



**AGENDA
HISTORIC PRESERVATION
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, JULY 19, 2018, at 5:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes of the June 21, 2018 regular meeting of the Bloomington Historic Preservation Commission.
- 5. REGULAR AGENDA**
 - A. BHP-11-18** Consideration, review and approval of a **Funk Grant** for \$1500.00 submitted by Christ and Carol Nyweide to repair and replace wood and roofing material as needed at 1005 E Jefferson St. **Tabled from 06/21/18**
 - B. BHP-15-18** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Lea Cline to remove aluminum from windows, wood repair, and removing and replace awning at 931 W MacArthur Ave.
 - C. BHP-16-18** Consideration, review and approval of a **Funk Grant** for \$2707.50 submitted by Lea Cline to remove aluminum from windows, wood repairs, and removing and replace awning at 931 W MacArthur Ave.
 - D. BHP-17-18** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Sara Simpson and Darcy Ackley to replace lattice work on east and north side of porch at 709 E Taylor St.
 - E. BHP-18-18** Consideration, review and approval of a **Funk Grant** submitted by Sara Simpson and Darcy Ackley for \$1765.00 to replace lattice work on east and north side of porch at 709 E Taylor St.

F. BHP-19-18 Consideration, review and approval of a **Rust Grant** for 1550.00 to remove and install store front glass, repair rotted window sill and waterproofing at 215 E Front St.

6. OTHER BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JUNE 21, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich,
Mr. Levi Sturgeon, Ms. Georgene Chissell, Mr. Paul Scharnett

MEMBERS ABSENT: Ms. Ann Bailen, Ms. Lea Cline,

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City
Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:03 P. M.

ROLL CALL: Ms. Rivera called the roll. Five members were present and
quorum was established.

PUBLIC COMMENT: None

Mr. Scharnett motioned to move into the regular agenda item first, then review the minutes from
the May 16th regular meeting. Seconded by Ms. Chissell. Approved by voice vote.

REGULAR AGENDA:

**BHP-11-18 Consideration, review and approval of a Funk Grant for \$1500.00 submitted by
Chris and Carol Nyweide to repair and replace wood and roofing materials as needed at
1005 E Jefferson St. **Tabled from 05/16/18****

Chairperson Graehling introduced the case. She stated the case was tabled from the May 16th
meeting. Ms. Rivera stated the additional items that were provided by the petitioner have been
included in the packet. These items include a new itemized budget. She stated the petitioner
was not able to attend the meeting, as stated in the letter to the Commission. The petitioner has
separated the cost of the asphalt shingles and the membrane shingles.

Mr. Scharnett asked the Commission why the decision had been made for Funk Grant funds to
not go toward roofs. Mr. Brad Williams, previous Chairman of the Historic Preservation
Commission, stated the Commission thought asphalt shingles were a maintenance repair, and not
historically accurate. Wood, slate and tile would be funded as they were more historically
accurate. Chairperson Graehling stated that since she has been on the Commission, metal roofs
have also been approved for funding.

Mr. Scharnett expressed concerns with the case, he stated the decision for funds should be based
on the character of the building and reestablishing it, rather than funding a maintenance item.

Mr. Williams agreed, he stated that the Commission stopped funding asphalt roof because it was a maintenance issue, and it also had low life expectancy. The Commission wanted to be able to grant funds for roofs with a higher life expectancy. Chairperson Graehling asked what the life expectancy of the roofing membrane the petitioner would like to install had. Mr. Scharnett stated it would depending on the thickness of the membrane. At a minimum 15 years, then 20, 25 and finally 30 years. Without a mill rating, a definite answer on life expectancy could not be given. Mr. Scharnett stated he estimates it would be a 25 to 30 year life expectancy.

Mr. Sturgeon stated he would be able to take action on the case, as the petitioner has provided additional information. There was a line item in the budget for \$250 for removal of a satellite dish, he stated that should be taken out of the final project cost for this case.

Mr. Scharnett stated he would be comfortable recommending asphalt shingles as they have a 50 year to lifetime warranty. He stated the TPO, membrane roofing, was never historic. This type of roof has only existed for 40 years, therefore not a historic item. Mr. Elterich stated another issue is that the roof is not visible, the edge of the roof would be. This issue is what the Commission is concerned about. Mr. Scharnett stated a sketch was requested at the last meeting on what the edge would look like. TJs Roofing did give more information about the drip edge and applying cover tape on it. Mr. Scharnett stated he is not comfortable with the cover tape, because it does not last. He stated drip edges could be purchased with an integral color. He would suggest that a sketch be requested again. It is a prominent feature of the house, the four square drip edge, which gives it the Georgian style.

Chairperson Graehling stated she would be in favor to table the case again, in order to provide more information, and obtain the sketch. The other option would be to vote on the case with a motion by the Commission.

Mr. Scharnett asked if in previous years there was a \$1000.00 given by the Commission toward asphalt shingles. Mr. Williams stated that it was a lower fund amount that was given toward asphalt roofs. However it was discontinued a couple of years ago. Mr. Williams stated the grant amounts that were given to the Commission, has also changed over the years. He stated granting funds for asphalt roofing may set a precedent.

Mr. Scharnett stated the drip edge is an architectural element that he would feel comfortable funding, and roof repairs that may come along with the installation of the drip edge because the roof will need to be adhered when the drip edge is installed. The cover tape that goes over the top is placed in order to change the color of the edge. There are tapes that allow for clean edges, where the roofing would not be seen. However that type of seam tape would not be appropriate for a roof with a 30 year life expectancy.

Mr. Sturgeon motioned to approve case BHP-11-18, based on a value of \$5400.00 excluding asphalt shingle amount of \$1800.00, and \$250.00 for the removal of the satellite dish, for a grant amount of 2700.00. Seconded by Mr. Elterich. The motion was denied 3-2, with the following votes cast on roll call: Mr. Sturgeon—yes; Mr. Elterich—yes; Mr. Scharnett—no; Ms. Chissell—no; Chairperson Graehling—no.

Mr. Scharnett stated that he would be comfortable granting a lower amount, or the original amount requested by the petitioner. He stated the drip edge is important and the installation and subsequent repair to the surrounding roof would be historical and be able to be funded by the Commission. Ms. Chissell asked if the case could be tabled again, and the Commission would be able to speak to the petitioner regarding the issues brought up by the Commission. Mr. Sturgeon stated the Commission needs to be specific on what they are looking for, the Funk Grant amount

needs to be 50% of a total project amount. Ms. Simpson stated the board could explain why the grant was denied, and a motion could be made in order to have the case tabled. Mr. Elterich stated another motion to table the case could be made, and in the motion add what the Commission is requesting from the petitioner.

Mr. Scharnett stated the drip edge sketch is something he would request, a drip edge that would not require a cover, but have an integral color. Mr. Elterich stated the petitioner would be able to match the color of the drip edge to the roof. Mr. Scharnett stated that would be possible since there are many color options because they are made of coil stock. This option would last longer than the cover tape. He also stated there would be an amount of edge roof repair associated with the installation of the drip edge which should also be included. Mr. Sturgeon stated because the Certificate of Appropriateness has already been approved the petitioner could decide not to come back and continue with the work as originally presented to the Commission. Chairperson Graehling stated it would be in the best interest of the petitioner to proceed with the case if they are still interested in receiving funds.

Chairperson Graehling stated the next step may be to let the petitioner know that the amount of \$2700.00 was denied, and inform them that the Commission is looking for additional information such as the sketch of the drip edge shown, require the drip edge not have a cover tape, and let them know the many color options available to match existing roof.

The motion to table case BHP-11-18 to next meeting was made by Mr. Scharnett. Seconded by Ms. Chissell. The motion was approved 5-0, with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

BHP-12-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Brad Williams for replacing south and south east facing roof at 702 E Grove St.

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. The home is located in the Grove Historic District, the August Elbe house. Recently the Commission awarded a Certificate of Appropriateness and a Funk Grant for \$2500.00 to rebuild a chimney and now the petitioner is seeking a Certificate of Appropriateness to replace the roof. The project includes tearing off existing roof and installing new metal vents and roofing material. According to the Architectural Review Guidelines when replacing a roof in a historic home, the character of the home needs to be considered as well as the state of the existing roof. No other architectural features should be damaged in the repair process. Staff is recommending in favor.

Mr. Brad Williams, 613 E Grove, brought a sample of the roofing material that will be used for the repairs. He owns the home which has 4 apartments. The home is Victorian and is all wood on the outside. He will be replacing the southeast corner of the roof which includes the cone roof. The repairs on the cone roof which are existing are not well done. He will be cutting individual shingles, in various sizes for the cone. There is a dormer to the north with roofing that was replaces a few years ago, and will not be done this time. The petitioner will match the existing roofing materials. There is an aluminum cap which will stay as well. The roof will begin after the chimney repairs are done in August.

Mr. Scharnett asked if the material that will be used is 50 year material. Mr. Williams stated that he was unsure, he thinks it may be a 30 year material. Mr. Scharnett asked if he would be able to

get the bend in the material that he needed. Mr. Williams stated that he would be able to place shingles on the cone by cutting them into smaller pieces. The drip edge will stay the same and he will be adding ice and water shield, which will coat 2-3 feet in from the sides around the edge of the roof.

Mr. Sturgeon motioned to approve the Certificate of Appropriateness for case BHP-12-18. Seconded by Ms. Chissell. The motion was approved 5-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Chissell—yes; Mr. Elterich—yes; Mr. Scharnett—yes; Chairperson Graehling—yes.

BHP-13-18 Consideration, review and approval of Certificate of Appropriateness submitted by Leigh Troyer to restore the north east side of the home at 701 E Grove St.

BHP-14-18 Consideration, review, and approval of a Funk Grant for \$1250.00 submitted by Leigh Troyer to restore the north east side of the home at 701 E Grove St.

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. The home has many Queen Anne features including a tower and brick chimney. The petitioner is requesting a Certificate of Appropriateness and Funk Grant for \$1250.00 to make several repairs to the home, including replacing the siding and cove, and new window sill repair. All the repairs will be done in cedar. Repairing is recommended rather than replacing when possible. If replacement is necessary, material should be appropriate. Staff finds the petitioner is following the standards and is recommending in favor of case BHP-13-18 and BHP-14-18.

Mr. Scharnett asked if the repairs will be done in cedar. Mr. Williams, 613 E Grove, the contractor for the project, stated that it would all be done in cedar. He stated the repairs are a continuation of work that was done last year, extensive repairs to the porch, lattice and window were done as well. The goal is to restore the house to its original state, he stated the first floor is just like it was the day it was built.

Mr. Scharnett motioned to approve the Certificate of Appropriateness for case BHP-13-18. Seconded by Ms. Chissell. The motion was approved 5-0 with the following votes cast in favor on roll call: Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

Mr. Elterich motioned to approve the Funk Grant for \$1250.00 for case BHP-14-18. Seconded by Mr. Sturgeon. The motion was approved 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Mr. Sturgeon—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

MINUTES: The Commission reviewed the minutes of the May 17, 2018 meeting. Chairperson Graehling corrected scrivener errors on page 1, 2, 4, and 5. Mr. Scharnett corrected scrivener errors on page 3. Ms. Chissell corrected scrivener errors on page 4. Mr. Elterich motioned to approve the minutes as amended. Seconded by Mr. Scharnett, the motioned was approved by voice vote.

OTHER BUSINESS:

Staff wanted to update the Commission on the Industrial Survey. Ms. Simpson sent the survey to Amy Hathaway from Illinois State Historic Preservation Office. Once staff receives feedback the Commission will be updated again.

ADJOURNMENT:

Mr. Sturgeon motioned to adjourn; seconded by Mr. Elterich. The meeting adjourned at 5:56 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MAY 17, 2018**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-10-18	Certificate of Appropriateness	1005 E Jefferson St.	Repair and replace wood and roof materials as needed	Izzy Rivera
BHP-11-18	Funk Grant	1005 E Jefferson St.	Repair and replace wood and roof materials as needed \$1,500.00	Izzy Rivera

REQUEST:	A Certificate of Appropriateness and Funk Grant for \$1,500.00, for repairing and replacing roof at 1005 E Jefferson St. , c. 1872, <i>Georgian Revival, Davis-Jefferson Historic District.</i>
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STAFF RECOMMENDATION:	<i>BHP-10-18. Staff recommends that the Historic Preservation Commission approve the requested Certificate of Appropriateness</i> On May 17, 2018, the Historic Preservation Commission approved the Certificate of Appropriateness for case BHP-10-18. <i>BHP-11-18. On May 17, 2018 the Commission requested additional information outlining what the Funk Grant funds would be used for.</i> Itemized budget and additional information requested is attached.
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Picture of Subject Property

GENERAL INFORMATION: Owner and Applicant: Chris and Carol Nyweide

PROPERTY INFORMATION

Existing Zoning: R-3A, Medium Density
Multiple Family Residence with S-4
Historic Overlay
Existing Land Use: Single-family home
Property Size: 91 X 153

PIN: 21-03-304-003
Historic District: Davis Jefferson
Year Built: c. 1872
Architectural Style: Georgian Revival
Architect: George Harvey

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1B, Medium Density Single
Family Residence
South: R-1C, High Density Single Family
Residence
East: R-1B, Medium Density Single Family
Residence
West: R-3A, Medium Density Multiple
Family Residence w/S-4 overlay

Land Uses

North: Single family homes

South: Single family homes

East: Single/two family homes

West: Multiple family homes

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Briefs



PROJECT DESCRIPTION:

The subject property, 1005 E Jefferson St is located on the south side of E Jefferson St. in Davis-Jefferson Historic District. The David Davis III & IV House was built in 1872, and originally used as a parsonage. The Davis family called on Chicago architect George L. Harvey to remodel the home in 1898. The remodel was done in a Georgian Revival architectural style, featuring squared symmetrical features. The details also represent earlier American styles.

Subsequently the home was modified for apartments. Recent owners have used the 1898 blueprints to reestablish the home to its original features. This home is the only National Register property in the Davis-Jefferson Historic District.

The petitioner is requesting a Certificate of Appropriateness and Funk Grant for \$1,500.00 to repair and restore the roof over the older parts of the home. The proposed work includes removing existing roofing material, replacing any damaged wood, installing new board to the entire area, installing protective membrane, installing new shingles and repairing a wall on east dormer. The entire description, scope of work and budget break down is included in the roofing estimate.

The petitioner is requesting Funk Grant funds for new “material” and labor for three gabled dormers, as well as new materials and labor for the flat area on the top of the roof of the widow’s walk area and a small bay window area on the east side of the home, as stated in the attached email. There are portions of dormer roof which are visible from the street. Materials that are listed in the estimate by TJ’s Roofing, include CertainTeed shingles. According to their website, CertainTeed boasts “architectural laminate roofing shingles and architectural style strip single layered asphaltic shingles”¹ Other materials include a single-ply roofing membrane and insulation products.

Funding from the Funk Grant is not available for the replacement of asphalt roofs. However it is available to repair historical and architectural features. The Funk Grant is also available for materials and skilled labor. Staff is requesting more clarification on what specific materials will be used with the Funk Grant funds and an itemized breakdown of the budget. The Funk Grant criteria outlines that roofing may be eligible if the project will have historical accuracy in appearance and will extend its life and durability. Recently the Historic Preservation Commission has not approved any Funk Grant application for roofing materials, in particular asphalt shingles. With any decisions made on the allocation of Funk Grant funds towards roofs should be considered as a precedent and could affect the type of applications received in the future.

The National Parks Service Historic Preservation Brief 4 and the Bloomington Architectural Review Guidelines state that it is important to understand the historic character of the building, consideration of craftsmanship, record of existing roof, alternative materials and maintenance. All of which will assist in the preservation of not only the architectural character but the historic building. It is important to consider the state of the current roof, and keeping architectural features intact such as trim, when repairing or replacing. Repairing should be considered first, subsequently replacing with appropriate materials.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the

¹ <https://www.certainteed.com/residential-roofing/>

proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; architectural shingles and materials that match the existing structure will be used. The standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured during the shingle removal and replacing process. The standard is met..*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; shingle replacement and repairing of deteriorating materials is being done in order to prevent further damage and damage from a leak. The standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; there are no changes being made to the structure of the roof, pitch or other. The standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; the work is being done to repair deteriorating wood and replace materials to further reinforce the roof and prevent the leak.*
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; removal of existing shingles should be done so that the structure isn't damaged. The standard is met

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* Materials proposed are architectural shingles, and other roofing materials, a more detailed list of materials should be provided for the purpose of the Funk Grant in order to establish the eligibility of the items.

STAFF RECOMMENDATION:

Staff finds that case BHP-10-18, complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends that the Historic Preservation Commission approve the requested Certificate of Appropriateness for repairing and replacing roof at 1005 E Jefferson St.

On May 17, 2018, the Historic Preservation Commission approved the Certificate of Appropriateness for case BHP-10-18.

Case BHP-11-18 was tabled for the June 21, 2018 meeting. The Commission requested an itemized list of the materials and costs associated with the project in order to assess if more Funk Grant funds could be given towards the project and the petitioner. The Commission also wanted to know how the edge of the shingles would be addressed.

Staff received an itemized budget from TJ's Roofing as well as a letter addressed to the Commission from the petitioner. The materials are attached.

BHP-11-18, Funk Grant for \$1,500.00: *Staff defers to the Commission. The Commission will review the additional information and determine how much Funk Grant funds should be allocated for the project.*

Respectfully Submitted,

Izzy Rivera
Assistant City Planner

Attachments:

- Funk Application, Proposed budget
- Itemized budget and letter to the Commission from Petitioner

June 7, 2018

Dear Preservation Commission Members:

We had appeared at the May meeting requesting a \$1,500.00 grant to help offset the cost of roof work at our residence, 1005 E. Jefferson Street. The Certificate of Appropriateness was approved. The Commission requested additional information separating out the cost of the TPO material and the shingle material. There were also questions regarding how the drip edge would be finished and the TPO color.

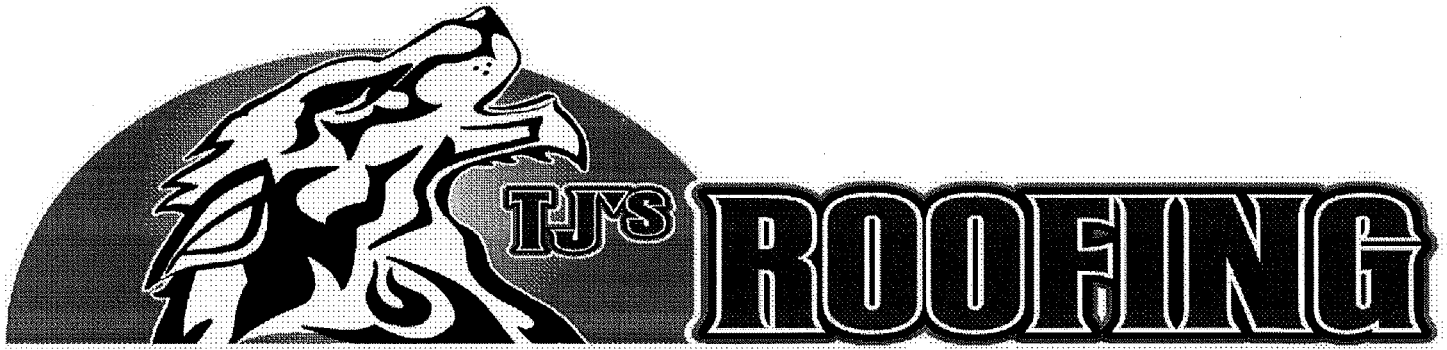
Enclosed is the roofing estimate with the numbers separated for the TPO amount and the shingle amount as requested; as well as the answer to the other Commission's questions. The total amount for the TPO materials would be \$5,650.00. The shingles would cost \$1,800.00.

Unfortunately, we will be out of town June 21st, the next Commission meeting scheduled. If the Commission has additional questions or we need to be present for consideration of the grant, we would be able to attend the July 19th meeting.

Please let us know if you would prefer we attend the July 19th meeting. Our phone # is [REDACTED]

Thank you.

Sincerely,
Chris & Carol Nyweide



ROOFING ESTIMATE

Tyler Wolf (309)642-5533 Office (309)706-0252
2207 Ladue Lane, Bloomington, IL 61705

Chris Nyweide
1005 E Jefferson
Bloomington Ill
(309)828-0363

3/03/2018

We at Wolf Roofing have inspected the roof and, we recommend the following work to be performed. Dormers remove existing roofing material from roof. Replace any bad wood. Install 1 inch recovery ISO board to the entire roof deck with deck plates and screws. Install a TPO (Grey Color) completely adhered low slope roof system to the Flats. Heat weld all seams (if needed). Install drip edge to the outside perimeter of the dormers. Apply cover tape primer to the outside perimeter of the roofs. Install cover tape to over the drip edge. Run the TPO approx. 1 ft. up the Roof Peak and install CertainTeed Shingles. Apply water cut where needed. Repair wall on east dormer where leak is coming from. Clean the job site completely.

This roof system comes with a 30 year warranty thru manufacture
TJs Roofing Workmanship for 15 years included

East /West /North Dormers (3 sq. Flat) TPO.	3 Dormers x \$900.00 = \$2,700.00	The Dormers on top
where the low slope materials that will be applied will have finished with drip edge		and seam tape cover.
Remove existing material		
The eve edge will be covered by shingles coming up the sides of dormer.		
East/West/North Dormers (3 SQ shingles)	3 Dormers x \$600.00 = \$1,800.00	
Remove shingles and re-install with Proper underlayment		
Top Upper Flat (3 Sq. Includes overhang)	\$2,700.00	The upper flat low slope
will have finished edges with custom bent metal and seam tape and the shuttle whole access		to roof from attic will be
Remove existing material		
wrapped in TPO and finished off by seaming and tucking material		
Bump out east side (1/4 sq.)	\$250.00	
Remove satellite dish and remove existing material and siding for proper flashing		

Permit

\$70.00

Grand Total \$7,520.00

THE FLATS WILL NOT BEEN SEEN FROM STREET (THE FINISHED EDGE MIGHT BE VISIABLE FROM THE STREE BUT BEING GREY TPO AND THE SHINGLE MATCHING EXISTING AS BEST AS WE CAN SHOULD BLEND WELL)AND NOT BE NOTICABLE FROM THE STREET DRIP EDGE ONLY. I WILL DO MY BEST TO MATCH BUT BECAUSE THE ENTIRE ROOF IS NOT BEING REPLACE IT WILL NOT BE PERFECT MATCH. (Color)

Brice Wolf

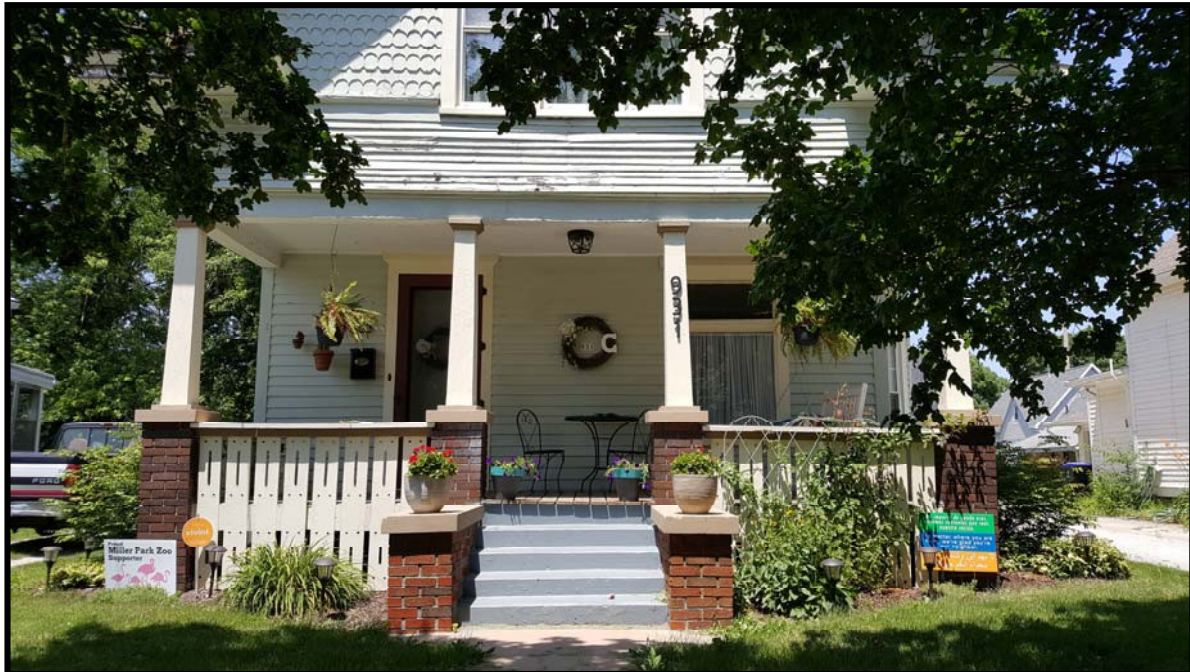
We appreciate the opportunity to have your business, THANK YOU!

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
JULY 19, 2018**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-15-18	Certificate of Appropriateness	931 W MacArthur	Remove window aluminum casings and repair wood, repair rear door awning	Izzy Rivera
BHP-16-18	Funk Grant	931 W MacArthur	Remove window aluminum casings and repair wood, repair rear door awning	Izzy Rivera

REQUEST:	A Certificate of Appropriateness and a Funk Grant for \$2707.50 to repair the window aluminum casings and repair wood, and repair rear door awning at 931 W MacArthur Ave., Illinois Workmans Cottage/Modified Queen Anne, c.1906.
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STAFF RECOMMENDATION:	<i>Staff recommends the Historic Preservation approve the Certificate of Appropriateness (BHP-15-18) and Funk Grant (BHP-16-18) for \$2707.50 for repairs to the windows and rear door awning.</i>
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Dr. Lea Cline

PROPERTY INFORMATION

Existing Zoning: R-1C, High Density
Single-Family Residence with S-4 Historic
District Overlay
Existing Land Use: Residential
Property Size: 50 X 100 (5,000)

PIN: 21-08-226-035
Historic District: n/a
Year Built: 1906
Architectural Style: Modified Queen Anne
Architect: n/a

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1C, High Density Single-
family
South: R-2 Mixed Residential
East: R-1C, High Density Single-
family
West: R-1C, High Density Single-
family

Land Uses

North: Single and multiple family
homes
South: Single and multiple family
East: Single and multiple family
homes
West: Single and multiple family
homes

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. City of Bloomington Architectural Review Guidelines

PROJECT DESCRIPTION:



931 W MacArthur is not located within any of the designated historic districts, however in October 2016 City Council approved the rezoning to R-1C District with S-4 Historic District Overlay. The area and the neighborhoods surrounding the subject site are identified in the Historic Preservation Plan as areas of potential historic preservation sites. There has been so much diversity and

cultural roots in the area beginning with German, Hungarian and Irish families. The home was constructed around 1906. It is a variant of the Illinois Workman's Cottage with Queen Anne influences. The property has many original features including: wood siding and detailed front porch.

The petitioner is requesting a Certificate of Appropriateness and Funk Grant for \$2707.50 to remove the aluminum casings, which are over the original wood casings, on twenty one windows. Repairs will be made to the wood where necessary. The petitioner would also like to remove the rear door roof awning. The metal is rusted and in poor condition. A new historically accurate awning would be installed with appropriate materials. The project proposal states the materials that will be used are douglas fir and cedar. The total cost of repairs is \$5415.00, the eligible grant amount is \$2707.50.

The National Parks Historic Preservation Brief 44 "The Use of Awnings on Historic Buildings: Repair, Replacement and New Designs", Historic Preservation Brief 9 "The Repair of Historic Wooden Windows" and the Bloomington Architectural Review Guidelines state that it is important to evaluate the current state, age and style to determine whether it is appropriate for the home. Repair rather than replace awnings, if the awning is appropriate for the home is preferred. If replacement is necessary, materials should be appropriate for the home, the period it was built and complement the principle structure. Windows are a significant feature in historic homes, and should be repaired rather than rebuilt or replaced. The petitioner will be returning the windows to a more accurate and original state. Materials used should also be appropriate and respect the stylistic ideas of the home and the time period.

Analysis

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

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the materials are appropriate. Douglas fir and cedar will be used, these will be more historically accurate than what is present currently. Replacement materials should be, and appear to be, historically compatible. The standard is met.*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; care should be used to*

remove any rotted wood or materials. The project should include making repairs rather than replacing material when possible. The standard is met.

3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* Replacement materials should match originals in shape, size, and color as close as possible. The standard is met.
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the standard is recognized by the petitioner and met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* the petitioner is making efforts to maintain the historic character of the home, and restore features that will make the home more historically accurate. The standard is met.
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;* the work is being done to repair and replace deteriorating features, restore and maintain the historic characteristics of the home. The standard is met.
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken;* removal of any damaged material should be done with care so that the principle structure is not damaged. The standard is met.
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;* the standard is met.
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* Materials proposed are like materials and appropriate for the home. The standard is met.

STAFF RECOMMENDATION:

Staff finds the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends the Historic Preservation Commission approve the requested Certificate of Appropriateness (BHP-15-18) and Funk Grant (BHP-16-18) for \$2707.50.

Respectfully Submitted,

Izzy Rivera

Assistant City Planner

Attachments: Certificate of Appropriateness Application, Funk Grant Application, Proposed budget



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address: 931 W MacArthur Ave

Historic District (if applicable):

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

Year Built: 1906

Architectural Style: Modified Queen Anne

- attach photo of property front elevation here

Proposed Restoration Work: Repair, paint window casings; remove current awning over back door and replace

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Twenty-one windows on my house have replacement (vinyl) windows. When these windows were installed (before I owned the house), the owner installed aluminum casings over the original, exterior wood window frames. This method is historically inaccurate and causes the degradation of the original wood casings by trapping heat and moisture under the aluminum. I propose to remove these aluminum casings and make repairs to the wood where necessary. Because the original wood is not currently painted, I need to have this wood properly sealed and painted to match the current casings.

Second, I am proposing to remove the current roof awning over the house's rear door. The current awning (which is certainly old but not original) is metal and is seriously compromised by rust. Years of repainting and treatment are now failing and a replacement is necessary. I propose to replace it with a historically appropriate wooden awning, based on similar awnings on similarly styled homes, including Douglas fir bead board, cedar molding, and a pitch that matches the profile of the house's roof. Specifications for this awning are provided by Brad Williams in his attached quote.

Project Start Date: early Fall 2018

Expected Project Completion Date: early Fall 2018

Please attach the following information to the application.

☐ **Historic photos supporting the application (if available)**

Certificate of Appropriateness Application

Applicant Name: Lea Cline

Applicant Address: 931 W MacArthur Avenue

Phone:

Email:

Applicant Signature* Date

April 13, 2018

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☒ The project is an **exterior** preservation, restoration or rehabilitation project to:
 - The original structure, or;
 - Historically significant features of the property such as original fencing, or;
 - Architecturally compatible additions to the original structure, or;
 - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
- ☒ A Certificate of Appropriateness application has also been submitted for this project
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
- Non-historically significant auxiliary buildings.
- Non-historically significant features of the property such as fences, driveways and sidewalks.
- Landscaping

APPLICATION

Property Address: 931 W MacArthur Avenue

Historic District (if applicable):

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

Year Built 1906

Architectural Style: Modified Queen Anne

Cost of Proposed Work: \$5415.00

Grant Amount Requested: \$2707.50

- attach photo of property front elevation here

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

Proposed Restoration Work: Repair, paint window casings; remove current awning over back door and replace

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Twenty-one windows on my house have replacement (vinyl) windows. When these windows were installed (before I owned the house), the owner installed aluminum casings over the original, exterior wood window frames. This method is historically inaccurate and causes the degradation of the original wood casings by trapping heat and moisture under the aluminum. I propose to remove these aluminum casings and make repairs to the wood where necessary. Because the original wood is not currently painted, I need to have this wood properly sealed and painted to match the current casings.

Second, I am proposing to remove the current roof awning over the house's rear door. The current awning (which is certainly old but not original) is metal and is seriously compromised by rust. Years of repainting and treatment are now failing and a replacement is necessary. I propose to replace it with a historically appropriate wooden awning, based on similar awnings on similarly styled homes, including Douglas fir bead board, cedar molding, and a pitch that matches the profile of the house's roof.

Project Start Date: early Fall 2018

Expected Project Completion Date: early Fall 2018

Please attach the following information to the application.

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

☐ Historic photos supporting the application (if available)

Applicant Name: Lea Cline

Applicant Address: 931 W MacArthur Ave

Phone:

Email:

Applicant Signature

Date

April 13, 2018

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

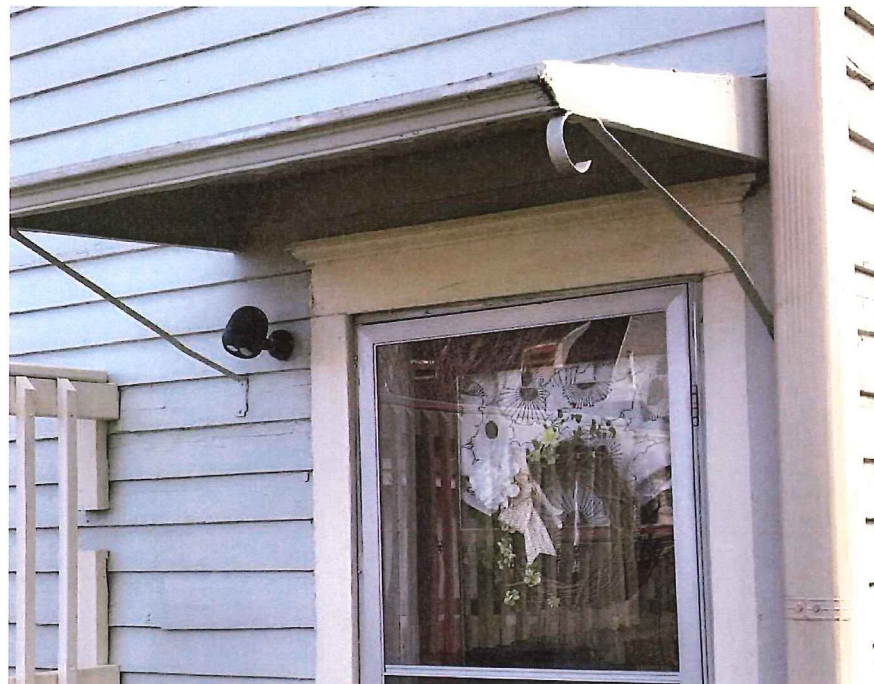
Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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

Current awning over back door:



Proposed awning for back door:



Current window with metal casing around exterior woodwork:



Detail of metal casing:



PROPOSAL



BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking
613 East Grove Street
Bloomington, IL 61701
Home ph.: 309-828-1506
Cell: 309-830-1706

Lea Cline
931 W. MacArthur, Bloomington, IL 61701
lea.cline@gmail.com

Window restoration and rear door awning roof

Phone: 512-203-6552

Date: 4-8-18

- Window: Remove aluminum and repair casings and sills (if required).
21 windows @ 2 hours per window..... \$1,680.00
- Scrape, prime and paint 21 windows, casings and sills...\$1,500.00
- Construct 3 feet deep by 5 feet wide hip roof awning over back door.
Ceiling construction, douglas fir bead board, fascia to be cedar, custom
made 3-inch cedar crown molding included. Roof shingles to match
house. Roof slope to be 12 in 12 to match house. Ceiling to be approx.
10 inches above door, or 8 feet off door sill. \$350.00 allowance for
brackets. Labor to build roof, including brackets.....\$1,460.00
- Materials for roof and brackets.....\$ 775.00

Total estimate for labor and materials: \$5,415.00

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____

**CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
JULY 19, 2018**

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-17-18	Certificate of Appropriateness	709 E. Taylor	Replace lattice work on north and east side of porch, replace porch floor boards	Izzy Rivera
BHP-18-18	Funk Grant	709 E. Taylor	Replace lattice work on north and east side of porch, replace porch floor boards	Izzy Rivera

REQUEST:	A Certificate of Appropriateness and Funk Grant for \$1765.00 for replacing lattice work with horizontal boards on north and east side and replace 12 porch floor boards on west, north and east sides of porch at 709 E. Taylor , Dimmitt's Grove Historic District, Vertical Plank Construction, c. 1852.
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STAFF RECOMMENDATION:	<i>Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness (BHP-17-18) and Funk Grant (BHP-18-18) for \$1765.00 for lattice and porch board repairs.</i>
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Sara Simpson and Darcy Ackley

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residence
with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 0.27 ac
PIN: 21-04-481-006

Historic District: Dimmitt's Grove Historic
District
Year Built: 1852
Architectural Style: Vertical Plank
Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2, Mixed Residence
South: R-1C, Single Family Residential
East: S-2, Public Lands
East: R-2, Mixed Residence
West: R-2, Mixed Residence

Land Uses

North: Single family homes
South: Single family homes
East: Church,
East: Retail, single family homes
West: Vrooman, single family homes

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Brief 45 "Preserving Historic Wooden Porches"

PROJECT DESCRIPTION:



The property was built c. 1852 and is located in the Dimmitt's Grove Historic District. The property has a wooden lattice porch. Parts of the porch and a window were repaired recently. The petitioner applied for a Certificate of Appropriateness and Funk Grant for \$1,525.00 to assist with those repairs. The lattice work on the porch and 12 floor boards are damaged. The petitioner is requesting a Certificate of Appropriateness and Funk Grant to cover the costs of replace the lattice caused by a groundhog, and the 12 deteriorating floor boards.

The estimated project costs are \$3,525.00 and the requested grant amount is \$1,765.00. The description of work outlined in the budget explains that all repairs will be done in green treated lumber. The National Parks Service Historic Preservation Brief 45 “Preserving Historic Wooden Porches” and the Bloomington Architectural Review Guidelines state that when replacement is needed it is a good opportunity to substitute material that is more decay resistant, as long as it conveys a close visual match. When replacing floorboards it is important to assess damage beneath the framing in order to prevent further damage or the replacement from failing.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* repairing of the lattice and floorboards should be done unless material cannot be repaired due to extreme deterioration. The standard is met.
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;* care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured. The standard is met.
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* the wood porch will maintain its original character. The petitioner is keeping with this tradition. The standard is met.
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the standard is recognized by the petitioner and met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* repairing where possible should take priority. The standard is met.

6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; repairing should be done where possible, however the boards and the lattice is broken and needs replacement in order to return the porch to its original state. All the replacements are being done with treated lumber. The standard is met.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; cleaning should be done with care, no abrasive materials should be used. The standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standard is met.*

STAFF RECOMMENDATION:

Staff finds the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends the Historic Preservation Commission approve the requested Certificate of Appropriateness (BHP17-18) and Funk Grant (BHP-18-18) for \$1,765.00.

Respectfully Submitted,

Izzy Rivera
Assistant City Planner

Attachments: Certificate of Appropriateness Application, Funk Grant Application, Proposed budget



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address:

Historic District (if applicable):

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

✓ Dimmitt's Grove

Year Built: 1852

Architectural Style: Vertical Plank Construction



Proposed Restoration Work: _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

- * Replace lattice work w/ horizontal boards on NORTH side of porch
- * Replace lattice work w/ horizontal boards on EAST side of porch
- * Replace 12 porch boards (floor) on west/north/east sides of porch (12 TOTAL)

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.



Historic photos supporting the application (if available)

Applicant Name: SARA SIMPSON / DAREN ACKLEY

Applicant Address: 709 E. Taylor St. - Blm, IL

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature* Date

[REDACTED] 6/1/18

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects, with a maximum grant amount of \$5,000 per project.

ELIGIBILITY

If your project does not meet all of the factors listed below, it is ineligible for Funk Grant funding:

- ☒ Property is zoned S-4, Local Historic Preservation District
- ☒ The project is an **exterior** preservation, restoration or rehabilitation project to:
 - The original structure, or;
 - Historically significant features of the property such as original fencing, or;
 - Architecturally compatible additions to the original structure, or;
 - A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house
- ☒ A Certificate of Appropriateness application has also been submitted for this project
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

- Significant additions to the original structure which are not architecturally compatible with the original structure.
- Non-historically significant auxiliary buildings.
- Non-historically significant features of the property such as fences, driveways and sidewalks.
- Landscaping

APPLICATION

Property Address:

Historic District (if applicable):

- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☐ East Grove Historic District
- ☐ Franklin Square Historic District
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District
- ✓ Dimmitt's Grove

Year Built 1852

Architectural Style: Vertical Plank Construction

Cost of Proposed Work: \$3,525⁰⁰

Grant Amount Requested: \$1,765⁰⁰



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

Proposed Restoration Work: _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

- * Replace lattice work with horizontal boards on NORTH side of porch
- * Replace lattice work with horizontal boards on EAST side of porch
- * Replace a total of 12 porch floor boards on west/north/east sides of porch

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.

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

☒ Historic photos supporting the application (if available)

Applicant Name: SARA SIMPSON / DARCY ACKLEY

Applicant Address: 109 E. Taylor St. - BLM, IL

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date

[REDACTED SIGNATURE] 6/13/18

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking
613 East Grove Street
Bloomington, IL 61701
Home ph: 309-828-1506
Cell: 309-830-1706

Darcy Ackley and Sara Simpson
709 E. Taylor St.
Bloomington, IL 61701

Porch repair, east side and north side

Phone: 827-5597

Date: 3-20-18, revision 3-23-18, &
revision 5-16-18

- Replace lattice work with horizontal boards on east side of porch...\$1,050.00
- Replace lattice work with horizontal boards on north side of porch...\$ 925.00
- Replace 12 porch floor boards on west side porch..... \$1,550.00

Total for materials and labor: \$3,525.00

Materials used will be green treated lumber.

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____

Date: _____

6/1/2018

Signature _____

Date: _____

6/1/2018

A close-up photograph showing a wooden lattice fence. In the foreground, several bricks are stacked and scattered on the ground, some partially covered by green leaves. The ground appears to be dirt or gravel.

Brieks Covering groundhog
holes on EAST side
of porch

A photograph showing a wooden porch with a lattice fence. The porch floor is made of wooden planks. The fence is made of wooden lattice. The ground outside the porch is covered with dirt and some green plants. A brick path leads from the porch towards the driveway.

EAST side of porch
+ driveway



front (North) side of
house

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
JULY 19, 2018

SUBJECT:	TYPE:	ADDRESS:	SUBJECT:	REPORT BY:
BHP-19-18	RUST <i>GRANT</i> \$1550.00	215 E Front St.	Windowsill repairs	Katie Simpson, City Planner
REQUEST:	A RUST Grant for \$1,550.00 to pay for labor and materials to repair and replace rotted wooden windowsills.			
STAFF RECOMMENDATION:	Staff recommends <i>approval</i> of the grant request (case BHP-08-18) to repair the rotted windowsills at 215 E. Front St., Harwood & Cass Building c. 1908 (Contributing).			



GENERAL INFORMATION

Owner and Applicant: James White

PROPERTY INFORMATION

Existing Zoning: B-3, Central Business

Existing Land Use: Antique Store

Property Size: 2,614 sqft

PIN: 21-04-413-020

Historic District: Downtown Bloomington

Year Built: c. 1908

Architectural Style: Commercial

Architect: Unknown; former Harwood & Cass Building.

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3 Central Business

South: B-3 Central Business

East: B-3 Central Business District

West: B-3 Central Business

Land Uses

North: Parking Lot/Restaurant

South: Parking Lot

East: Apartments

West: Mixed Use

Analysis:

Submittals

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

1. Application for Rust Grant
2. Proposed budget and work description
3. Historic photo
4. Site Photos and photos of proposed materials

PROJECT DESCRIPTION:

The subject property is 215 E Front St. is located on the south side of Front Street. This property is within the Downtown Historic District and the Rust Grant boundaries. The property was built around 1908 and is referred to as the Harwood & Cass Building in the Historic Preservation Plan. The structure is contributing to the Downtown Historic District. The building is a single story, brick building with a large, wooden and metal façade consisting of large glass display windows, large glass transom windows, wooden bulkheads, metal pillars, and wooden windowsills. The wooden windowsills are rotted with noticeable decay. The petitioner is requesting \$1,550.00 dollars to cover half of the costs of removing and storing the windows during construction, repairing the wooden windowsills, and reinstalling the windows. The petitioner received two quotes. The first quote is from Brad Williams Construction for \$3,100.00. The other quote was from Conrad Sheet Metal for about \$6,500.00 dollars.

Staff recommends the work proposed under former quote of \$3,100.00. The wood proposed for the project is white oak. Staff is unable to find a historic photo of the property. Nonetheless, the scope of work is limited to repairing and replacing the windowsills, if necessary; no work is proposed for the bulkheads or glass windows. In accordance with Preservation Brief 11 Rehabilitating Historic Storefronts, these elements should be preserved. The repaired storefront

should be painted in a color appropriate to the period of significance and complementary to the surrounding buildings and district.

Analysis

Action by Historic Preservation Commission:

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the retail use is appropriate. **The standard is met.***
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; The original display windows and transom windows will be preserved. The proposed materials are appropriate for the project. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the petitioner acknowledges the standard. Like and appropriate materials be used, the finished façade should be painted in a color appropriate for the district. **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; **the standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; The proposed work will be completed by hand and the petitioner acknowledges the standard. **The standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; The petitioner proposes repairing the rotted windowsills and replacing only when necessary. The windows must be removed to complete the project, but will be stored in a safe location and reinstalled after the sills are repaired. **The standard is met.***

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

STAFF RECOMMENDATION:

Staff **recommends approval** the petition for a Rust Grant for \$1,550.00 requested by James White, for windowsill repairs to the commercial structure (contributing) located at 215 E. Front Street, c 1908, Harwood & Cass Building.

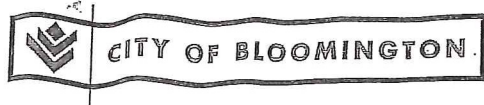
Respectfully Submitted,
Katie Simpson
City Planner

Attachments:

Rust Grant Application

Budget estimates

Photos of proposed work and materials



HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

The program provides funding for up to 50% of the total cost of eligible exterior projects within Bloomington's central downtown district. This grant offers a maximum award amount of \$25,000 per project. \$50,000.00 may be awarded to buildings determined by the Historic Preservation Commission to be in extreme and dangerous states of disrepair.

ELIGIBILITY

If your project does not meet all of the factors listed below, it may be ineligible for funding:

☒ Property is within the program's target area

☒ The project is an **eligible** preservation, restoration or rehabilitation improvement:

- Brick cleaning and tuck pointing
- Window restoration
- Painting
- Restoration or original architectural features visible from the street
- Signs
- Remodeling window display areas
- Exterior lighting
- Window and/or door replacement
- Awnings
- Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
- Detailed architectural design work
- Structural inspection or analysis by a licensed architect or engineer
- Asbestos and/or lead paint removal

☒ I am the owner of the property, or can provide consent from the owner.

☒ Work on this project has not been started nor been completed

☒ The project complies with the City of Bloomington Architectural Review Guidelines

☒ This project includes prevailing wages for labor

JUN 18 2018

APPLICATION

Property Address: 215 E Front

Year Built 1870?

Architectural Style: Victorian storefront

Architect: ?

Scope of work (please select the option that best describes the type of work):

Big sheet glass windows are
in installed on rotting wood

Cost of Proposed Work (Estimate 1): see B. Williams sheet

Cost of Proposed Work (Estimate 2):

Grant Amount Requested: Tot.

see B. Williams proposal

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

see B. Williams
prev proposal

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.

- Design plan
- Outline work specification prepared by an architect (if applicable)
- Overall budget for the project
- Minimum two (2) estimates for the project
- Sample materials (if possible)
- Historic photos of the subject property showing the appropriateness of improvements (when possible)

Applicant Name: Jim Jim White
 Applicant Address: 1215 13 Washington
 Phone: [REDACTED]
 Email: none

Applicant Signature

Date

[REDACTED]

June 20, 18

RETURN TO:

City Planner
 City of Bloomington Community Development Department
 115 E. Washington St. Suite 201
 Bloomington, IL 61701
 Phone: (309) 434-2341
 Email: ksimpson@cityblm.org

Submission Deadline	Hearing Date
12/22/2018	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

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking
613 East Grove Street
Bloomington, IL 61701
Home ph: 309-828-1506
Cell: 309-830-1706

Jim White
1215 E. Washington St.
Bloomington, IL 61701

215 E. Front/window sill repair

Phone: 309-662-1978

Date: 6-3-18

-Labor & materials to remove, store & reinstall store front glass panels.....\$1,250.00
-Labor & materials to repair rotted window sill (13 ½ ft.) & provide temporary waterproofing and security for openings.....\$1,850.00

Total for materials and labor: \$3,100.00

Materials used will be white oak.

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____



