



AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING

GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
THURSDAY, JULY 15, 2021, 5:00 P.M.

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/publiccomment at least 5 minutes before the start of the meeting.

4. **MINUTES** Review the minutes of the June 17, 2021 regular Historic Preservation Commission meeting.

5. **REGULAR AGENDA**

- A. **BHP-14-21** Consideration, review and action on a petition submitted by Kyle Glandon for a Rust Grant in the amount of \$25,000 for window and door replacement to storefront façade, for the property located at 236 E Front St (PIN: 21-04-409-012), National Register Central Business District, Williams Horse Hospital, c. 1883 (C) (Ward 6). **Tabled from 05/20/21 & 6/17/21 - WITHDRAWN**
- B. **BHP-21-21** Consideration, review and action on a petition submitted by Kyle & Rachael Kapper for a Certificate of Appropriateness for exterior painting, for the property located at 210 E Chestnut St (PIN: 21-04-205-012), Franklin Square Historic District, Federal style with Queen Anne elements, Luman Burr House, c. 1864, architect Hays and Evans Contracting Company (Ward 4).
- C. **BHP-22-21** Consideration, review and action on a petition submitted by Kyle & Rachael Kapper for a Funk Grant in the amount of \$5,000.00 for exterior painting, for the property located at 210 E Chestnut St (PIN: 21-04-205-012), Franklin Square Historic District, Federal style with Queen Anne elements, Luman Burr House, c. 1864, architect Hays and Evans Contracting Company (Ward 4).

6. **OLD BUSINESS**

7. **NEW BUSINESS**

- A. Historic Preservation Plan Draft

8. **ADJOURNMENT**



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MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL**

THURSDAY, JUNE 17, 2021 5:00 P.M.

**THIS MEETING WAS HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with Assistant City Planner Caitlin Kelly, Assistant Director Kimberly Smith, Commissioner Georgene Chissell, and Application Specialist Joni Gerard attending in-person in City Hall's Council Chambers at 5:04 p.m., Thursday, June 17, 2021.

The meeting was called to order by Vice Chair Koos and livestreamed to the public at www.cityblm.org/live.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Absent
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Vice Chair	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

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MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, JUNE 17, 2021

COVID-19

This meeting was held virtually via live stream pursuant to the gubernatorial executive order 2021-06. Public comment was accepted up until 15 minutes before the start of the meeting.

PUBLIC COMMENT

No public comment.

MINUTES

The Commission reviewed the minutes of the May 20, 2021 regular Historic Preservation Meeting. Ms. Graehling added that more detail regarding the discussion of Historic Preservation Month activities should be reflected in the minutes, and that the website still needed to be updated with information about the winners of the 2020 Heritage Awards. Ms. Chissell motioned to accept the minutes as amended. Ms. Graehling seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

REGULAR AGENDA

- A. BHP-10-21** Consideration, review and action on a petition submitted by Anthony Seckler for a Certificate of Appropriateness for tuckpointing, for the property located at 905 E Jefferson St (PIN: 21-03-303-003), Davis-Jefferson District, Queen Anne form, Edmond O'Connell House, c. 1893-95 (Ward 4). Tabled from 05/20/21.

Ms. Kelly introduced the case and stated that no new information had been received.

Anthony Seckler, the petitioner, was sworn in for testimony. He outlined the email he received from his contractor detailing the specifics of the work proposed. A softer, clay floater brick similar to what is currently in place on the structure would be used as a replacement where needed.

Vice Chair Koos inquired about the acid wash and mortar mix proposed in the scope of work. Mr. Seckler stated a softer mix including less Portland cement would be used. Mr. Koos requested that Mr. Seckler forward the email he received from the contractor to Ms. Kelly to be included in the record.

Mr. Koos asked about the experience of the mason. Mr. Seckler stated he had over thirty years of experience. Ms. Graehling inquired about the acid wash proposed. Mr. Seckler said that muriatic acid at a 12:1 ratio would be used.

Ms. Peters motioned to accept the findings of fact and approve the Certificate of Appropriateness. Ms. Chissell seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

- B. BHP-11-21** Consideration, review and action on a petition submitted by Anthony Seckler for a Funk Grant in the amount of \$925.00 for tuckpointing for the property

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MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

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located at 905 E Jefferson St (PIN: 21-03-303-003), Davis-Jefferson District, Queen Anne form, Edmond O'Connell House, c. 1893-95 (Ward 4). Tabled from 05/20/21.

Ms. Chissell motioned to accept the findings of fact and approve the requested Funk Grant. Ms. Graehling seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

- C. BHP-14-21** Consideration, review and action on a petition submitted by Kyle Glandon for a Rust Grant in the amount of \$25,000 for window and door replacement to storefront façade, for the property located at 236 E Front St (PIN: 21-04-409-012), National Register Central Business District, Williams Horse Hospital, c. 1883 (C) (Ward 6). **Tabled from 05/20/21.**

Mr. Glandon, the petitioner, requested that the item be tabled to the July 15th Historic Preservation Commission meeting. Mr. Koos encouraged the commissioners to visit the storefront and view the historic windows in the meantime.

- D. BHP-16-21** Consideration, review, and action on a petition submitted by Tim Maurer on behalf of Clayton Jefferson, LLC for a Certificate of Appropriateness for storm window replacement, for the property located at 319 E Chestnut Street (PIN: 21-04-209-007), Franklin Square Historic District, Italianate variation, Francis Funk House, c. 1875 (Ward 4).

Ms. Kelly presented the staff report with a recommendation of approval of the Certificate of Appropriateness.

Brad Williams, the contractor, was sworn in for testimony. He affirmed that the current request deals with the west side of the duplex, where the previous case for this address heard in March dealt with the east side. Mr. Williams mentioned that the structure has nearly 100 windows.

Ms. Graehling motioned to accept the findings of fact and approve the Certificate of Appropriateness. Ms. Peters seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

- E. BHP-17-21** Consideration, review, and action on a petition submitted by Tim Maurer on behalf of Clayton Jefferson, LLC for a Funk Grant in the amount of \$5,000.00 for storm window replacement, for the property located at 319 E Chestnut Street (PIN: 21-04-209-007), Franklin Square Historic District Italianate variation, Francis Funk House, c. 1875 (Ward 4).

Ms. Kelly presented the staff report and recommendation of approval. Ms. Chissell motioned to accept the findings of fact and approve the Funk Grant as requested. Ms. Graehling seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

- F. BHP-18-21** Consideration, review and action on a petition submitted by Mark Haggerty for a Certificate of Appropriateness for exterior painting, for the property located at 1001 E. Jefferson Street (PIN: 21-03-304-001), Davis-Jefferson District, Queen Anne form, Madison P. Carlock House, c. 1894 (Ward 4).

Ms. Kelly presented the staff report and positive recommendation.

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MEETING MINUTES

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Mr. Koos swore in Mark Haggerty, the petitioner. Mr. Haggerty spoke to his intention to repaint the house himself with the help of his children. He mentioned that the soffits must also be repaired. Mr. Koos stated that the soffits would require a separate Certificate of Appropriateness as the scope of their repair was not included in the current case.

Ms. Graehling suggested consulting with the Old House Society for assistance in repainting. Mr. Haggerty stated that he has prior experience with similar work.

Ms. Chissell asked why an acrylic rather than oil paint is proposed. Mr. Haggerty replied that he chose a combination primer and paint product but would opt for a separate oil paint if need be. Mr. Koos pointed out that the Secretary of Interior standards date to 1962, and that advancements in paint products have been made since that time; however, oil paint would adhere better to previous coats of oil paint. Mr. Haggerty was unsure of the composition of the previous coats of paint. Ms. Kelly confirmed there is no previous Certificate of Appropriateness for this property on record that might determine what kind of paint has been used.

Mr. Koos asked whether Mr. Haggerty would utilize power washing. Mr. Haggerty affirmed he would be removing peeling paint via hand scraping.

Ms. Graehling motioned to accept the findings of fact and approve the Certificate of Appropriateness. Ms. Chissell seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

G. BHP-20-21 Consideration, review and action on a petition submitted by Matt Erickson for a Rust Grant in the amount of \$1,300.00 for window replacement at 212 N. Roosevelt Ave (PIN: 21-04-307-002), National Register Central Business District, c. 1923, Architect Arthur Pillsbury. (Ward 6).

Ms. Kelly gave the staff report alongside a recommendation of approval. Mr. Koos mentioned that the building was originally constructed in 1845 and altered in 1923.

Mr. Erickson, the petitioner, was not present.

Ms. Graehling expressed concern over the longevity of the proposed vinyl windows. Mr. Koos responded that the proposal was likely related to an immediate need for sealing. Ms. Smith reviewed the Rust Grant criteria as related to the questions.

Ms. Graehling spoke to her desire to identify a higher quality window without making the project cost prohibitive for the applicant. She stated that a more comprehensive replacement project would ideally be undertaken.

Ms. Peters mentioned that the proposed vinyl windows won't rot, as opposed to wooden windows, and that they have a lifetime warranty.

Mr. Koos suggested that the grant be approved with an encouragement of a subsequent request for a structural review to be undertaken. Ms. Peters made the motion. Ms. Chissell seconded. Roll call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Vice Chair Koos - Yes. The motion was approved. (4-0-0)

DRAFT

MEETING MINUTES

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OLD BUSINESS

Ms. Graehling reiterated the importance of getting the Heritage Award information online. Staff agreed to update the website as soon as possible.

Mr. Koos requested a guidance sheet on how to run Commission meetings.

The Commission requested that the Historic Preservation Plan update be placed on the agenda for the July meeting.

Mr. Erickson, petitioner for BHP-20-21, joined the call. The Commission discussed their desire for a more comprehensive window plan to be undertaken in the future. Mr. Erickson agreed.

NEW BUSINESS

No items.

ADJOURNMENT

The meeting was adjourned at 5:30.



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 17, 2021
CASE NO: BHP-14-21, Certificate of Appropriateness
REQUEST: Consideration, review and action on a petition submitted by Kyle Glandon for a Rust Grant in the amount of \$25,000 for window and door replacement to storefront façade, for the property located at 236 E Front St (PIN: 21-04-409-012), National Register Central Business District, Williams Horse Hospital, c. 1883 (C) (Ward 6).



Above: The subject property at 236 E. Front Street

This case was originally heard by the Commission on May 20, 2021 and was tabled to the June 17, 2021 Historic Preservation Commission meeting. The petitioner subsequently requested to table this request until the July 15, 2021 meeting and has since withdrawn the petition from consideration. The written request for withdrawal is attached to this memo.

Caitlin Kelly

From: Kyle Glandon [REDACTED] >
Sent: Tuesday, July 6, 2021 4:38 PM
To: Kimberly Smith
Cc: Caitlin Kelly
Subject: Re: Rust Grant request - 236 E Front Street

Kimberly,

Please withdraw our application for the Harriet Fuller Rust Grant. We've begun demolition and are proceeding with a thermally broken aluminum system with insulated glass. This standard storefront system is within our budget so we're happy to proceed without the assistance of the grant. Thanks for your assistance during this process.

Kyle Glandon AIA
[REDACTED]



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: July 15, 2021
CASE NO: BHP-21-21, Certificate of Appropriateness
REQUEST: Consideration, review and action on a petition submitted by Kyle & Rachael Kapper for a Certificate of Appropriateness for exterior painting, for the property located at 210 E Chestnut St (PIN: 21-04-205-012), Franklin Square Historic District, Federal style with Queen Anne elements, Luman Burr House, c. 1864, architect Hays and Evans Contracting Company (Ward 4).



Above: The subject property at 210 E Chestnut Street.

PROPERTY INFORMATION

Subject property: 210 E Chestnut Street, Luman Burr House
Applicant: Kyle and Rachel Kapper
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 155' x 165' (25,652 square feet)
PIN: 21-04-205-012

HISTORICAL INFORMATION

Year Built: c. 1864
Architectural Style: Federal style with Queen Anne elements
Architect: Hays and Evans Contracting Company, Arthur L. Pillsbury (1921 remodel)
Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 with S-4 Overlay	Single- and two-family homes
South	R-2 with S-4 Overlay, B-2 Local Commercial	Multi-family housing, personal services
East	P-2 with S-4 Overlay, R-2 with S-4 Overlay,	Franklin Square Park,
West	C-1 Office, P-1 University, B-1 General Commercial	Performing arts, vacant (formerly residential hall), financial services

PROJECT DESCRIPTION

Background:

The Luman Burr House was constructed circa 1864 in the Federal style by the Hays and Evans Contracting Company. It was remodeled in 1921 by Arthur Pillsbury, who added Queen Anne elements to the exterior of the structure. Previously used as a bed and breakfast, it is currently in use as a single-family home. The subject property is designated as a local landmark with the S-4 Historic Preservation Zoning Overlay District and contributes to the Franklin Square Historic District. The property has been the subject of one previous Historic Preservation Commission case in 2020, having been granted a Certificate of Appropriateness and Funk Grant for repair of the structure's exterior woodwork.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness to repaint the exterior wooden features of the home, including the shutters, soffits, and ridge cap. The most recent coat of paint is in a state of deterioration, exhibiting flaking and wear, and contrasts with the recently repaired woodwork. Jacob Porter Painting has been contracted to perform the work, which entails hand-scraping loose and peeling paint, priming all bonewood surfaces with oil, and applying two coats of SuperPaint, an acrylic latex combination paint and primer, to other oil surfaces. The ridge cap will be sanded and the soffits caulked prior to being primed and painted. The shutters will also be painted.

The City of Bloomington's Architectural Review Guidelines primarily stipulate which types of paint are appropriate to use depending on the circumstances, as well as acceptable methods of removing paint from historic structures. The color of paint proposed is not regulated by the Historic Preservation Ordinance, nor has it been specified by the applicants.

The National Park Service's Preservation Brief 10 provides additional guidance on repainting historic structures, cautioning that paint buildup exceeding 1/16" in thickness (approximately 16 to 30 layers) can cause cracking and peeling. The brief additionally recommends manually scraping or sanding loose paint when limited paint removal is needed. It also suggests that oil paints (or an oil-based primer followed by latex paint) be used, assuming that the existing topcoat of the historic structure is oil-based.

The scope of work proposed by the applicant complies with much of the Paint Policy as outlined in the Architectural Review Guidelines. However, the proposal is not fully in adherence with the guidelines presented in Preservation Brief 10, as acrylic paint is proposed to be used on oil-based surfaces. The Commission may consider adding a condition that an oil- rather than acrylic-based primer be used.

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. **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.* No changes to the distinctive architectural features of the home are proposed. The existing paint is deteriorated, and staff has no record of a prior Certificate of Appropriateness granted at this property for painting. Repainting the home's exterior will renew the aesthetic appeal of the historic structure. **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 proposed work does not alter the earlier appearance of the building, except perhaps in terms of the shade of paint used. Paint color is not regulated by the Historic Preservation Commission. **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 structure has previously undergone the repair of its exterior woodwork, including the soffits, fascia, crown, eaves, and shutters. The primary change entailed in the proposed scope of work is the shades of paint used, a detail not regulated by the Commission. **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.* Prior to priming and repainting, loose paint shall be scraped off and sanded by hand. These methods are recommended by both the Architectural Review Guidelines and the National Park Service's Preservation Brief 10 regarding exterior painting of historic structures. **The standard is met.**
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.* **The standard is not applicable.**
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 applicant proposes to scrape and sand off loose paint by hand, methods of paint removal recommended by the Architectural Review Guidelines and the National Park Service. High-pressure washing will not be utilized. **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 not applicable.**
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 proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features. **The standard is met.**

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Paint Policy as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Kyle & Rachael Kapper for a Certificate of Appropriateness for exterior painting, for the property located at 210 E Chestnut St (PIN: 21-04-205-012), Franklin Square Historic District, Federal style with Queen Anne elements, Luman Burr House, c. 1864, architect Hays and Evans Contracting Company (Ward 4).

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials (see BHP-22-21)



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:

210 E. Chestnut St.
Bloomington, IL 61701

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 1864

Architectural Style: Italianate



Proposed Restoration Work:

Paint full exterior (except brick)

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Paint of exterior needed due to wear, flaking, replaced carpentry from restoration work (soffits : eaves down to exterior cellar doors) and, in the case of the ridge cap, rust. Project will include (see attached quote from Jacob Porter Painting):

- Powerwash : Removal of Dead Vines
- Sand, prime, & paint ridge cap, which will require the rental of a lift
- Painting all shutters
- Scrape, caulk, prime and paint soffits : eaves

Project Start Date: August 2021

Expected Project Completion Date: October 2021

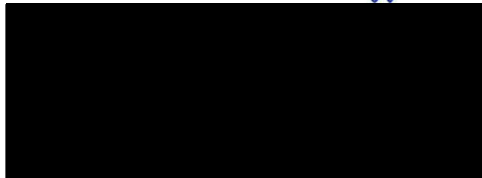
Please attach the following information to the application.

- ☐ Historic photos supporting the application (if available)

Unfortunately, no historic photos of this house have been identified, per the "B-N lost" book.

Applicant Name: Kyle & Rachael Kapper

Applicant Address:



Phone:

Email:

Applicant Signature* Date

[Redacted Signature]

6/4/2021

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
12/24/2018	1/17/2019
1/28/2019	2/21/2019
2/18/2019	3/21/2019
3/25/2019	4/18/2019
4/22/2019	5/16/2019
5/24/2019	6/20/2019
6/24/2019	7/18/2019
7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: July 15, 2021
CASE NO: BHP-22-21, Funk Grant
REQUEST: Consideration, review and action on a petition submitted by Kyle & Rachael Kapper for a Funk Grant in the amount of \$5,000.00 for exterior painting, for the property located at 210 E Chestnut St (PIN: 21-04-205-012), Franklin Square Historic District, Federal style with Queen Anne elements, Luman Burr House, c. 1864, architect Hays and Evans Contracting Company (Ward 4).



Above: The subject property at 210 E Chestnut Street.

PROPERTY INFORMATION

Subject property: 210 E Chestnut Street, Luman Burr House
Applicant: Kyle and Rachael Kapper
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 155' x 165' (25,652 square feet)
PIN: 21-04-205-012

HISTORICAL INFORMATION

Year Built: c. 1864
Architectural Style: Federal style with Queen Anne elements
Architect: Hays and Evans Contracting Company, Arthur L. Pillsbury (1921 remodel)
Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 with S-4 Overlay	Single- and two-family homes
South	R-2 with S-4 Overlay, B-2 Local Commercial	Multi-family housing, personal services
East	P-2 with S-4 Overlay, R-2 with S-4 Overlay,	Franklin Square Park,
West	C-1 Office, P-1 University, B-1 General Commercial	Performing arts, vacant (formerly residential hall), financial services

PROJECT DESCRIPTION

Background:

The Luman Burr House was constructed circa 1864 in the Federal style by the Hays and Evans Contracting Company. It was remodeled in 1921 by Arthur Pillsbury, who added Queen Anne elements to the exterior of the structure. Previously used as a bed and breakfast, it is currently in use as a single-family home. The subject property is designated as a local landmark with the S-4 Historic Preservation Zoning Overlay District and contributes to the Franklin Square Historic District. The property has been the subject of one previous Historic Preservation Commission case in 2020, having been granted a Certificate of Appropriateness and Funk Grant for repair of the structure's exterior woodwork.

Petitioner's request:

The applicant is requesting a Funk Grant in the amount of \$5,000.00 to repaint the exterior wooden features of the home, including the shutters, soffits, and ridge cap. The most recent coat of paint is in a state of deterioration, exhibiting flaking and wear, and contrasts with the recently repaired woodwork. Jacob Porter Painting has been contracted to perform the work, estimated at \$12,800 total for labor and materials. As the structure is owner-occupied, the project does not require prevailing wage. The amount requested is an eligible expense under the Funk Grant Guidelines.

The scope of work entails hand-scraping loose and peeling paint, priming all bonewood surfaces with oil, and applying two coats of SuperPaint, an acrylic latex combination paint and primer, to other oil surfaces. The applicants also propose to utilize power washing in order to remove dead vines from the surface of the structure. The ridge cap will be sanded and the soffits caulked prior to being primed and painted. The shutters will also be painted.

The City of Bloomington's Architectural Review Guidelines primarily stipulate which types of paint are appropriate to use depending on the circumstances, as well as acceptable methods of removing paint from historic structures. The color of paint proposed is not regulated by the Historic Preservation Ordinance, nor has it been specified by the applicants.

The National Park Service's Preservation Brief 10 provides additional guidance on repainting historic structures, cautioning that paint buildup exceeding 1/16" in thickness (approximately 16 to 30 layers) can cause cracking and peeling. The brief additionally recommends manually scraping or sanding loose paint when limited paint removal is needed. It also suggests that oil paints (or an oil-based primer followed by latex paint) be used, assuming that the existing topcoat of the historic structure is oil-based.

The scope of work proposed by the applicant complies with much of the Paint Policy as outlined in the Architectural Review Guidelines. However, the proposal is not fully in adherence with the guidelines presented in Preservation Brief 10, as acrylic paint is proposed

to be used on oil-based surfaces. The Commission may consider adding a condition that an oil- rather than acrylic-based primer be used.

STANDARDS FOR REVIEW

A project's eligibility for Funk Grant funding is determined by the following factors:

1. *Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program. **The standard is met.***
2. *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.*
3. *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. **The standard is not applicable.***
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. (Note: painting, staining and related-tasks will be considered as a single project per property.) Staff has no record of a Funk Grant having previously been issued at this property for an exterior painting project. **The standard is met.***
5. *Project expenses eligible for grant program funds include:*
 - a. *Professional architectural services,*
 - b. *Materials, and*
 - c. *Skilled labor. 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 except for owner-occupied single-family residences and owner-occupied multi-family residences.*
 - i. *Sweat equity is not eligible for grant reimbursement. **No sweat equity will be funded.***
 - ii. *Labor costs below prevailing wage are not eligible for grant reimbursement. **Prevailing wage is not required.***

Limitations:

6. *No interior work is eligible for the grant. No interior work is indicated or requested.*
7. *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. A Certificate of Appropriateness is being sought concurrently with this application (see BHP-21-21).*
8. *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. This standard is not applicable.*
9. *Funding assistance is not available to exterior projects on:*
 - a. *Significant additions to the original structure which are not architecturally compatible with the original structure.*
 - b. *Non-historically significant auxiliary buildings.*
 - c. *Non-historically significant features of the property such as fences, driveways and sidewalks.*
 - d. *Landscaping.*
10. *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. The standard is not applicable.*
11. *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. No sweat equity will be funded.*
 - 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. Prevailing wage is not required.*

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Paint Policy as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Funk Grant. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Consideration, review and action on a petition submitted by Kyle & Rachael Kapper for a Funk Grant in the amount of \$5,000.00 for exterior painting, for the property located at 210 E Chestnut St (PIN: 21-04-205-012), Franklin Square Historic District, Federal style with Queen

Anne elements, Luman Burr House, c. 1864, architect Hays and Evans Contracting Company (Ward 4).

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Funk Grant application
- Supplementary application materials



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:

210 E. Chestnut St.
Bloomington, IL 61701

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 1864

Architectural Style: Italianate

Cost of Proposed Work: \$12,800

Grant Amount Requested: \$5,000



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

Proposed Restoration Work: Paint of full exterior (except brick)

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Paint of exterior needed due to wear, flaking, replaced carpentry from restoration work (soffits : eaves down to exterior cellar doors) and, in the case of the ridge cap, rust. Project will include (see attached quote from Jacob Porter Painting):

- Power wash : Removal of Dead Vines
- Sand, prime, & paint ridge cap, which will require the rental of a lift
- Painting all shutters
- Scrape, caulk, prime, and paint soffits & eaves

Project Start Date: August 2021

Expected Project Completion Date: October 2021

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: *Kyle & Rachael Kapper*

Applicant Address:

Phone:

Email:

Applicant Signature - Date

6/4/2021

RETURN TO:

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

Proposal

TO Kyle		PROPOSAL NO.	DATE 5-13-21
ADDRESS 210 E Chestnut		BID NO.	ARCHITECT
CITY, STATE Bloomington IL		WORK TO BE PERFORMED AT:	
PHONE NO. [REDACTED]		ADDRESS	
		CITY, STATE	
		DATE OF PLANS July 19th 2021	

We hereby propose to furnish the materials and perform the labor necessary for the completion of **Painting of all Exterior wood Surfaces. All Loose/peeling paint will be removed. All Barewood to be Oil primed. 2 Coats of Superpaint will be Applied to all Surfaces.**

Area below for additional description and/or drawings:

- Powerwash/Vine Removal \$1300.00
- Sand, Prime and Paint RidgeCap \$3200.00
- Painting of all shutters \$500.00
- Scrape, Caulk, Prime, paint all soffits and Eaves 1 color \$6,200.00
- * Nothing inside the storm windows will be painted
- * Lift will be required for work on Ridge Cap and Hard to Reach Areas.
1 month Rental \$1600.00
- Total \$12,800.00**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **\$12,800** 25% Down Remaining Due upon Completion
Dollars (\$) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____

Per _____

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date _____









HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 17, 2021
RE: Historic Preservation Plan update

More information to come.