate \$24,557.50
- BHP-28-23, 214 Douglas Street, Commission decided to allocate \$2,500
- BHP-29-23, 406-410 N. Main Street, Commission decided to not fund
- BHP-30-23, 513-515 N. Main Street, Commission decided to allocate \$12,500
- BHP-31-23, 414 N. Main Street, Commission decided to allocate \$18,950
- BHP-32-23, 206 N. Gridley Street, Commission decided to allocate \$9,255
- BHP-33-23, 413 N. Main Street, Commission decided to allocate \$6,237.50
- BHP-34-23, 702 N. Prairie Street, Commission decided to allocate \$3,000
- BHP-35-23, 407 N. Roosevelt Avenue, Commission deemed ineligible

The commission allocated a total of \$125,000.00.

Ms. Pemberton adjusted the totals on the spreadsheet, attached as Exhibit “B”, and asked for verification that the Commission believes the funding listed is correct and appropriate. The Commission confirmed. Commissioner Peters discussed the possibly of adding criteria for the next review cycle such as use, commercial or residential, visibility, necessity or want, and if the property has received funds in previous years.

Commissioner Elterich made a motion, seconded by Commissioner Lindenbaum, to award Rust Grants for the subject projects in amounts up to those listed on the spreadsheet.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed.

Adjournment

Commissioner Meyer made a motion, seconded by Commissioner Peters, to adjourn.

Roll call.

AYES: Commissioner Lindenbaum; Commissioner Meyer; Commissioner Peters; Commission Chair Koos; Commissioner Elterich; Commissioner Miller

Motion passed (viva voce).

The Meeting Adjourned at 7:52PM

CITY OF BLOOMINGTON

Greg Koos, Chair

Alissa Pemberton, Staff Liaison

Exhibit A

RUST GRANT APPLICATION EVALUATION FORM

Case Number: _____ Property Address: _____ Requested: \$ _____

Reviewer Name: _____

HISTORIC PRIORITY STATUS

1	2	3	4
Constructed within the last 50 years	Not on Register > 50 years old	On National Register Noncontributing Structure	On National Register Contributing Structure

EXISTING PROPERTY CONDITION

1	2	3	4
Good condition or expected condition for effective age	Envelope maintenance needed, minor structural damage possible	Beginning of structural damage is evident, rapid intervention is required	Significant damage or necessary structural repair is evident

IMPACT ON STRUCTURAL INTEGRITY

1	2	3	4
Adds element(s) which visually improve the façade (Ex: Signs, lighting)	Impacts existing visual components of the façade (Ex: awnings or shutters)	Impacts the integrity of structural <i>components</i> of the building (Ex: marquees or corbels)	Impacts structural integrity of the entire building (Ex: brick or roof repair)

IMPACT ON COMMUNITY

1	2	3	4
Addresses items that support residential use and tenancy downtown	Addresses items that support commercial use and tenancy downtown	Addresses items that are at risk of causing vacancy in a whole or portion of a currently used structure	Addresses items preventing occupancy of a vacant or underutilized building

GRANT PRIORITY

1	2	3	4	5	6
Restoring a non-historic element	Restoring a historic element	Maintenance of a non-historic element	Projects that improve ADA Compliance	Maintenance of a historic element	Preserving a historic element

Total: _____ *

Notes:

** This score does not reflect the only determining factors for eligibility or appropriateness of the subject project. See the current Harriet Fuller Rust Facade Program Grant guidelines for additional criteria.*

Exhibit B Funding Spreadsheet

Case Number	Address	Summary	Request	Recommended Approval	Commission Decision
BHP-22-23	115 E. Monroe Street	Tuckpointing	\$ 25,000.00	\$ 25,000.00	\$ 24,000.00
BHP-23-23	208-210 N. Center Street	Tuckpointing/Windowsills	\$ 25,000.00	\$ 25,000.00	\$ 24,000.00
BHP-24-23	102-116 W. Locust Street	Porch Painting	\$ 23,640.00	\$ 11,820.00	\$ -
BHP-25-23	102-116 W. Locust Street	Landscape/Hardscape	\$ 3,360.00	\$ -	\$ -
BHP-26-23	407 N. Roosevelt Avenue	Window Replacement	\$ 5,000.00	\$ 2,090.00	\$ -
BHP-27-23	102 N. Main Street	Roof Replacement	\$ 25,000.00	\$ 25,000.00	\$ 24,557.50
BHP-28-23	214 Douglas Street	Gutter Installation	\$ 1,900.00	\$ 2,500.00	\$ 2,500.00
BHP-29-23	406-410 N. Main Street	Transom Window Restoration	\$ 25,000.00	\$ 25,000.00	\$ -
BHP-30-23	513-515 N. Main Street	Window Replacement	\$ 25,000.00	\$ 25,000.00	\$ 12,500.00
BHP-31-23	414 N. Main Street	Tuckpointing	\$ 18,950.00	\$ 18,950.00	\$ 18,950.00
BHP-32-23	206 N. Gridley Street	Tuckpointing/Window Replacement	\$ 15,340.00	\$ 9,255.00	\$ 9,255.00
BHP-33-23	413 N. Main Street	Rear Step Repair	\$ 12,475.00	\$ 12,475.00	\$ 6,237.50
BHP-34-23	702 N. Prairie Street	Façade and drainage	\$ 21,000.00	\$ 5,000.00	\$ 3,000.00
BHP-35-23	407 N. Roosevelt Avenue	Concrete Work	\$ 25,000.00	\$ -	\$ -
TOTAL			\$ 251,665.00	\$ 187,090.00	\$ 125,000.00

Case Number	Address	Summary	Historic Priority Status	Existing Property Condition	Impact on Structural Integrity	Impact on Community	Grant Priority	TOTAL
BHP-22-23	115 E. Monroe Street	Tuckpointing	2.857142857	1.285714286	2.857142857	1.428571429	3.857142857	12.2857
BHP-23-23	208-210 N. Center Street	Tuckpointing/Windowsills	2.857142857	1.714285714	2.857142857	2.714285714	4.142857143	14.2857
BHP-24-23	102-116 W. Locust Street	Porch Painting	2.857142857	0.857142857	1.571428571	0.714285714	4.285714286	10.2857
BHP-25-23	102-116 W. Locust Street	Landscape/Hardscape	1.142857143	0.428571429	0.285714286	0.285714286	0.142857143	2.28571
BHP-26-23	407 N. Roosevelt Avenue	Window Replacement	0.571428571	0.571428571	1.571428571	1.142857143	1.428571429	5.28571
BHP-27-23	102 N. Main Street	Roof Replacement	2.214285714	1.714285714	2.857142857	2.285714286	3.285714286	12.3571
BHP-28-23	214 Douglas Street	Gutter Installation	1.428571429	1.428571429	2.428571429	1.571428571	2.142857143	9
BHP-29-23	406-410 N. Main Street	Transom Window Restoration	2.857142857	1.142857143	1.428571429	1.571428571	1.785714286	8.78571
BHP-30-23	513-515 N. Main Street	Window Replacement	2.857142857	1.285714286	1.857142857	1.571428571	3.142857143	10.7143
BHP-31-23	414 N. Main Street	Tuckpointing	2.857142857	1.857142857	2.857142857	1.428571429	4.142857143	13.1429
BHP-32-23	206 N. Gridley Street	Tuckpointing/Window Replacement	1.714285714	1.428571429	2.571428571	0.857142857	2.714285714	9.28571
BHP-33-23	413 N. Main Street	Rear Step Repair	2.857142857	1.142857143	2	1.142857143	2	9.14286
BHP-34-23	702 N. Prairie Street	Façade and drainage	1.428571429	2.142857143	2.571428571	1.285714286	2	9.42857
BHP-35-23	407 N. Roosevelt Avenue	Concrete Work	0.285714286	0.428571429	0.142857143	0.285714286	0.142857143	1.28571



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: July 20, 2023

WARD IMPACTED: Ward 4

SUBJECT: BHP-39-23 - Consideration, review and action on a request submitted by Sarah Lindenbaum, for a **Certificate of Appropriateness** for fence replacement on the property located at 1001 N. Evans Street (PIN: 21-04-226-008).

RECOMMENDED MOTION: Motion to **approve** the request for a Certificate of Appropriateness, as submitted by Sarah Lindenbaum for fence replacement on the property located at 1001 N. Evan Street, for a dog-ear stockade, green-treated pine panels, **up to 6-foot in height**, as in compliance with relevant codes.

STRATEGIC PLAN LINK:
Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:
Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The applicant is requesting a Certificate of Appropriateness for replacing a section of degraded 4-foot wooden fence, dating from the 1990s, at the rear of the property, bordering the alley that separates the backyard of the property and an apartment building at 606 East Walnut Street.

The proposal is for replacement of a minimally decorative picketed fence with a dog-ear stockade fence, but it is not easily visible from the street, and the subject property is a corner lot. Zoning Code for this property permits an up-to 6-foot fence in the side and rear yards, with 4-foot in the front yard; the proposed fence would likely comply with Zoning requirements, pending submission of a final site plan with dimensions.

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

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

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-39-23 - Staff Report - 1001 N Evans](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: July 20, 2023

CASE NO: BHP-39-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Sarah Lindenbaum, for a Certificate of Appropriateness for fence replacement on the property located at 1001 N. Evan Street. PIN: 21-04-226-008.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1001 N. Evans Street

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

Existing Land Use: Single-family

Property Size: 75' x 165' (12,375 square feet)

HISTORIC INFORMATION

Year Built: 1895
Architectural Style: Queen Anne
Architect: Unknown
Historic District: N/A
Alternate Name: Dr. J. Edgar Welch Home

PROJECT DESCRIPTION

Background

According to the Local Landmark (S-4) nomination report, the residence was constructed in 1895. The property has been significantly altered but has also undergone significant restoration efforts. The property was zoned S-4 in 2022 (Ord. No. 2022-79). The property received a Certificate of Appropriateness and associated Funk Grant for front porch work in FY23 (BHP-37-22 & BHP-40-22).

Request

The applicant is requesting a Certificate of Appropriateness for replacing a section of degraded 4-foot wooden fence, dating from the 1990s, at the rear of the property, bordering the alley that separates the backyard of the property and an apartment building at 606 East Walnut Street. The new fencing will be constructed of dog-ear stockade, green-treated pine panels, and will be 6-foot in height.

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 are proposed. The proposal does result in a visual change by improving the visual quality of an existing modern item.

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. The proposal is for replacement of a modern fence with a modern fence.

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

The fence is not original to the structure, nor a noted architectural feature.

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 fence is not original to the structure, nor a noted architectural feature.

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

N/A.

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

N/A.

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

N/A. The proposal is for replacement of a modern fence with a modern fence.

ARCHITECTURAL REVIEW GUIDELINES

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

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

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

New hardscaping shall be ... characteristic of the period of significance...

‘Stockade’ type wood fences are not permitted for fences visible from the street. Exception is made for corner lots. Where Zoning Ordinance permits, solid wood fencing or walls which are visible from a street may be approved if they are designed in character with the historic building.

The proposal is for replacement of a minimally decorative picketed fence with a dog-ear stockade fence, but it is not easily visible from the street, and the subject property is a corner lot. Zoning Code for this property permits an up-to 6-foot fence in the side and rear yards, with 4-foot in the front yard; the proposed fence would likely comply with Zoning requirements, pending submission of a final site plan with dimensions.

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:

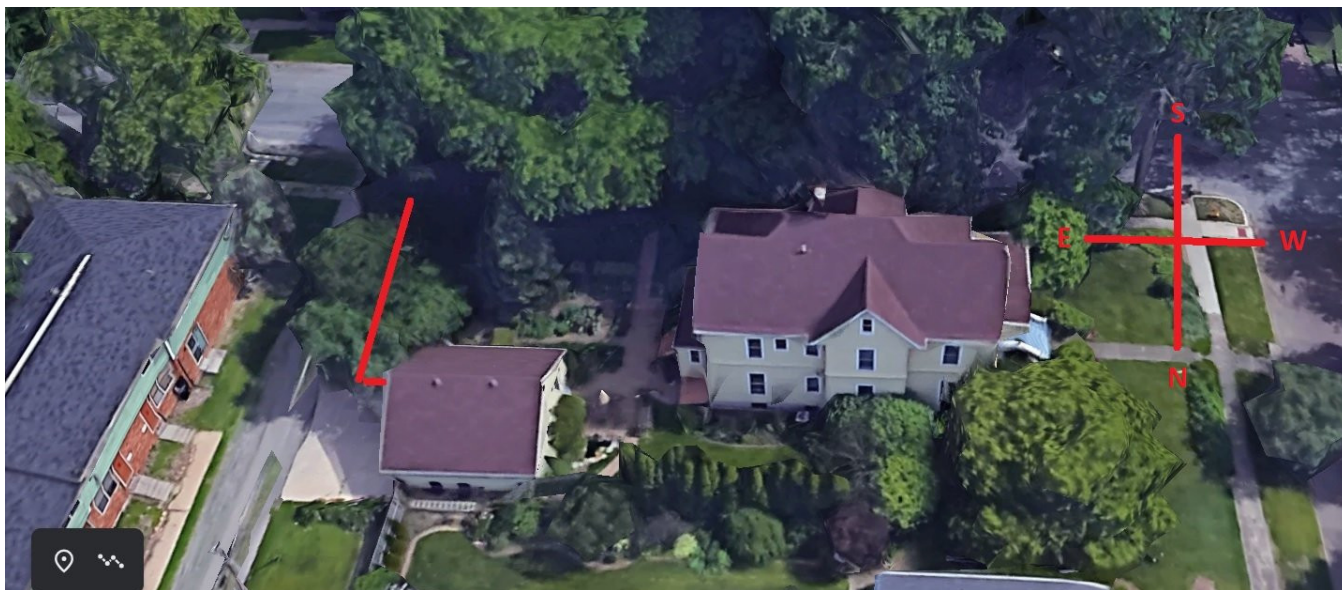
Motion to approve the request for a Certificate of Appropriateness, as submitted by Sarah Lindenbaum for fence replacement on the property located at 1001 N. Evan Street, for a dog-ear stockade, green-treated pine panels, up to 6-foot in height, as in compliance with relevant codes.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Example images of fence condition and subject area
2. Proposed product information

Attachment 1: Example images of fence condition and subject area



Attachment 2: Proposed Product Information





REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: July 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-40-23 - Consideration, review and action on a request submitted by Andy Streenz, for a Certificate of Appropriateness for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street (PIN: 21-04-154-003).

RECOMMENDED MOTION: Motion to **approve** the scope of work and request for a Certificate of Appropriateness, as presented.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

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

BACKGROUND: The applicant is requesting a Certificate of Appropriateness for painting and minor siding repair/replacement. Preparation is proposed by hand scraping and sanding. Low pressure “power washing” will be used only for cleaning areas under the soffits where mildew has formed. The Applicant has selected Sherwin Williams Exterior SuperPaint (Flat); paint colors and scheme will not be changed. Minor repairs of clapboards and trim will be completed prior to painting. Any areas requiring replacement will use new cedar or salvage lumber cut from old-growth trees as replacement materials.

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

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

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-40-23 - Staff Report - 611 N Lee St](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: July 20, 2023

CASE NO: BHP-40-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Andy Streenz, for a Certificate of Appropriateness for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street. PIN: 21-04-154-003.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 611 N. Lee Street

Existing Zoning: GAP 3 District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-family

Property Size: 91' x 99' (9,009 square feet)

HISTORIC INFORMATION

Year Built: c. 1884
Architectural Style: Queen Anne
Architect: (suspected) George Miller
Historic District: N/A
Alternate Name: Henry Behr Home

PROJECT DESCRIPTION

Background

According to the Local Landmark (S-4) nomination report, the residence was constructed sometime between 1884-1856, likely designed by George Miller, and expanded in 1897. The Statement of Integrity from the National Register documentation notes that “it is a frame structure and maintains nearly all of its original appearance.” A major rehabilitation, by Beich Restoration, was completed 2000-2002 retained or restored most of the original characteristics of the home. The property was zoned S-4 in 2017 (Ord. No. 2017-46).

The property was last painted in the Spring of 2010, prior to the historic designation. A Certificate of Appropriateness (CoA) and Funk Grant (BHP-16-19 & BHP-17-19) were awarded in FY20 for work on the 2nd story verandah. No prior CoAs or Funk Grants have been awarded for painting on this property.

Request

The applicant is requesting a Certificate of Appropriateness for painting and minor siding repair/replacement. Preparation is proposed by hand scraping and sanding. Low pressure “power washing” will be used only for cleaning areas under the soffits where mildew has formed. The Applicant has selected Sherwin Williams Exterior SuperPaint (Flat); paint colors and scheme will not be changed. Minor repairs of clapboards and trim will be completed prior to painting. Any areas requiring replacement will use new cedar or salvage lumber cut from old-growth trees as replacement materials.

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 are proposed. The proposal will *protect* original qualities and materials through exterior maintenance and protection using

appropriate methods and materials. Any replacement materials will be matches to the original in terms of visual and material qualities.

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.

No changes to the distinctive architectural features of the home are proposed.

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.

Repair of original siding and caulking of voids is included in the scope of work, complying with the intent to repair rather than replace, but some replacement is required due to the severity of degradation. Replacement material(s) are appropriate.

Painting will include preparation by hand scraping and soft water washing to protect the wooden shiplap siding. The Applicant has selected Sherwin Williams Exterior SuperPaint (Flat) which has a permeability rating of 27.48 grains, and related primer.

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.

Hand scraping and soft wash with water comply with SOI's Standards and the City's Architectural Guidelines for appropriate methods for paint removal.

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

N/A.

9. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical,

architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

N/A

ARCHITECTURAL REVIEW GUIDELINES

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

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

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

Repair rather than replace siding and soffit materials unless it is technically infeasible to do so...

Do not high-pressure water blast siding and soffits...

Prior to repainting remove only loose paint from surfaces that have been historically painted. Complete removal of all paint from a surface is not necessary prior to re-painting. Where bare wood is exposed in preparation process, prime wood before painting finished coats...

The methods and materials specified comply with the key criteria above, as well as other relevant criteria within the Guidelines.

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 request for a Certificate of Appropriateness, as submitted by Andy Streenz Castaneda for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street.

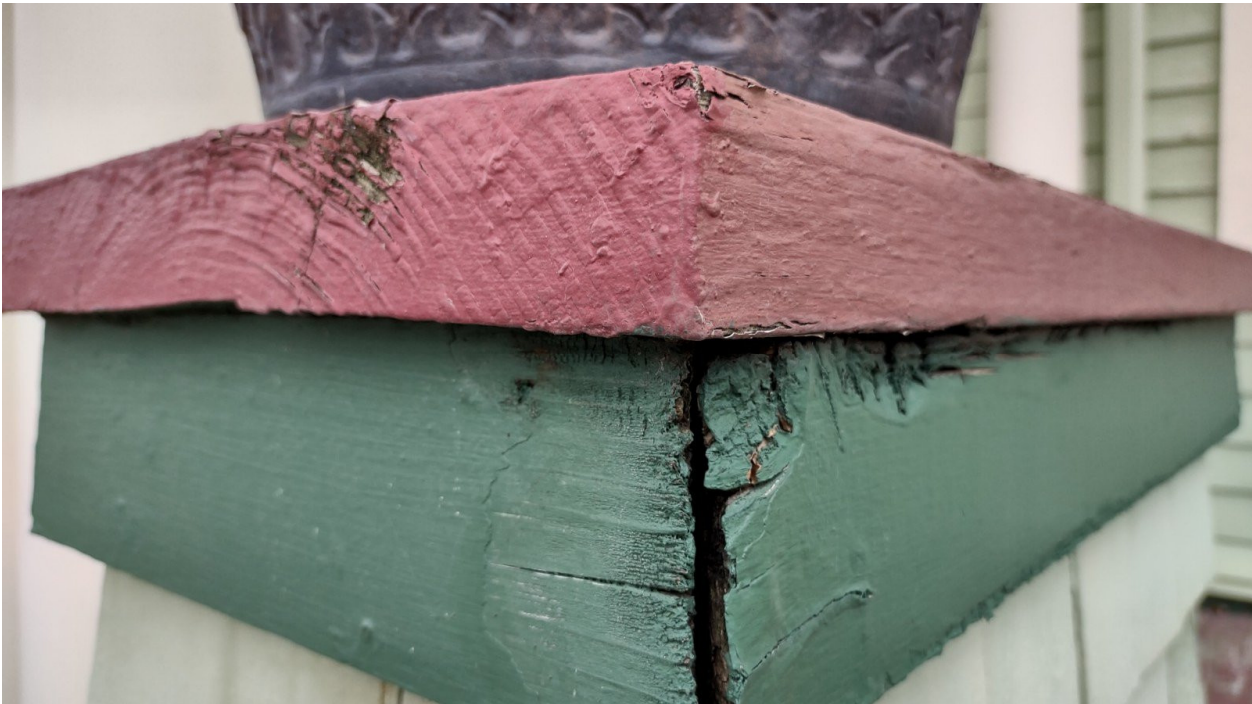
Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Example images of exterior home condition
2. Scope of Work, per Contractor Estimate

Attachment 1: Example images of exterior home condition





Attachment 2: Scope of Work, per Contractor Estimate

290920

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
Heather Briel Exterior Paint				7/19/2023	
NAME andy & Marie Streenz					
ADDRESS 611 N. Lee St					
CITY, STATE, ZIP Blm IN 461701					
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.
					PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	Power wash porches		
2	scrape/sand all exterior		
3	surfaces		
4	caulk / fill where needed		
5	Replace bad boards		
6	Prime all bare wood		
7	Wash / Kill all mildew		
8	Paint entirety 2x5		
9	Wash windows		
10	Clean up and construction mess		
11			
12			
13	Everything included		
14	minus horkower buys		
15	paint- total		
16	pay 1/2 @ start		33500.00
17	possible paint total in		
18	rest upon completion		
RECEIVED BY		paid \$15,000 on 5/20/2023	

A-5805
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11



REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: July 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-41-23 - Consideration, review and action on a request submitted by Andy Streenz, for a Funk Grant in the amount of \$7,500 for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street (PIN: 21-04-154-003).

RECOMMENDED MOTION: Motion to find that the project is eligible and approve a Funk Grant award in the amount of up to \$7,500.

- OR -

Motion to find that the project is eligible and approve a Funk Grant award in the amount of up to \$15,000, as a Major Restoration project.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

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

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

Project is eligible for additional funding as “Major Restoration” project, defined as any project costing at least 45% of the subject property’s EAV.

- EAV = \$65,008 (2022)
- Project Budget = \$33,500
- Project Budget = 51.5% of EAV

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

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

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-41-23 - Staff Report - 611 N. Lee Street](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: July 20, 2023

CASE NO: BHP-41-23, Funk Grant

REQUEST: Consideration, review and action on a request submitted by Andy Streenz, for a Funk Grant in the amount of \$7,500 for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street. PIN: 21-04-154-003.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 611 N. Lee Street

Existing Zoning: GAP 3 District with S-4 (Historic Preservation Overlay)

Existing Land Use: Single-family

Property Size: 91' x 99' (9,009 square feet)

HISTORIC INFORMATION

Year Built: c. 1884
Architectural Style: Queen Anne
Architect: (suspected) George Miller
Historic District: N/A
Alternate Name: Henry Behr Home

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-40-23** and **has been recommended for approval**. The applicant has not received a Funk grant since FY20.

Request

The applicant is requesting a **Funk Grant in the amount of \$7,500** for painting, with minor siding repair and replacement on the property. Costs include labor and equipment; the Applicant is purchasing materials directly. The Applicant has provided a single quote and sole-source justification due to the nature and extent of the subject repairs.

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 part of a locally designated S-4, Historic District to be eligible for funding under this program.**

This property is in the locally-designated (S-4) Davis-Jefferson Historic District.

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

The proposal will protect original qualities through exterior repair of original materials, or will appropriately replace missing or exceptionally damaged items with like materials, if required.

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.**

The Applicant and/or property have never received a Funk Grant for painting or staining.

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

Costs associated with this project are skilled labor and equipment. As the structure is owner-occupied, the project does not require prevailing wage.

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 eligible for additional funding as “**Major Restoration**” project, defined as any project costing at least 45% of the subject property’s EAV.

- EAV = \$65,008 (2022)
- Project Budget = \$33,500
- Project Budget = 51.5% of EAV

STAFF RECOMMENDATION

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

Motion to establish findings that the project is eligible and to approve the request by Andy Streenz, for a Funk Grant in the amount of up to **\$7,5000** for painting, with minor siding repair and replacement, on the property located at 611 N. Lee Street.

Motion to establish findings that the project is eligible and to approve the request by Andy Streenz, for a Funk Grant in the amount of up to **\$15,000** for painting, with minor siding repair and replacement, as a **Major Restoration project** on the property located at 611 N. Lee Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Project Quote from Contractor

290920

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
Heather Briel Exterior Paint				7/19/2023	
NAME andy & Marie Streenz					
ADDRESS 611 N. Lee St					
CITY, STATE, ZIP Blm IN 461701					
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.
					PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	Power wash porches		
2	scrape/sand all exterior		
3	surfaces		
4	caulk / fill where needed		
5	Replace bad boards		
6	Prime all bare wood		
8	Wash / Kill all mildew		
9	Paint entirety 2x5		
10	Wash windows		
11	Clean up and construction mess		
12			
13	Everything included		
14	minus hardware buys		
15	paint		
16	pay 1/2 @ start		
17	possible paint total in		33500.00
18	rest upon completion		

RECEIVED BY: paid \$15,000 on 5/20/2023

A-5805
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11



REGULAR AGENDA ITEM NO. 5.D.

FOR HISTORIC PRESERVATION COMMISSION: July 20, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration, review, and action on updates and amendments to the Eugene D. Funk, Jr. Historic Preservation Grant Program Guidelines.

RECOMMENDED MOTION: Motion to approve the amendments to the Funk Grant Guidelines, except Proposed Amendment #2, as presented.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

Goal 6. Prosperous Downtown Bloomington

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 4c. Preservation of property/home valuations

Objective 6e. Preservation of historic buildings

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

BACKGROUND: The Funk Grant program was created in 1995 and has been updated a number of times (including 2007, 2012, 2014, and 2018) to account for changes in State statute and other clarifications the Commission has deemed necessary. Additional updates and amendments are recommended to increase the effectiveness of the program as an incentive for appropriate preservation and restoration of the City's historic resources, to reflect today's standards of care and trends in historic preservation, and to streamline the award and payment process.

A motion to approve the content of the amendments was passed in May, 2023. The attached content should be considered for approval at this time; items may be voted on as a whole, or selected for approval and denial separately. Any combination of approvals would be acceptable for moving forward; no single or combination of failed items would prevent the Funk Grant program from operating effectively (from an administrative perspective).

Two versions of the changes are attached:

1. A fully marked-up tracked-changes version, including all moved and reorganized components, minor corrections, and added introductory remarks.
2. A version with insubstantial changes accepted, but the substance of each proposed amendment still visible as tracked, to permit specific discussion which changes the Commission would like to adopt.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

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

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Proposed Funk Grant Guideline Updates 2023-07-20](#)

[Proposed Funk Grant Guideline Updates TRACKED CHANGES 2023-07-20](#)

EUGENE D. FUNK, JR. HISTORIC PRESERVATION GRANT PROGRAM

BACKGROUND

The City of Bloomington recognizes that certain areas, places, buildings and structures have special historic, community, or aesthetic value, which help to create a sense of time and place unique to the City, and whose preservation and continued utilization are necessary and desirable for the enjoyment and beauty of the City. As such, the City has committed to providing special conditions, regulations, and other measures reasonable and appropriate for the preservation, protection, enhancement, and use of such places, by allowing public participation in the preservation of these privately-owned special places. The City also recognizes that proper preservation and restoration of historic properties can cost more than maintenance would on a modern property, due to the specialized materials and knowledge required to ensure an appropriate standard of care for these remarkable properties.

This grant program was created in 1995 to direct attention and dollars to the restoration and rehabilitation of exterior architectural features of historic properties, and to add an element of fairness to the community standards expected of those who own them. Money is allocated from the General Fund each fiscal year and these grants are provided to the owners of the historic properties as financial assistance for the preservation, restoration or rehabilitation of such properties.

This grant program is named after Mr. Eugene D. Funk, Jr., former president of the Funk Seeds Company and a prominent community leader, in recognition of his many contributions to the community. As a leader, Mr. Funk provided a climate of challenge, dedication, and desire throughout his life, including as a member of the McLean County Historical Society. His love and respect for the past, and enthusiasm for the future, make him a fitting namesake for this grant program which helps to fund projects that build community pride in these very special places.

The grant program is administered by the Bloomington Historic Preservation Commission (HPC).

TYPE OF ASSISTANCE

Proposed Amendment #1

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of ~~\$5,000~~ \$7,500 per project. All projects must receive a Certificate of Appropriateness, or equivalent review by the HPC, prior to funding.

Any one applicant may receive only one grant per fiscal year, per property, except for major restoration projects which may be considered for two, or for one award in the equivalent amount of two. *The City's Fiscal Year is May 1 - April 30.*

CRITERIA USED FOR GRANT APPROVAL

Proposed Amendment #2

- Properties must be locally designated and zoned S-4 (Historic Preservation District) Overlay, either as an individual landmark or part of a Historic District, to be eligible for the full 50% cost-match funding under this program. Properties on the National Register of Historic Places but not zoned S-4 are eligible for a 25% cost match.

- Project expenses eligible for grant program funds include:
 - a. Professional architectural or inspection services
 - b. Materials
 - c. Skilled labor.
- Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award.
- Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year.

ELIGIBLE IMPROVEMENTS

- No interior work is eligible for the grant.
- The project for which the funding assistance is being requested must be an **exterior** preservation, restoration or rehabilitation project to:
 - a. The original structure,
 - b. Historically significant features of the property such as original fencing,
 - c. Architecturally compatible additions to the original structure, or
 - d. A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house.
- **Roofing and Gutter Projects** are eligible for consideration if:
 - a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile.
 - b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters.
 - c. The project is a repair or replacement using modern materials which mimic historic materials in appearance and increase durability and useful life.
- **Exterior painting and/or staining projects** are eligible for a maximum of one grant per every 10-year period ~~regardless of how much per portion of~~ the structure that is to be painted or stained. (Note: painting, staining and related tasks will be considered as a single project per property.)
- **Preservation Maintenance Plans (Plans)** are eligible for funding at 100%, up to \$500, once every 5 years.
 - a. Funding for Plans shall be available in addition to the standard funding for exterior improvements for the subject funding year.
 - b. Plans shall be submitted to the Commission for review and may require presentation at a Commission meeting as a condition of receiving funding.

Proposed Amendment #4

- c. Each Plan shall include assessment and discussion the following:
 1. The condition of key systems of the historic structure, including the building envelope (walls, exterior coatings, windows, doors), roofing, drainage, and foundation;
 2. Readily apparent needs for maintenance, repair, and replacement, in the immediate, short-term, and long-term, with a timeline recommended for such; and
 3. Any other specific evaluations as set forth in the City's Preservation Maintenance Plan Review Guidelines.
- d. Plans will be funded on a reimbursement basis, just as all other awards. Contractors shall be selected and paid by the Applicant and will be accepted as appropriate as long as they meet the criteria for a Qualified Professional set forth in the City's Preservation Maintenance Plan Review Guidelines.
- e. Additional Plan drafting or Plan updating may be funded under normal project approval guidelines in subsequent/intervening years.

INELIGIBLE IMPROVEMENTS

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
 - Non-historically significant auxiliary buildings.
 - Non-historically significant features of the property such as fences, driveways and sidewalks.
 - Landscaping, unless such landscaping is a Designated feature of the subject property.
- Proposed Amendment #3
- Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards.
 - Project expenses not eligible for grant program funds include:
 - a. "Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant.
 - b. Labor expenses **below** prevailing wages for the type of work performed, except for owner-occupied single-family residences and owner-occupied multi-family residences.

NOTE: Projects not eligible for grant awards are not necessarily exempt from Certificate of Appropriateness (CoA) requirements and processes. See § 44-1710A of the City Code for which actions affecting exterior architectural features require a CoA before being undertaken.

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

The grant application must be filed using the form provided by the Department of Economic & Community Development.

1. Grant applications must be received by the City Planner prior to the submission deadline, approximately four weeks before the regular meeting of a Historic Preservation Commission. Applications received after the deadline will be added to the subsequent month's Commission meeting agenda.

If a Certificate of Appropriateness has already been approved by the Historic Preservation Commission for the project that is the subject of the grant request, please attach a copy of such Certificate to the application. Include photos and pertinent information for projects already complete or in progress.

2. The Bloomington Historic Preservation Commission will attempt to deliver a decision on grant requests during the regular meeting. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons.

Proposed Amendment #5

3. Prior to the release of funds the applicant shall demonstrate that a ~~such~~ project(s) or phase of work for which the grant was awarded is ~~100%~~ complete, and has met the standard of care for the trades needed to execute the project. Copies of all bills, receipts, and canceled checks associated with the project should be submitted to the City Planner for reimbursement. Pictures providing evidence that the standard of care has been met should be provided, when applicable. The Bloomington Historic Preservation Commission reserves the right to have a project evaluated to determine if the standard of care has been adequately met, and may withhold funds in the event they have not. The project may also require final approval from a City Inspector or City Planner before funds will be released.
4. The Bloomington Historic Preservation will give priority to projects that:
 - a. Involve the preservation, restoration or historic rehabilitation of vacant and / or neglected properties of historic and / or architectural significance in an S-4 Historic and Cultural District;
 - b. Involve sites that have a high degree of visibility from the public right-of-way;
 - c. Demonstrate a large financial commitment on the part of the applicant;
 - d. Involve the employment of a professional Architect.
5. Priority is given first to Preservation projects, then Restoration, then Maintenance type projects.
6. The Bloomington Historic Preservation Commission reserves that right to deny any grant application or to provide only partial funding of a grant application.
7. Recipients of any historic preservation program funds must agree to observe all applicable federal, state, and local laws pertaining to the use of grant funds. **Except for owner-occupied residences, grant recipients and their contractors must pay prevailing wage in**

accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor.

8. The restoration or historic rehabilitation project must be completed within one year from the date of the Bloomington Historic Preservation Commission meeting that the grant is awarded or the grant will automatically be revoked. The Preservation Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.

DEFINITIONS

Proposed Amendment #6 (and throughout the rest of the document)

Maintenance - Housekeeping and routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the resource, repair or replacement-in-kind of broken or worn- out elements, parts, or surfaces so as to keep the existing appearance and function of the site of structure.

Major Restoration - Any project with a total cost of at least 45% of the current Equalized Assessed Value (EAV), as determined by the City of Bloomington Township Assessor.

Preservation - The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Preservation Maintenance Plan - A Plan, formally researched and prepared by a qualified professional, for the property owner or manager of a Historic Property, that assesses and discusses the condition of key systems of the historic structure, needs for maintenance, repair, and replacement, and may identify best practices or provide recommendations to improve the lifespan or duration of use for features, materials, or function of the subject property.

Restoration - The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

CORRESPONDENCE

City Planner
Community Development Department Government Center
115 East Washington Street, 2nd Floor
P.O. Box 3157 Bloomington, Illinois 61702
planning@cityblm.org

EUGENE D. FUNK, JR. HISTORIC PRESERVATION GRANT PROGRAM

~~Eligibility Criteria, Conditions and Limitations~~

BACKGROUND

The City of Bloomington recognizes that certain areas, places, buildings and structures have special historic, community, or aesthetic value, which help to create a sense of time and place unique to the City, and whose preservation and continued utilization are necessary and desirable for the enjoyment and beauty of the City. As such, the City has committed to providing special conditions, regulations, and other measures reasonable and appropriate for the preservation, protection, enhancement, and use of such places, by allowing public participation in the preservation of these privately-owned special places. The City also recognizes that proper preservation and restoration of historic properties can cost more than maintenance would on a modern property, due to the specialized materials and knowledge required to ensure an appropriate standard of care for these remarkable properties.

~~This program is designed to provide the owners of the historic properties with financial assistance in the preservation, restoration or rehabilitation of the exterior architectural features of buildings and structures on such properties. This grant program was created in 1995 to direct attention and dollars to the restoration and rehabilitation of exterior architectural features of historic properties, and to add an element of fairness to the community standards expected of those who own them. Money is allocated from the General Fund each fiscal year and these grants are provided to the owners of the historic properties as financial assistance for the preservation, restoration or rehabilitation of such properties.~~

This grant program is named after Mr. Eugene D. Funk, Jr., former president of the Funk Seeds Company and a prominent community leader, in recognition of his many contributions to the community. As a leader, Mr. Funk provided a climate of challenge, dedication, and desire throughout his life, including as a member of the McLean County Historical Society. His love and respect for the past, and enthusiasm for the future, make him a fitting namesake for this grant program which helps to fund projects that build community pride in these very special places. Each year funds may be budgeted from the City's General Fund to finance the grant program.

The grant program is administered by the Bloomington Historic Preservation Commission (HPC).

Proposed Amendment #1

TYPE OF ASSISTANCE

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of ~~\$5,000~~ \$7,500 per project. ~~Eligibility requirements are detailed in the Eligibility Criteria section below; exclusions are in the Limitations section below~~All projects must receive a Certificate of Appropriateness, or equivalent review by the HPC, prior to funding.

Any one applicant may receive only one grant per fiscal year¹, per property, except for major restoration projects which may be considered for two, or for one award in the equivalent amount

of two. ~~No grant may be applied for or funded for a project which was started or completed in a previous fiscal year. The City's Fiscal Year is May 1 - April 30.~~

CRITERIA USED FOR GRANT APPROVAL

- Properties must be ~~part of a~~ locally designated and zoned S-4 (Historic Preservation District) Overlay, either as an individual landmark or part of a Historic District, to be eligible for the full 50% cost-match funding under this program. Properties on the National Register of Historic Places but not zoned S-4 are eligible for a 25% cost match.
- Project expenses eligible for grant program funds include:
 - a. Professional architectural or inspection services
 - b. Materials
 - c. Skilled labor.
- Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award.
- Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year.

Proposed Amendment #2

ELIGIBLE IMPROVEMENTS

- No interior work is eligible for the grant.
- The project for which the funding assistance is being requested must be an **exterior** preservation, restoration or rehabilitation project to:
 - a. The original structure,
 - b. Historically significant features of the property such as original fencing,
 - c. Architecturally compatible additions to the original structure, or
 - d. A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house.
- **Roofing and Gutter Projects** are eligible for consideration if:
 - a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, ~~or,~~
 - b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, ~~or,~~
 - c. The project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase durability and useful life.

- **Exterior painting and/or staining projects** are eligible for a maximum of one grant per

every ~~10-year~~10-year period regardless of how much the structure is to be painted or stained. (Note: painting, staining and related ~~-~~tasks will be ~~per property.~~)

Proposed Amendment #4

- Preservation Maintenance Plans (Plans) are eligible for funding at 100%, up to \$500, once every 5 years.
 - a. Funding for Plans shall be available *in addition* to the standard funding for exterior improvements for the subject funding year.
 - a. Plans shall be submitted to the Commission for review and may be require presentation at a Commission meeting as a condition of receiving funding.
 - b. Each Plan shall include assessment and discussion the following:
 - 1. The condition of key systems of the historic structre, including the building envelope (walls, exterior coatings, windows, doors), roofing, drainage, and foundation;
 - 2. Readily apparent needs for maintenance, repair, and replacement, in the immediate, short-term, and long-term, with a timeline recommended for such; and
 - 3. Any other specific evaluations as set forth in the City's Preservation Maintenance Plan Review Guidelines.
 - c. Plans will be funded on a reimbursement basis, just as all other awards. Contractors shall be selected and paid by the Applicant and will be accepted as appropriate as long as they meet the criteria for a Qualified Professional set forth in the City's Preservation Maintenance Plan Review Guidelines.
 - d. Additional Plan drafting or Plan updating may be funded under normal project approval guidelines in subsequent/intervening years.

- ~~Project expenses eligible for grant program funds include:~~

- a. ~~Professional architectural services,~~
- b. ~~Materials, and~~

~~Skilled labor.~~

~~Grant~~

- ~~No interior work is eligible for the grant.~~
- ~~Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award.~~
- ~~Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year.~~

INELIGIBLE IMPROVEMENTS

Funding assistance is not available to exterior projects on:

- ~~e.~~ Significant additions to the original structure which are not architecturally compatible with the original structure.
 - ~~d.~~ Non-historically significant auxiliary buildings.
 - ~~e.~~ Non-historically significant features of the property such as fences, driveways and sidewalks.
 - ~~f.~~ Landscaping, unless such landscaping is a Designated feature of the subject property.
- Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards.
- Project expenses not eligible for grant program funds include:
 - a. "Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant.
 - b. Labor expenses below prevailing wages for the type of work performed, except for owner-occupied ~~single-family~~ single-family residences and owner-occupied multi-family residences.

Proposed Amendment #3

NOTE: ~~While certain projects are not eligible for grant awards~~ are not necessarily exempt from, all exterior work still requires an application for Certificate of Appropriateness (CoA) requirements and processes. See § 44-1710A of the City Code for which actions affecting exterior architectural features require a CoA before being undertaken.

APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

~~Other Requirements, Terms and Conditions:~~

The grant application must be filed using the form provided by the ~~Bloomington Historic Preservation Commission~~ Department of Economic & Community Development.

13. ~~The Bloomington Historic Preservation meeting occurs on the third Thursday of each month at 5:00 pm.~~ Grant applications must be received by the City Planner ~~at the above address~~ prior to the submission deadline, approximately ~~three-four~~ weeks before the regular meeting of a Historic Preservation Commission. Applications received after the deadline will be added to the subsequent month's ~~Historic Preservation~~ Commission meeting agenda.

Submission Deadline	Hearing Date
12/22/2017	1/18/2018
1/22/2018	2/15/2018
2/19/2018	3/15/2018

3/26/2018	4/19/2018
4/23/2018	5/17/2018
5/25/2018	6/21/2018
6/25/2018	7/19/2018
7/23/2018	8/16/2018
8/27/2018	9/20/2018
9/24/2018	10/18/2018
10/22/2018	11/15/2018
11/26/2018	12/20/2018

14. The Bloomington Historic Preservation Commission will attempt to deliver a decision on grant requests during the regular meeting. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons.

~~The grant application form includes an application for a Certificate of Appropriateness that must be properly completed in order to be considered for a grant. As with any application a preliminary consultation with the City Planner and / or the Bloomington Historic Preservation Commission is recommended.~~ If a Certificate of Appropriateness has already been approved by the Historic Preservation Commission for the project that is the subject of the grant request, please attach a copy of such Certificate to the application. Include photos and pertinent information for projects already complete or in progress.

Proposed Amendment #5

15. Prior to the release of ~~any funds, a project completion report shall be submitted by the applicant to the Bloomington City Planner to~~ shall demonstrate that a such project(s) or phase of work for which the grant was awarded is 100% complete, and has met the standard of care for the trades needed to execute the project. Copies of all bills, receipts, and canceled checks associated with the project should be submitted to the City Planner for reimbursement. The report shall include Pictures providing evidence before/during/after pictures to support that the standard of care has been met should be provided, when applicable. The Bloomington Historic Preservation Commission reserves the right to have a project evaluated to determine if the standard of care has been adequately met, and may withhold funds in the event they have not. ~~In addition, copies of all bills, receipts, and canceled checks associated with the project are to be included.~~ The project may also requires final approval from a City Inspectors ~~and or~~ City Planner before funds will be released.

16. The Bloomington Historic Preservation will give priority to projects that:
- Involve the preservation, restoration or historic rehabilitation of vacant and / or neglected properties of historic and / or architectural significance in an S-4 Historic and Cultural District;
 - Involved sites that have a high degree of visibility from the public right-of-way;
 - Demonstrate a large financial commitment on the part of the applicant.
 - Involve the employment of a professional Architect;

Priority is given first to Preservation projects, then Restoration, then Maintenance type projects.

17. The Bloomington Historic Preservation Commission reserves that right to deny any grant application or to provide only partial funding of a grant application.
18. Recipients of any historic preservation program funds must agree to observe all applicable federal, state, and local laws pertaining to the use of grant funds. **Except for owner-occupied ~~single family residences and owner-occupied multi-family residences~~, grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor.**
19. The restoration or historic rehabilitation project must be completed ~~in accordance with Paragraph 18~~ within one year from the date of the Bloomington Historic Preservation Commission meeting that the grant is awarded or the grant will automatically be revoked. The Preservation Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.

DEFINITIONS

Proposed Amendment #6 (and throughout the rest of the document)

Maintenance - Housekeeping and routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the resource, repair or replacement-in-kind of broken or worn- out elements, parts, or surfaces so as to keep the existing appearance and function of the site of structure.

Major Restoration - Any project with a total cost of at least 45% of the current Equalized Assessed Value (EAV), as determined by the City of Bloomington Township Assessor.

Preservation - The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Preservation Maintenance Plan - A Plan, formally researched and prepared by a qualified professional, for the property owner or manager of a Historic Property, that assesses and discusses the condition of key systems of the historic structure, needs for maintenance, repair, and replacement, and may identify best practices or provide recommendations to improve the lifespan or duration of use for features, materials, or function of the subject property.

Restoration - The act or process of accurately depicting the form, features, and character of a

property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

CORRESPONDENCE

City Planner
Community Development Department Government Center
115 East Washington Street, 2nd Floor
P.O. Box 3157 Bloomington, Illinois 61702
planning@cityblm.org



REGULAR AGENDA ITEM NO. 5.E.

FOR HISTORIC PRESERVATION COMMISSION: July 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-38-23 Consideration, review and action on a request submitted by Catalyst Construction, on behalf of City of Refuge Ministries, for **Demolition Review** for the property located at 401 E. Jefferson Street (PIN: 21-04-407-007).

RECOMMENDED MOTION: Motion 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** for the property located at 401 E. Jefferson Street, with the condition that the Applicant prepare, and provide to the City and History Museum, **As-Built Documentation** prior to any deconstruction or demolition of the current structure.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 3. Grow the Local Economy

Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 3a. Retention and growth of current local businesses

Objective 6b. Downtown Vision and Plan used to guide development, redevelopment and investments

BACKGROUND: Demolition has been proposed for the subject structure, which the Applicant recognizes may have significance, so Demolition Review by the HPC was sought prior to the application for a permit. In this case, the chairperson noted the building is significant, and a public hearing was scheduled.

The property was constructed from June 4 - November 25, 1888, as the First Baptist Church. It remained the home of the First Baptist Church until 1993 when it was sold; it has changed legal owners five times since and has been progressively degrading as the expense of maintenance increases, the difficulties of upgrading obsolete technology mount, and ongoing moisture issues continue to damage interior structural and architectural feature. The property has been listed for sale multiple times, but the level of work required to rehabilitate the property, and the floorplan which is not conducive to adaptive reuse has left it sitting to deteriorate.

The corner stone and some of the stained glass will be provided (returned) to the current First Baptist Church congregation, and additional glass will be collected by Jacksonville Stained Glass for reuse in other projects. Many of the other original decorative elements have either been significantly damaged or are specific enough they may not be found to be

practical for reuse, but the Applicant does intend to offer access to interested Architectural Salvage firms. In addition, they are working to identify appropriate ways of incorporating a nod to the original structure into whatever project eventually occupies the same land.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. Public Notice was published in The Pantagraph on Wednesday, July 5, 2023. Courtesy notices were sent to 77 property owners within 500 feet of the subject property.

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

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-38-23 401 E Jefferson Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: July 20, 2023

CASE NO: BHP-38-23, Demolition Review

REQUEST: Consideration and review on a request submitted by Catalyst Construction, on behalf of City of Refuge Ministries, for Demolition Review for the property located at 401 E. Jefferson Street. PIN: 21-04-407-007.



Above: The subject property at 401 E. Jefferson Street

PROPERTY INFORMATION

Subject Property 401 E. Jefferson Street

Existing Zoning: D-2 (Downtown Transitional) District

Existing Land Use: Place of Worship

Property Size: 0.61 acres

HISTORICAL INFORMATION

Year Built:	1888
Architectural Style:	Victorian Romanesque
Architect:	George Miller
Significant Name	First Baptist Church
Historic District:	None

PROJECT DESCRIPTION

Background

The property was constructed from June 4 - November 25, 1888, as the First Baptist Church. The total cost of the building and the lot was \$34,987. It survived the fire of 1900 that destroyed or damaged many other downtown buildings, including some within a block of the subject building. Congregants over time have included many of the City's prominent leaders and families. Multiple renovations have occurred over the years, with a major expansion in the 1950s adding two wings to support the growing congregation. It remained the home of the First Baptist Church until 1993 when it was sold; it has changed legal owners five times since and has been progressively degrading as the expense of maintenance increases, the difficulties of upgrading obsolete technology mount, and ongoing moisture issues continue to damage interior structural and architectural feature. (See *Attachment 2*.)

The property was purchased by City of Refuge Ministries in 2011 and continued to fall into disrepair, despite efforts on the part of the property owner. The City's "Downtown East Washington Street Redevelopment Project Area" report from February 1, 2018, documented substantial water damage to the interior of the structure and obsolete utility and electrical systems (See *Attachment 3*). The situation has not improved. The roof was re-layered in 2012 and reroofed in 2018, including a review of the associated drainage system; moisture issues have persisted even within the central/interior areas of the structure, and widespread asbestos usage has been identified throughout both of the 1950s additions which prevents any reasonable financial feasibility of updating these sections of the structure. A combination of deferred maintenance and poorly completed rehabilitation efforts have resulted in deterioration of structural components of the property that would require major investment to appropriately restore. The property has been listed for sale multiple times, but the level of work required to rehabilitate the property, and the floorplan which is not conducive to adaptive reuse has left it sitting to deteriorate. (See *Attachment 4*.)

Demolition has been proposed for the subject structure, which the Applicant recognizes may have significance, so Demolition Review by the HPC was sought prior to the application for a permit.

The Applicant has publicly stated their interest in respecting the historic and architectural significance of the structure, but they have been unable to identify a financially feasible way of saving and repurposing it. The corner stone and some of the stained glass will be provided (returned) to the current First Baptist Church congregation, and additional glass will be collected by *Jacksonville Stained Glass* for reuse in other projects. Many of the other original decorative elements have either been significantly damaged or are specific enough they may not be found to be practical for reuse, like the pews that were constructed for the specific space and are curved which would prevent reuse in many modern churches, but they do intend to offer access to interested Architectural Salvage firms. In addition, they are working to identify appropriate ways of incorporating a nod to the original structure into whatever project eventually occupies the same land.

DEMOLITION REVIEW GUIDELINES

Since the proposed demolition exceeds 500 square feet of gross floor area and was constructed more than 50 years before the date of the application for a demolition permit, it is subject to administrative review by the chairperson of the Historic Preservation Commission, per Chapter 44, 17-11 of the City Code.

The Code further states if the chairperson determines that the building is potentially significant, it shall schedule an administrative public hearing before the Preservation Commission to consider the building's historical or architectural significance.

In this case, the chairperson noted the building is significant, and a public hearing was scheduled.

Public Notice was published in The Pantagraph on Wednesday, July 5, 2023. Courtesy notices were sent to 77 property owners within 500 feet of the subject property.

STANDARDS FOR REVIEW - LANDMARK NOMINATION CRITERIA

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria, which are provided for discussion purposes to assist with determining significance:

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
- (b) Its location as a site of a significant local, county, state, or national event;
- (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- (j) Its suitability for preservation or restoration.

At the conclusion of the hearing, the Commission shall make findings and issue a determination as to the significance of the building.

STAFF RECOMMENDATION

Since a Legislative Site Plan review has already been approved for this site, and considering the extended vacancy of the existing structure, Staff finds that the structure ***meets the Standards of Review for Landmark Nomination Criteria, but is not suitable for preservation or restoration*** as presented and ***recommends a statement of no opposition*** for the request. Staff recommends that the Commission take the following actions:

Motion 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** for the property located at 401 E. Jefferson Street, with the condition that the Applicant prepare, and **provide** to the City and History Museum, **As-Built Documentation** prior to any deconstruction or demolition of the current structure.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Aerial Map
2. Supplementary Property Information
3. Relevant Pages from the Tax Increment Financing Redevelopment Plan for the Downtown East Washington Street Redevelopment Project Area
4. Images of Current Property Condition

Attachment 1 - Aerial Map



Attachment 2 - Supplementary property information for the First (German) Baptist Church

During 1887 the congregation worked to raise funds necessary to erect a new church. On February 9, 1888, the members of the congregation convened and chose George Miller's plan for their projected church. A building committee was organized with Mayor Judson R. Mason as chairman. Construction began in the spring of 1888 with the cornerstone laying ceremony held on June 4, and on November 25, the dedication celebrated.¹ In 1946 the tower was removed due to degradation of mortar that made it unstable.² The 1967 Sanborn Map indicates a "noncombustible" addition to the rear (east side) in 1952, and another to the side (south) in 1958.³ Additional interior renovations and remodels have occurred over the years, including the application of exterior/storm windows over the original stained glass, removal or loss of many of the decorative elements of the roof and additional middle spire that was likely removed as part of reworking the roof for the additional in 1950s.

A view of the church in 1896, with the steeple intact.⁴



Removal of the tower/steeple in 1946.⁵



Image of the structure from 2016.⁶



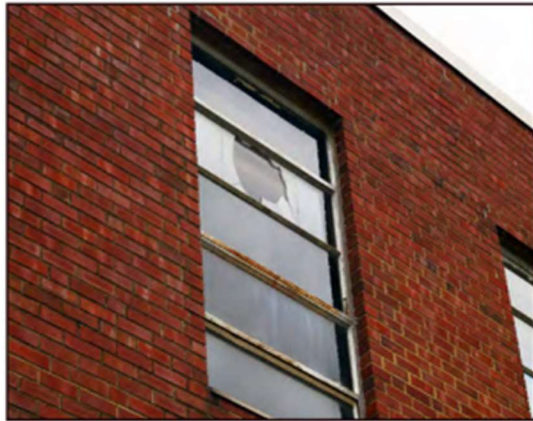
References

1. Hoblit, A. B., Mrs. *History of the First Baptist Church of Bloomington, Illinois, 1837-1937 : in commemoration of the centennial anniversary : with a brief history of the First German Baptist Church of Bloomington*. 1937. First Baptist Church: Bloomington, Il.
2. Unattributed. *Churches to Lose Crumbling Steeples*. 02 Jun 1946. The Pantagraph, p 7.
3. Sanborn Map Company. *Bloomington, Illinois, 1953 Reprint of 1907, with Amendments*. 1967. Sanborn Map Company: New York, NY.
4. *Illustrated Bloomington and Normal, Illinois*. 1896. Pantagraph Printing and Stationary Company: Bloomington, Ill.
5. *First Baptist Church scheduled to lose its tower due to degradation of mortar, Bloomington, IL 1946*. Pantagraph Negative Collection, 1946 - 1949.
6. *First Baptist Church, Bloomington, Illinois*. Chris Naffziger. Saint Louis Patina.

Attachment 3 - Relevant Pages from the Tax Increment Financing Redevelopment Plan for the Downtown East Washington Street Redevelopment Project Area

401 East Jefferson Street (City of Refuge Church)

The following pages contain pictures of interior and exterior conditions found at the City of Refuge Church.



Left: A broken exterior window at the church. Note rusted window muntin.



Right: A rusted door frame located at a church entrance.

Photos taken June 22-23, 2017

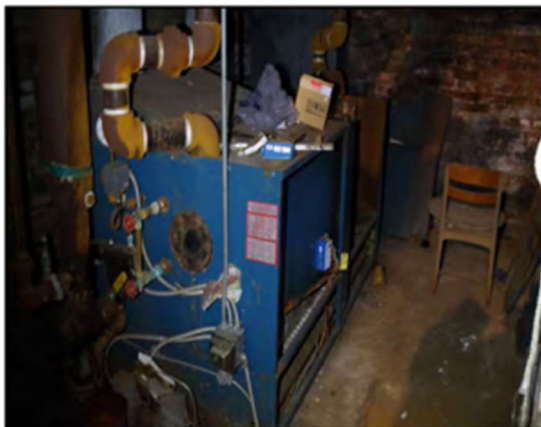
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PGAVPLANNERS

PHOTOGRAPHS OF EXISTING CONDITIONS
Downtown East Washington Street Redevelopment Project Area

Bloomington, Illinois

401 East Jefferson Street (City of Refuge Church) (cont'd)

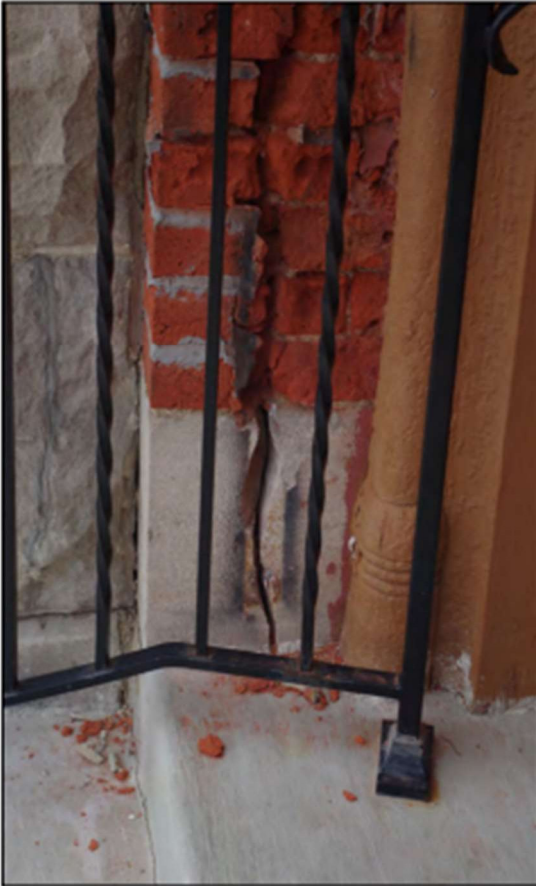


Left: The boiler system in the church is inoperable.

Right: An obsolete fuse panel is evidence of obsolescence with the church's electrical system.



401 East Jefferson Street (City of Refuge Church) (cont'd)



Left: Disintegrating exterior brick wall of the church.



Right: A basement light improperly wired into an extension cord.



Right: A vent fan in the bell tower adjacent to the balcony lacks a safety screen.



Left: A missing window in the church tower allows the weather and wildlife to enter into the structure.



Right: Water damage to the ceiling in the church's basement kitchen.

Photos taken June 22-23, 2017

401 East Jefferson Street (City of Refuge Church) (cont'd)

This page contains pictures of water damage found throughout the church.



Photos taken June 22-23, 2017

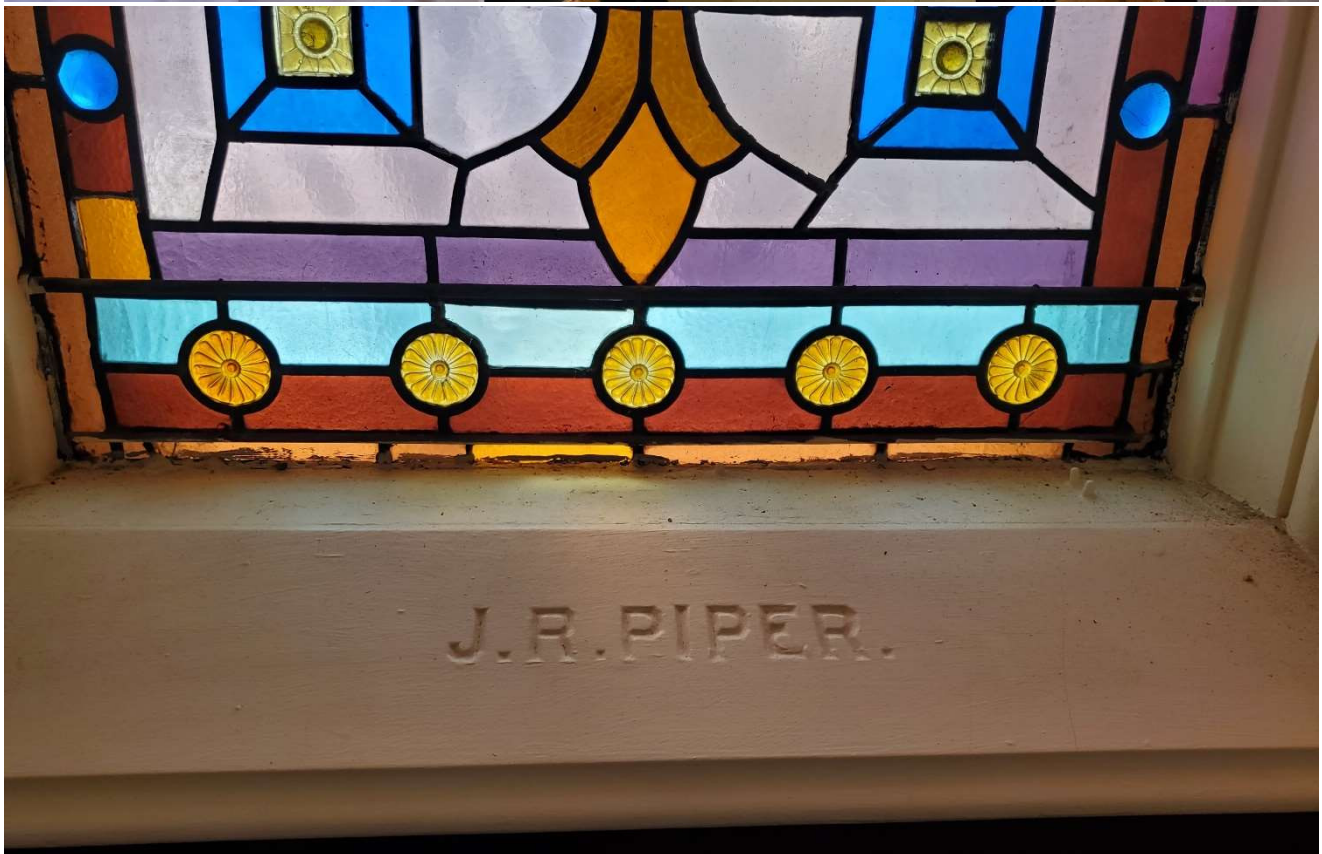
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PGAV PLANNERS

Attachment 4 - Images of Current Property Condition (2023)





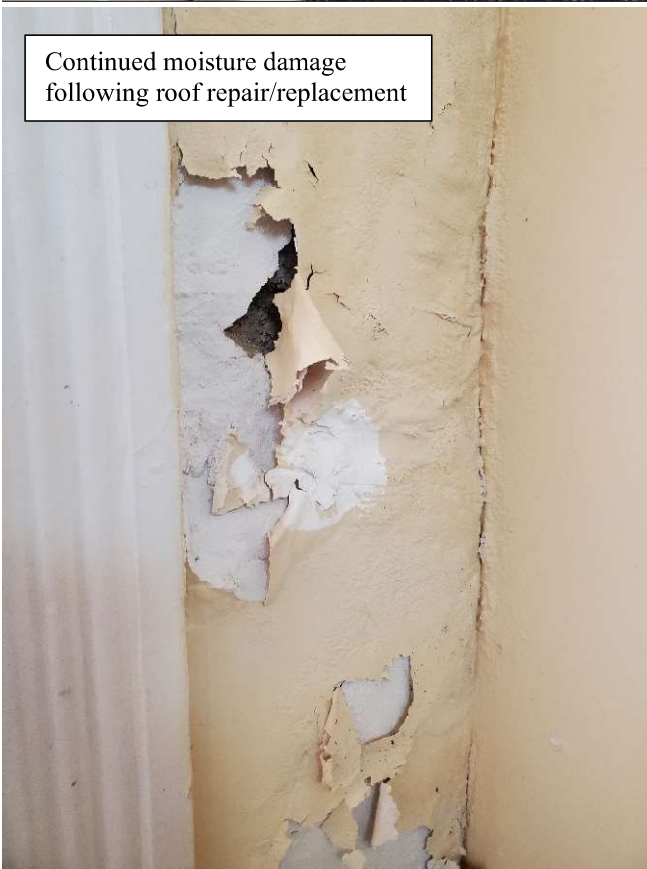




Moisture damage in the newer portion(s) of the building, interior and exterior walls



Continued moisture damage following roof repair/replacement



Removal of load-bearing foundation walls
without installation of replacement support



Generalize efflorescence and softened or crumbling underlying brick in foundation walls, both interior and exterior.

