



**AGENDA
HISTORIC PRESERVATION
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, JUNE 20, 2019 at 5:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES Review the minutes of the May 16, 2019 meeting of the Bloomington Historic Preservation Commission. Review the minutes of the May 30, 2019 Special Meeting of the Bloomington Preservation Commission.

5. REGULAR AGENDA

A. BHP-11-19 Consideration, review and action on an application submitted by Jimmy Mapugay for a Rust Grant request of \$50,000.00 for roof replacement at 615 N. Main St., *former Grand Café*, c. 1975.

B. BHP-13-19 Consideration, review and action on an application submitted by Anthony Seckler for a Certificate of Appropriateness request to repair and replace the exterior overhang fascia, soffits, and crown molding and flat metal shelf roofing at 905 E. Jefferson St., *Davis-Jefferson Historic District*, c. 1888-1889 *Queen Anne Variant*.

C. BHP-14-19 Consideration, review and action on an application submitted by Anthony Seckler for a FUNK grant request in the amount of \$5000.00 to repair and replace the exterior overhang fascia, soffits, and crown molding and flat metal shelf roofing at 905 E. Jefferson St., *Davis-Jefferson Historic District*, c. 1888-1889 *Queen Anne Variant*.

D. BHP-16-19 Consideration, review and action on an application submitted by Andy Streenz for a Certificate of Appropriateness request to repair and replace, as needed, the window sills, column pedestals, porch roof, and to re-pitch porch roof and re-rope windows at 611 N Lee St, *Henry Behr Home* c. 1884-1885 *Queen Anne*.

E. BHP-17-19 Consideration, review and action on an application submitted by Andy Streenz for a FUNK grant request in the amount of \$2,687.50 to repair and replace,

as needed, the window sills, column pedestals, porch roof, and to re-pitch porch roof and re-rope windows at *611 N Lee St, Henry Behr Home c. 1884-1885 Queen Anne*.

F. BHP-18-19 Consideration, review and action on an application submitted by Mark Branham for a Certificate of Appropriateness request to repair and replace, as needed, the fire damaged roof and rafters at *605 E Front St. the George Hanna House, Swiss chalet variant, Reeves and Baillie architects.* .

G. BHP-19-19 Consideration, review and action on an application submitted by Mark Branham for a FUNK grant request in the amount of \$5000.00 to repair and replace, as needed, the fire damaged roof and rafters at *605 E Front St. the George Hanna House, Swiss chalet variant, Reeves and Baillie architects.*

6. OTHER BUSINESS

A. Remaining RUST Funds for FY20 \$150,00.00

B. Remaining FUNK Funds for FY20 \$22,344.62

7. NEW BUSINESS

A. Election of chair and vice chair

8. ADJOURNMENT

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, MAY 16, 2019 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, Mr. Paul Scharnett, Ms. Georgene Chissell (5:15 PM)

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

OTHERS PRESENT: Mr. Bob Mahrt, Community Development Director, Ms. Katie Simpson, City Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:00 P. M.

ROLL CALL: Ms. Simpson called the roll. Four members were initially present and quorum was established.

PUBLIC COMMENT:

Tim Maurer, 319 East Chestnut, presented personal correspondence, along with Code Enforcement Division documents regarding 809 North McLean Street.

MINUTES:

The Commission reviewed the minutes of the April 18, 2019 meeting. The scrivener errors were presented to staff for revision. Mr Elterich motioned to approve the minutes as corrected. Seconded by Mr. Scharnett. The motion was approved by voice vote.

REGULAR AGENDA:

BHP-07-19 Consideration, review and approval of a Certificate of Appropriateness application for masonry repairs to the porch pillars and foundation, wall repairs, and stairwell repairs at 401 W. Graham St., Horatio G. Bent House, N. Roosevelt Ave Historic District, Greek Revival w/ Gothic Revival Porch and Italianate eave brackets, c. 1854.

BHP-08-19 Consideration review and approval of a Funk Grant application in the amount of \$5000.00 for masonry repairs to the porch pillars and foundation, wall repairs, stairwell repairs at 401 W. Graham St., Horatio G. Bent House, N. Roosevelt Ave Historic District, Greek Revival w/ Gothic Revival Porch and Italianate eave brackets, c. 1854.

Ms. Simpson presented the cases. Staff supports the Certificate of Appropriateness and the Funk Grant for \$5,000.

Mark Branham was present to speak on the case. The Commission and Mr. Branham discussed the various elements of the masonry repair project. There was discussion on the pier footings and the use of non-cement, lime mortar mix below grade. There was discussion on porch skirting and lattice. It was recommended that Mr. Branham contact the McLean County Museum of History regarding historic photographs for the porch details.

Mr. Scharnett motioned to approve case BHP-07-19 for the Certificate of Appropriateness for masonry repairs to the porch pillars and foundation, masonry wall repairs and basement stairwell repairs at 401 W. Graham. Seconded by Mr. Sturgeon. The motion was approved (5-0), with the following votes cast on roll call: Mr Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Elterich motioned to approve case BHP-08-19 for a Funk Grant for \$5,000 for masonry repairs to the porch pillars and foundation, wall repairs and basement stairwell repairs at 401 W. Graham. Seconded by Ms. Chissell. The motion to table action was approved (5-0), with the following votes cast on roll call: Mr Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

BHP-09-19 Consideration, review and approval of a Certificate of Appropriateness application for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson St, David Davis III & IV House, Davis-Jefferson Historic District, Georgian Revival, c. 1872 (George Harvey architect for a major addition in 1898).

BHP-10-19 Consideration, review and approval of a Certificate of Appropriateness application for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson St, David Davis III & IV House, Davis-Jefferson Historic District, Georgian Revival, c. 1872 (George Harvey architect for a major addition in 1898).

Ms. Simpson presented the cases. Staff supports the Certificate of Appropriateness and the Funk Grant in the requested amount of \$1,500.

Chris Nyweide was present to speak on the case. The Commission and Mr. Nyweide discussed the various elements of the porch roof repair project. There was discussion on color choices, appropriate slope for drainage on the flat porch roof, and the intended transition material to be used between the siding and roof system. The Commission requested that the details on the transition be reviewed and approved by Staff prior to roofing permit being issued.

There was further discussion from the Commission on the total project cost being approximately \$5,310.78 and the potential of increasing the grant amount to 50% of the total project cost.

Mr. Scharnett motioned to approve case BHP-09-19 for the Certificate of Appropriateness for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson Street with a condition that the transition detail be reviewed/approved by Staff prior to roofing permit issuance. Seconded by Ms. Chissell. The motion was approved (5-0), with the

following votes cast on roll call: Mr Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

Mr. Sturgeon motioned to approve case BHP-10-19 for a Funk Grant in an amount not to exceed 50% of the total project cost of \$5,310.78 for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson Street Seconded by Ms. Chissell. The motion was approved (5-0), with the following votes cast on roll call: Mr Sturgeon—yes;; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

OTHER BUSINESS:

Heritage Awards Ceremony Recap: There was general discussion on the success of the Heritage Awards ceremony held on May 14, 2019.

National Preservation Month Recap: Chairperson Graehling discussed the acceptance of the Proclamation for National Preservation Month and her presentation before the City Council on May 13, 2019.

NEW BUSINESS:

Reappointment of Sherry Graehling for three-year term to expire on April 30, 2022: The Commission members acknowledged Chairperson Graehling's reappointment.

Election of Chairperson: There was general discussion on appointing a new chairperson, as Chairperson Graehling's term as chairperson had expired. Due to lack of full Commission membership present there was consensus to table action until the next meeting. Chairperson Graehling would continue to serve until the new chairperson is elected.

Mr. Elterich motioned to table the election of the chairperson. Seconded by Mr. Scharnett. The motion to table action was approved (5-0), with the following votes cast on roll call: Mr Sturgeon—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

ADJOURNMENT:

Mr. Elterich motioned to adjourn. Seconded by Mr. Scharnett. The meeting was adjourned at 5:58 P.M. by voice vote.

Respectfully Submitted,
Bob Mahrt, Community Development Director

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING,
THURSDAY, MAY 30, 2019 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich, Mr. Paul Scharnett, Ms. Ann Bailen, and Ms. Georgene Chissell

MEMBERS ABSENT: Mr. Levi Sturgeon, Ms. Lea Cline

OTHERS PRESENT: Mr. Bob Mahrt, Community Development Director, Ms. Katie Simpson, City Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:00 P. M.

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

PUBLIC COMMENT: None

MINUTES: No prior meeting Minutes were reviewed at the Special Meeting.

REGULAR AGENDA:

BHP-15-19 Public Hearing, review and action on a demolition permit submitted by Rick Feeney, requesting demolition of a garage-carriage house at 27 White Place.

Chairperson Graehling opened the public hearing and provided an overview of the Demolition Review process. Ms. Simpson presented the staff report. Staff had identified that several criteria for consideration as an historical and architecturally significant building were evident.

Phyliss Feeney was present to speak on the case. Ms. Feeney indicated that the residence includes four rental units. Her husband, Rick Feeney, had utilized the accessory carriage house for work space during the house renovations, but now they only use it for storage since they consider the building to be unsafe. They had made repairs in the past, but the accessory structure has fallen into a state of disrepair and they did not have funds available to restore the building.

There was general discussion on the potential use of the structure, which is limited to an accessory use serving the property. In addition, there was discussion on eligibility for a Funk Grant, but the property would need to have the S-4 Historic Preservation District overlay to be eligible. There was discussion on the age of the accessory structure, with consensus being that construction time frame would appear to be consistent with the residence.

The Commission separately reviewed each of the criteria for consideration and found that criteria #1 thru #9 were met. The criteria #10 related to its suitability of restoration would need further review.

Mr. Scharnett motioned that the accessory carriage house structure was historically and architecturally significant. Seconded by Ms. Bailen. The motion was approved 5-0 with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

There was further discussion on appointing a Demolition Review sub-committee to conduct a site visit and review the structural integrity of the carriage house with staff. Ms. Bailen and Mr. Scharnett volunteered to assist.

Mr. Scharnett motioned that Ms. Bailen and Mr. Scharnett would be assigned to the Demolition Review sub-committee. Seconded by Mr. Elterich. The motion was approved 5-0 with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

BHP-12-19 Public Hearing, review and action on a petition submitted by Vicki James, requesting designation and rezoning of 1301 N. Clinton Blvd from R-1C, Single-Family Residence District to R-1C with the S-4, Historic Preservation District zoning overlay.

Ms. Simpson presented the staff report.

Vicki James and Ron James were present to speak on the case. Ms. James stated that they have lived in the residence for 20 years and have invested significant resources into the property.

Mr. Scharnett motioned to adopt the Findings of Fact as presented by Staff. Seconded by Ms. Chissell. The motion was approved 5-0 with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

Mr. Scharnett motioned to recommend approval of the zoning map amendment. Seconded by Ms. Ms. Bailen. The motion was approved 5-0 with the following votes cast in favor on roll call: Ms. Bailen—yes; Mr. Scharnett—yes; Ms. Chissell—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

OTHER BUSINESS: None.

NEW BUSINESS:

Chairperson Graehling discussed a potential preservation award nomination through the Landmark Preservation Council of Illinois. There was general consensus to have Chairperson Graehling pursue the nomination and submit her prior Heritage Award speech to Staff to complete the nomination form.

ADJOURNMENT:

Ms. Chissel motioned to adjourn. Seconded by Mr. Elterich. The meeting was adjourned at 6:35 P.M. by voice vote.

Respectfully Submitted,
Bob Mahrt, Community Development Director

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
June 20, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-11-19	Rust Grant	615 N. Main St.	Roof	Katie Simpson, City Planner

REQUEST:	Rust Grant for \$50,000 for removing and replacing the roof at 615 N. Main St.; former Grand Café Building c. 1975, noncontributing
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STAFF RECOMMENDATION:	615 N. Main St. is a non-contributing building in the Downtown District. Its design is not compatible with the historic context and the period of significance for downtown. The work proposed is routine maintenance, which has been delayed or deferred, resulting in a property maintenance violation. The Rust Grant funds are intended to prioritize preservation and restoration of contributing and non-contributing buildings. <i>Staff recommends the Historic Preservation Commission deny the request for a Rust Grant for \$50,000 to assist with the costs of replacing the roof.</i> Denial of the application to allow the funding to be used on other, higher priority, restoration projects this fiscal year.
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Jamie Mapugay

PROPERTY INFORMATION

Existing Zoning: D-2

Existing Land Use: Restaurant/Vacant

Property Size: 18,620

PIN: 21-04-179-015

Historic District: Downtown District

Year Built: 1975

Architectural Style: noncontributing

Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: B-1, General Commercial District

South: D-2 Downtown Transition

East: D-2 Downtown Transition

West: D-2 Downtown Transition

Land Uses

North: Offices

South: Retail

East: BCPA

West: Restaurant/Bar

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 Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

BACKGROUND:

615 N. Main St, is located at the southeast corner of Main Street and Locust Street. The building was constructed in 1975 with Urban Renewal Funds, after a block of buildings were razed and the Main Street and Madison Street couplets created. The property is improved with a brick building with Asian inspired accents including a green faux-tile roof, stained glass windows, and wooden porch. The building is not contributing to the district nor is it older than 50 years. The roof is leaking. A tarp was placed on the roof to prevent further water damage to the structure. The building has other exterior damage due to deferred maintenance.

The Rust Grant guidelines prioritizes the preservation and restoration of a historic property and of contributing building over the preservation and restoration of a non-historic property. The funding can also be used for maintenance of a non-historic property, but this is the lowest funding priority for the grant. Additionally funding of 'non-façade' improvements is allowed when the building is in a sever state of disrepair.

The applicant is requesting a Rust Grant in the amount of \$50,000.00 to fund removing and replacing the plastic tile existing roof. Typically the maximum grant amount available is \$25,000.00, or half the cost of the project, whichever is less. The Preservation Commission may award up to \$50,000.00 or half of the project costs, whichever is less, to a building deemed to be

in an extreme and dangerous state of disrepair. Half of the project costs for this project would be approximately \$30,000.00 or \$35,000.00, depending on the selected bid.

PROJECT DESCRIPTION:

The applicant submitted two estimates for roof repairs. The first estimate is for \$71,380.00 from David Stanley Construction for installing OSB and Tilcor roofing products (stone coated steel metal). TPO materials are proposed for the low sloping roofs. According to the Tilcor website, <https://www.tilcorroofingusa.com>, the product is available in 9 styles including a faux tile, faux craftsman shake design, a faux traditional asphalt shingle, and a faux traditional wood shake design. Based on the bid, staff is unclear which design the petitioner is proposing but assumes it will probably resemble the existing plastic tile roof. The low-slope roof will be a TPO material, which the Commission has approved for other flat roofs, not visible from the street. Similarly, staff is unsure what color is proposed. The Bid includes prevailing wage estimates, which are required for the Rust Grant.

The second bid is from TJ's Roofing for approximately \$62,975.00. The second bid is also for a Tilcor roof and TPO membrane on the low sloping roofs and includes a provision that prevailing wage will be paid. Similarly, staff is unsure of the design proposed and the color of the materials. Both estimates include work to rafters and drains as needed.

In McLean County, as per the Department of Labor, the prevailing wage for a roofer (salary and benefits) is approximately \$31.50/hr and a laborer is \$30.05/hr. The Bids say wages above \$18.00 and \$15.00, respectively, will be paid, however, if the Commission awards funding to the project, the minimum hourly rate paid will need to match the State's prevailing wage guidelines for McLean County.

The Code Enforcement Division issued a compliance order on November 2, 2017. They are working with the property owner at 615 N. Main St. to address property maintenance violations. The building, in its existing condition, is not habitable. The owner received notice that the roof is in disrepair and must be repaired or replaced. The Division allowed temporary tarping during the winter to prevent additional damage. There are also a number of other outstanding property maintenance violations

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 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 building is non-contributing and the existing roof is plastic. The scope of work involves complete removal and replacement. **The standard is not 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 building is a noncontributing structure representing 1975 architecture. **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 not applicable.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; The building is non-contributing. The roof is probably the building's most distinctive feature. Staff is unsure what design the proposed roof will be and what color the roof will be.*
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 project involves complete roof replacement. The building is non-contributing. Staff is unsure what the new roof will look like.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; **The standard is not applicable.***
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 materials should be compatible with the original roof in design and color.

STAFF RECOMMENDATION: 615 N. Main St. is a non-contributing building in the Downtown District. Its design is not compatible with the historic context and the period of significance for downtown. The work proposed is routine maintenance, which has been delayed or deferred, resulting in a property maintenance violation. The Rust Grant funds are intended to prioritize preservation and restoration of contributing and non-contributing buildings. Staff recommends denial of the application to allow the funding to be used on other, higher priority, restoration projects this fiscal year.

Respectfully Submitted,

Katie Simpson
City Planner

Attachments: Rust Application, Scope of Work, Materials Specifications, Photos of building







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

APPLICATION

Property Address:

Year Built 1975

Architectural Style:

Architect: UNKNOWN

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

ROOF REPLACEMENT

Cost of Proposed Work (Estimate 1): \$69,540

Cost of Proposed Work (Estimate 2): \$62,975

Grant Amount Requested: \$50,000

PLEASE SEE ATTACHED PHOTOS

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

- REMOVE ALL PLASTIC DECOR SHINGLES/DEBRIS FROM ROOF DECK
- RESHEETING OF ENTIRE ROOF
- INSTALL UNDERLAYMENT ON ROOF DECK
- INSTALL PROPER VENTILATION
- MINOR WORK ON RAFTERS
- INSTALL GUTTERS
- CLEAN UP/HAUL AWAY TRASH/DEBRIS

Project Start Date: *ASAP*

Expected Project Completion Date: *3 WEEKS*

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)

Harriet Fuller Rust Façade Grant Application

Applicant Name: JAIME MAPUGAY
Applicant Address: 2205 E OAKLAND AVE STE A2 BLOOMINGTON IL 61701
Phone: [REDACTED]
Email: [REDACTED]

Applicant Signature

Date

4/17/19

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









MAIN ST

ONE WAY
←

BLOOMINGTON
ARTS
CENTER





COMMERCIAL ROOFING ESTIMATE

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

**GRAND CAFÉ
BLOOMINGTON ILL**

Bob Schafer with Schafer Construction is the Commercial Lic Holder for this Project

Initial_____

We at TJ's Roofing have inspected the roof and do to extensive weather damage and aging issues .We recommend the following options to replace the roof (46 Sq.) on this commercial site in downtown Bloomington

The following work will be performed

Remove all plastic décor shingles and all other Debris from roof deck

Haul away all Debris

The entire roof including low slope areas need to be resheeted

Install Proper under laymen on roof deck and low slope areas

Install a custom made drip edge where need on low slope areas

Install Proper Ventilation where needed on roof deck

Install proper boots

Install the proper ridge cap and hip ridge cap for both options

Some areas on building are a steel beam structure special screws will be needed to install decking

Some minor rafter work is included in roof quote

Extensive rafter work is an additional charge

Roofing Material

Tilcor Roof application (STONE COATED METAL ROOFING)

Low Slope Membrane

TPO Membrane with ISO Board installed

(This is an Adhesive and heat welded type membrane application)

ISO BOARD installation using plates and screws attach to new decking

Install proper drainage boots in low slope roof
Install proper heat boots and plumbing Boots for Low Slope Roof

Decking Material (Re-sheet)
7/16 OSB

PRICING QUOTES (Materials and Labor)

Tilcor roof with TPO and Resheet	\$57,800.00
North side Garage door building Rebuild Rafters for low slope installation	\$3,000.00
Disposal of debris (Recycled)	\$2,175.00
Permit for CITY of BLOOMINGTON (COMMERICAL)	Pending

Schafer Construction will be pulling permit from CITY of Bloomington

PREVAILING WAGES WILL BE PAID (ALL EMPLOYEES ARE PAID ABOVE \$15.00 PER HOUR)

We are not responsible for any damage that may occur to the brick or mortar **(It is real bad shape on south side of building)**

When trying to remove the existing roofing material from south overhangs (2)
Initial _____
We will try to save the gutters if possible but if not there will be an additional charge for new gutters **Initial** _____
There will be an addition charge for any extra debris removal from the upper east building
Initial _____
There will be an additional charge for excessive rafter work on upper east building
Will be determined at the time of tear off and will discuss with owner before execution
Initial _____
The electrical Conduit framing and brackets on front overhang will not be able install the roof with them there
It will have to be removed before installing roof **Initial** _____
It will be the owners expense to re-install **(We will save Material that is removed)** **Initial** _____

The flat on North side with Garage door building (roof caved in) Additional cost for rafter rebuild and disposal removal of debris **Initial** _____
East Side Lower entry way will need to be removed or rebuilt structure with new rafters and framing before a low slope membrane can be installed **Initial** _____
Between the 2 buildings the low slope roof the TPO Membrane will be adhered to the walls using a turn bar termination process to the brick wall

Payment Agreement
½ Down Payment when Project is Started **Initial** _____
¼ Payment when job is 1/2 way completed **Initial** _____
Rest of the payment when job is complete and customer is satisfied **Initial** _____

Tyler J. Wolf/Bob Schafer

Tyler J. Wolf, Sales

Bob Schafer Commercial Sales

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

David Stanley Construction

1110 Beechwood Ave
Bloomington, IL 61701
(309)319-1314
dsconst69@gmail.com

ESTIMATE

ADDRESS

Grand Cafe
Attn: Jimmy
Bloomington, IL 61701

ESTIMATE # 1085**DATE 05/14/2019**

ACTIVITY	QTY	RATE	AMOUNT
Roof Installation Remove all existing roofing material. Haul off any debris and recycle. Re-sheet entire roof with 7/16 OSB Preparing the area for installation of Tilcor Product, (stone coated steel metal). Repair all rafters as needed. Repair North side of garage with new decking and rafters. Install Tilcor roofing product. Install proper boots as needed. Low Slope; Prepare low slope areas for TPO installation. Install all new under layment and ISO boards. Install TPO Low Slope roofing system. Install proper drains as needed. Clean entire job site. Tilcor and TPO installation \$68,000.00 Prevailing wages will be paid in full. All employees earn over \$18 per hour	1	68,000.00	68,000.00
Disposal	1	3,000.00	3,000.00
Sales	1	380.00	380.00
Commercial Permit			

TOTAL**\$71,380.00**

Accepted By

Accepted Date

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
June 20, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-13-19	COA	905 E. Jefferson St.	Metal Shelf, Fascia, soffits	Katie Simpson, City Planner
BHP-14-19	FUNK	905 E. Jefferson St.	Fascia, soffits	

REQUEST:	COA and FUNK Grant in the amount of \$5000.00 to replace flat metal shelf, exterior overhang on the four sides of the home, and repair crown molding, fascia, and soffits at 905 E. Jefferson, Edmond O'Connell home; c.1888-1889, Queen Anne Variant.
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STAFF RECOMMENDATION:	<i>Staff recommends the Historic Preservation Commission approve case BHP-13-19 for a COA to repair and replace the metal shelf/exterior overhang, fascia, soffits, and crown molding at 905 E. Jefferson St. and case BHP-14-19 for Funk Grant for \$5,000.00 to repair and replace the damaged crown molding, fascia and soffits.</i>
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Anthony Seckler

PROPERTY INFORMATION

Existing Zoning: R-3A w/ S-4 Overlay
Existing Land Use: Single Family Home
Property Size: 91 X 121
PIN: 21-03-303-003

Historic District: Davis-Jefferson Historic District
Year Built: 1888
Architectural Style: Queen Anne Variant
Architect: Unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: R-3A, Multi Family Residential
South: R-3A w/ S-4 Multi Family Residential
East: R-3A w/ S-4
West: R-3A w/ S-4

Land Uses

North: Condominiums
South: Single Family homes
East: Single family homes
West: Apartments

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 Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

905 E. Jefferson St. is located on the corner of Jefferson St. and Davis St. The corner lot is visible on all four sides from the street. The home has its original wood siding, fascia, soffits and molding. The home has a box gutter system with metal cap and metal top. The metal is starting to rust and erode. Damage to the metal lip/cap is visible to the street. The top of the gutter/metal shelf is not visible from the street. The water is also starting to damage the soffits, molding and fascia of the home. The scope of work includes repairs to all sides of the home, which are visible from the street.



The property owner included an estimate from McCumsey Roofing and Brad Williams Construction for the project. The total project is approximately \$14,860.00. The proposed work involves applying an EPDM rubber surface to the metal flat service, and installing a new metal perimeter sealed with a 6" rubber cover strip. New metal wall flashing is proposed to be installed

and caulked. The northeast overhang will be completely replaced with new cedar wood crown molding, fascia, and soffit. The south, and west sides will be repaired and replaced when necessary.

Staff has not received information about the new wall flashing and whether it will be visible from the street. The petitioner should take care to not damage the wood siding when applying flashing.



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 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 applicant should use care when removing wooden siding and applying the flashing. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; **The standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the petitioner proposes repairing the fascia and soffits when possible. Crown molding will be made to match existing molding. **the standard is met.***

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

STAFF RECOMMENDATION: *Staff recommends the Historic Preservation Commission approve case BHP-13-19 for a COA to repair and replace the metal shelf/exterior overhange, fascia, soffits, and crown molding at 905 E. Jefferson St. and case BHP-14-19 for Funk Grant for \$5,000.00 to repair and replace the damaged crown molding, fascia and soffits.*

Respectfully Submitted,

Katie Simpson
City Planner

Attachments: COA Application, Funk Application, Scope of Work, Materials Specifications, Photos of building



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

Year Built 1898

Architectural Style: Queen Anne Victorian

Photos Attached in e-mail

- attach photo of property front elevation here

Proposed Restoration Work: See Attached Proposals (Brad Williams Construction)
(McConsey Roofing)

Detailed Description of Proposed Restoration Work: Exterior Overhang
Flat metal sheet Roofing Repairs

Please provide supporting documents: See Attached Proposal from Brad Williams Construction

Project Start Date: *Depends on* Expected Project Completion Date:
Brads Schedule

Please attach the following information to the application.

- ✓ Historic photos supporting the application (if available)

Applicant Name: *Anthony Seckler*

Applicant Address: *905 E Jefferson St.
Bloomington, IL 61701*

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature* Date

[REDACTED] 5/10/19

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



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: *905 E. Jefferson St. Bloomington IL*

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 *1898*

Architectural Style: *Queen Anne
Victorian*

Cost of Proposed Work: *\$10,350.00*

Grant Amount Requested: *\$5,000.00*

See attached photo's in email

- attach photo of property front elevation here



I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: Exterior Overhang Repairs

Detailed Description of Proposed Restoration Work:

Please provide supporting documents: *See Attached Proposal from
Brad Williams Construction.*

Project Start Date: *Dependent on* Expected Project Completion Date:

Brad's schedule
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: *Anthony Seckler*

Applicant Address: *905 E. Jefferson St Bloomington IL 61701*

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date

[REDACTED]

5/10/19

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
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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

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

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

Anthony Seckler
905 E. Jefferson St.
Bloomington, IL 61701
Email: [REDACTED]

Exterior Overhang repairs

Phone: 309-256-5217

Date: 4-30-19

- Northeast overhang corner, replace 8-12 feet of crown molding, fascia, soffit, and board over crown.....\$2,450.00
- South side repair/replace 40 feet of soffit, fascia, crown molding, and board over crown..... \$3,950.00
- West side repair/replace 25 feet of crown molding, fascia, soffit, and board over crown on soffit and cornice returns.... \$3,400.00
- Make crown molding knife to match existing crown and run molding..... \$550.00

Finish materials will be western red cedar.

These prices **do not** include any painting or roofing.

Total for labor and materials: \$10,350.00

Once project is approved by Historic Preservation Commission, a 10% down payment will be required to schedule the job.

This proposal is valid for 365 days.

Authorized signature: _____

For A Quality Roof You Can Count On Us!



Illinois Unlimited License
#0014800702

Est. 1993

P.O. Box 52
Farmer City IL, 61842

Phone: 309-928-3920

Fax: 309-928-2918

Owner - Dale McCumsey cell: 309-826-4395

McCumsey Construction

Page 1 of 1

McCumsey Construction

Customer

Job Location:

Date:

5/2/2019

Mailing Address:

Anthony Seckler

905 E Jefferson

Bloomington IL 61701

Phone #

Same

We Are Pleased to submit the following estimate for:

Repairing flat metal shelf areas on home.

Details of estimate

Price

Front north side 15 feet	
West small returns 6 feet	
East side 20 feet	
South driveway side 36 feet	
Apply 60 mil epdm fully adhered to metal flat surfaces on ledges.	
new metal installed on perimeter then sealed off with 6 inch rubber cover strip.	
Wall junction will have metal wall flashing installed and caulked.	
Material	
labor 48 hrs x 70.00	\$1,150.00
TOTAL	\$3,360.00
hrs come in less than estimate we charge accordingly.	\$4,510.00
10 m.p.h. Owens Corning TruDefinition Duration	
owner and contractor will carry all necessary insurance's.	
voices due in 30 days of billing date. There will be a 1.5%	
monthly late fee 18% per year.	

TOTAL

\$4,510.00

Customer Signature:

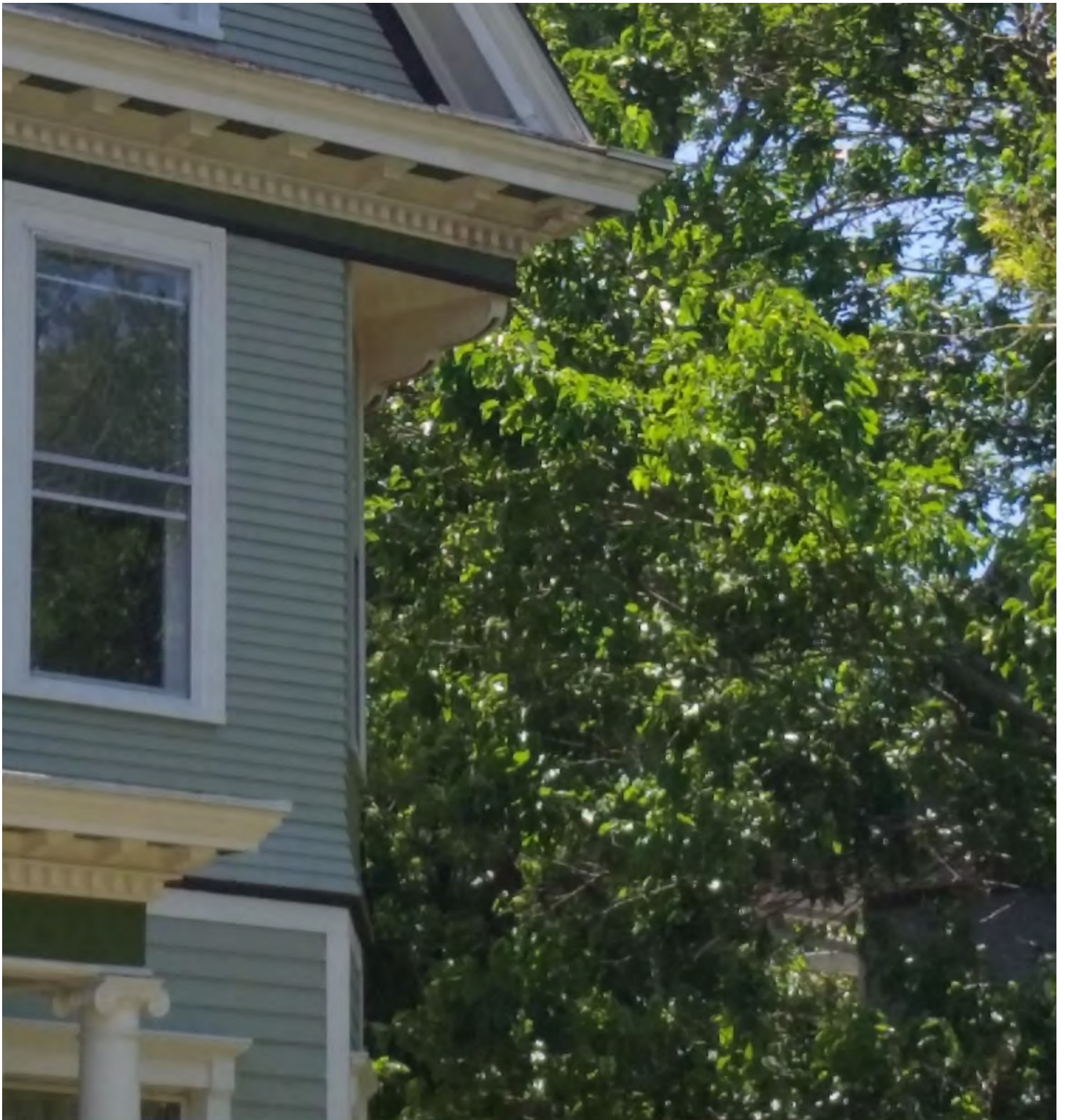
Thank You:

Dale McCumsey

roofing all type single plys-Slate & Tile-All type shingles-Standing seam metal roofs-Metal & flat roof maintenance













CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
June 20, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-16-19	COA	611 N Lee St	Repair and replace rotted wood, re-ropping windows	Katie Simpson, City Planner
BHP-17-19	FUNK	611 N Lee St	\$2,687.50	Katie Simpson, City Planner

REQUEST:	A COA and FUNK application submitted by Andrew William Streenz for 611 N. Lee St, Henry Behr Home; Queen Anne; c. 1884-85, to repair and replace rotted wood, and re-rope windows.
-----------------	--

STAFF RECOMMENDATION:	Staff finds the application meets the standards for a COA and Funk Grant. <i>Staff recommends the Historic Preservation Commission approve the request for COA and \$2,687.50 for work at 611 N. Lee Street, Henry Behr Home; Queen Anne, c. 1884-85</i>
------------------------------	--



GENERAL INFORMATION

Owner and Applicant: Andrew William Streenz

PROPERTY INFORMATION

Existing Zoning: GAP-3, Iconic Building and Manor w/ S-4 Zoning Overlay

Existing Land Use: Single Family Home

Property Size: 91 X 99

PIN: 21-04-154-003

Historic District: None

Year Built: c. 1884-1885

Architectural Style: Queen Anne

Architect: George Miller (possibly)

SURROUNDING ZONING AND LAND USES

Zoning

North: GAP 3 (form based zoning)

South: GAP 3 (form based zoning)

East: GAP 4 (form based zoning)

West: GAP 3 (form based zoning)

Land Uses

North: Single and two family homes

South: Single and two family homes

East: Single and two family homes

West: Single and two family home

Analysis:

Submittals

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

1. Application for COA
2. Application for FUNK Grant
3. Budget
4. Site Visit
5. Site Photos

PROJECT DESCRIPTION:

The subject property, 611 N. Lee Street, is located with the Gridley, Allin and Prickett neighborhood on the Westside of Bloomington. The site is south of W. Locust Street, E. of N. Roosevelt Ave (or N. West Street prior to 1950), and north of W. Mulberry Street. The subject parcel consists of two lots and is approximately 9,009 square feet. The subject home is a two and a half story house built in a modest Queen Anne style. The home was designated with the S4 Local Historic Designation in 2017.

The applicant is requesting a Certificate of Appropriateness and Funk Grant for repairing the window sills on the southwest tower and curved windows on the first and second floors. The scope of work also includes repairing the column pedestals on the second floor porch, and re-pitching and replacing the roof. The proposal includes reinstalling the south facing windows and re-ropeing two other windows. Finally, the scope includes repairing casings on the windows and bottoms



of the south side bay. Brad Williams Construction intends to complete the work. All improvements are visible from the street. The damaged roof, window sills and columns are visible from the street. The damage is noticeable.

The applicant included a photo of the home from 1915. The work proposed complies with the home's period of significance.

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 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 applicant should use care when removing windows and repairing wood. The original windows will be reinstalled. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; **The standard is met.***

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the petitioner proposes repairing the rotted wood and replacing when necessary. **the standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; **the standard is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; **the standard is met.***
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; **the standard is met.***
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) **The standard is met.***

STAFF RECOMMENDATION: Staff finds the application meets the standards for a COA and Funk Grant. *Staff recommends the Historic Preservation Commission approve the request for COA and \$2,687.50 for work at 611 N. Lee Street, Henry Behr Home; Queen Anne, c. 1884-85*

Respectfully Submitted,
Katie Simpson
City Planner

Attachments:
COA Application, Funk Application, Budget, Site Photos.



CITY OF BLOOMINGTON

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
- n/a ☐ 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

MAY 21 2019

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

Year Built: 1885

Architectural Style: Queen Anne

- attach photo of property front elevation here

Proposed Restoration Work: repair/replacement of rotted wood,
reinstall and re-rope windows

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

*See proposal from Brad Williams Const.
(attached)*

Project Start Date:

Expected Project Completion Date:

Please attach the following information to the application.



Historic photos supporting the application (if available)

Certificate of Appropriateness Application

Applicant Name: *Andy Streenz*

Applicant Address: *611 N. Lee St.*

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature* Date

[REDACTED]

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

MAY 21 2019

APPLICATION

Property Address: 611 N. Lee St.

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 1885

Architectural Style: Queen Anne

Cost of Proposed Work: \$5,375.00

Grant Amount Requested: \$2,687.50

- attach photo of property front elevation here

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

Proposed Restoration Work: repair/replacement of rotted wood, re-roofing windows

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

See proposal from Brad Williams Const.
(attached)

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: *Andy Streenz*

Applicant Address: *611 N. Lee St.*

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature

Date

[REDACTED]

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
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6/27/2017	7/20/2017
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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

Andy and Marie Streenz
611 N. Lee St.
Bloomington, IL 61701

Exterior repairs

Phone: [REDACTED]

Date: 6-3-18

- repair sills on southwest tower, curved windows, 1st & 2nd fl.....\$1,850.00
- repair column pedestals, replace roof and re-pitch.....\$2,600.00
- reinstall south facing windows back to original and re-rope 2 others...\$700.00
- repair casings on south side bay window, bottoms.....\$225.00

Total for materials and labor: \$5,375.00

Materials used will be cedar.

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____

MAY 21 2018

















CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
June 20, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-18-19	COA	605 E Front St.	Repair fire damaged roof and rafters	Katie Simpson, City Planner
BHP-19-19	FUNK	605 E. Front St.	\$5000.00	Katie Simpson, City Planner

REQUEST:	A COA and FUNK application to repair and replace fire damaged roof and rafters submitted by Mark Branham for 605 E. Front St., George Hanna House, Swiss Chalet Variant, Reeves and Baillie architects.
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STAFF RECOMMENDATION:	Staff finds the application meets the standards for a COA and Funk Grant. <i>Staff recommends the Historic Preservation Commission approve the request for COA, case BHP-18-19, and FUNK Grant, case BHP-19-19, for repairing and replacing fire damaged roof and rafters submitted, at 605 E. Front St. George Hanna House, Swiss Chalet Variant, Reeves and Baillie architects.</i>
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GENERAL INFORMATION

Owner and Applicant: Mark Branham

PROPERTY INFORMATION

Existing Zoning: R-2 Mixed Residence w/
S-4 Zoning Overlay

Existing Land Use: Apartments

Property Size: 89 X 115

PIN: 21-04-435-003

Historic District: None/near East Grove
Street District.

Year Built: unknown

Architectural Style: Swiss Chalet Variant

Architect: Reeves and Baillie

SURROUNDING ZONING AND LAND USES

Zoning

North: R-3B Multifamily District

South: R-2 w/S-4

East: R-2 Mixed Residence

West: R-2 Mixed Residence

Land Uses

North: Single and two family homes

South: Single and two family homes

East: Single and two family homes

West: Single and two family home

Analysis:

Submittals

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

1. Application for COA
2. Application for FUNK Grant
3. Budget
4. Site Visit
5. Site Photos

PROJECT DESCRIPTION:

The subject property, 605 E Front St, is located near the East Grove Street National Register District, however, the subject property is a stand-alone locally designated property. The home was built as a single family home by Peoria based architects, Reeves and Baillie; the same firm also designed the McLean County Museum. The home is constructed in a Swiss Chalet variation and is a one-of-its kind in Bloomington. At one time, the single family home was converted into an apartment building. Staff is unsure when the conversion occurred.



In 2018, a fire started in one of the apartments (see attached *Pantagraph* article). While the fire did not destroy the entire structure, the home suffered significant damage to the west and rear

sides of the home. Following the fire, the building was uninhabitable and, for the past year, remained vacant. In 2018, the home was sold and the new owner intends to restore the property and continue its use as apartment units. The property's zoning designation allows apartments.

The property owner submitted a request for a Certificate of Appropriateness to repair the fire damaged rafters, roof, and walls. Portions of the home are still open to the elements. The repairs will allow any existing holes and openings to be enclosed and will prevent further damage to the structure.



The proposed budget includes \$6,574.00 for framing and roof sheeting, and \$14,400.00 for labor to repair burn rafters and walls and the roof. Much of the damage is visible to the street. Some of the work, however, may not be and typically, the FUNK grant does not allow interior improvements. However, since repairing rafters, framing and some walls may be necessary to restore the home to its original appearance, staff is supporting this request. The project will necessitate prevailing wage, and the estimate, or at least the portions of the project that would be funded by the grant, should be revised to include prevailing wage, if not already reflected.

The proposed work should not alter the slope of the roof, nor the location of the porches and opening. The materials used should be appropriate and compatible. Staff is unclear what type of wood will be used, should a portion of the structure need to be replaced. Below is a photo of the building before the fire. The project is a necessary first step to restoring the home.



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 petitioner proposes to restore the home to a multifamily building, the use it was before the fire. The building originally had seven units; staff understands that the petitioner will be eliminating one unit. **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 applicant should use care when repairing wood, and should not alter the original slope of the roof, location of windows, massing etc. **The standard is met.***
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; **The standard is met.***
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; **The standard is met.***
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; the petitioner proposes repairing the rotted wood and replacing when necessary. The sheeting, framing and repairs are needed to restore the property. **the standard is met.***
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; **the standard is met.***
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; The petitioner should use care when repairing damaged materials, to avoid compromising the historic integrity of the structure. **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 application meets the standards for a COA and Funk Grant. *Staff recommends the Historic Preservation Commission approve the request for COA, case BHP-18-19, and FUNK Grant, case BHP-19-19, for repairing and replacing fire damaged roof and rafters submitted, at 605 E. Front St. George Hanna House, Swiss Chalet Variant, Reeves and Baillie architects.*

Respectfully Submitted,
Katie Simpson
City Planner

Attachments:
COA Application, Funk Application, Budget, Site Photos.

https://www.pantagraph.com/news/local/fire-damages-historic-front-st-apartment-house-cause-under-investigation/article_9ccfbdb2-0f3a-5959-a788-88de7abe87dd.html

Fire damages historic Front St. apartment house; cause under investigation

KEVIN BARLOW kevin.barlow@lee.net May 1, 2018

99¢ FOR THE FIRST MONTH



BLOOMINGTON — Fire investigators continued their work Tuesday to determine the cause of a fire that heavily damaged a historic Bloomington home Monday afternoon.

The eight residents escaped the scene at 605 E. Front St. One firefighter was transported by ambulance with what officials described as minor injuries.

Heavy smoke poured from the windows shortly after the fire was reported around 2 p.m. at the three-story residence, built in 1896 for stock breeder George Hanna. Flames, some shooting 15 to 20 feet in the air through the roof, were knocked down by firefighters soon after they arrived on the scene.

The house has been converted into apartments.

The fire was under control by 3:35 p.m.

“I saw all of the smoke and was thinking the worst,” said Tina Jay, who lives about two blocks from the fire on South Evans Street. “It’s just crazy the amount of smoke that was coming out.”

The Bloomington Fire Department estimated the damage at \$125,000.

Homeowner Chris Cavalera rushed to the scene after being called by tenants and the city's emergency services dispatch center.

“As far as what happened, I don’t know,” he said. “One of the tenants thought maybe it started on the balcony.

"I am really devastated right now," he added. "This is a homeowner’s nightmare. I am glad everyone is out. I am hoping there are no pets in there."

One dog was being given oxygen at the scene before being transported to a local animal hospital. Later, Cavalera confirmed that another dog, Stella, a German shepherd/boxer mix belonging to one of the tenants, ran from the house toward the downtown area.

Anyone with information about the dog is asked to call the Bloomington Police

Department.

"I don't think I can really get my mind on what all of this really means for all of my tenants and everything," Cavalera said.

The American Red Cross was brought into assist the residents with lodging and other personal needs.

"As I turned on to Front Street I saw the smoke, and I was on the phone still with dispatch and I was probably a little short with her," Cavalera said. "But my main concern was just getting everyone out."

Cavalera, a self-employed wildlife rescue agent, bought the property, which previously had been converted into seven apartments, about five years ago. The home was listed in the 1980s in the McLean County Arts Council's publication "Architectural Historical Tour-Victorian Bloomington."

After he purchased the property, Cavalera asked the city to remove the building's S-4 historic zoning, but later withdrew his request. That zoning requires property owners to get approval from the Historic Preservation Commission before making exterior changes.

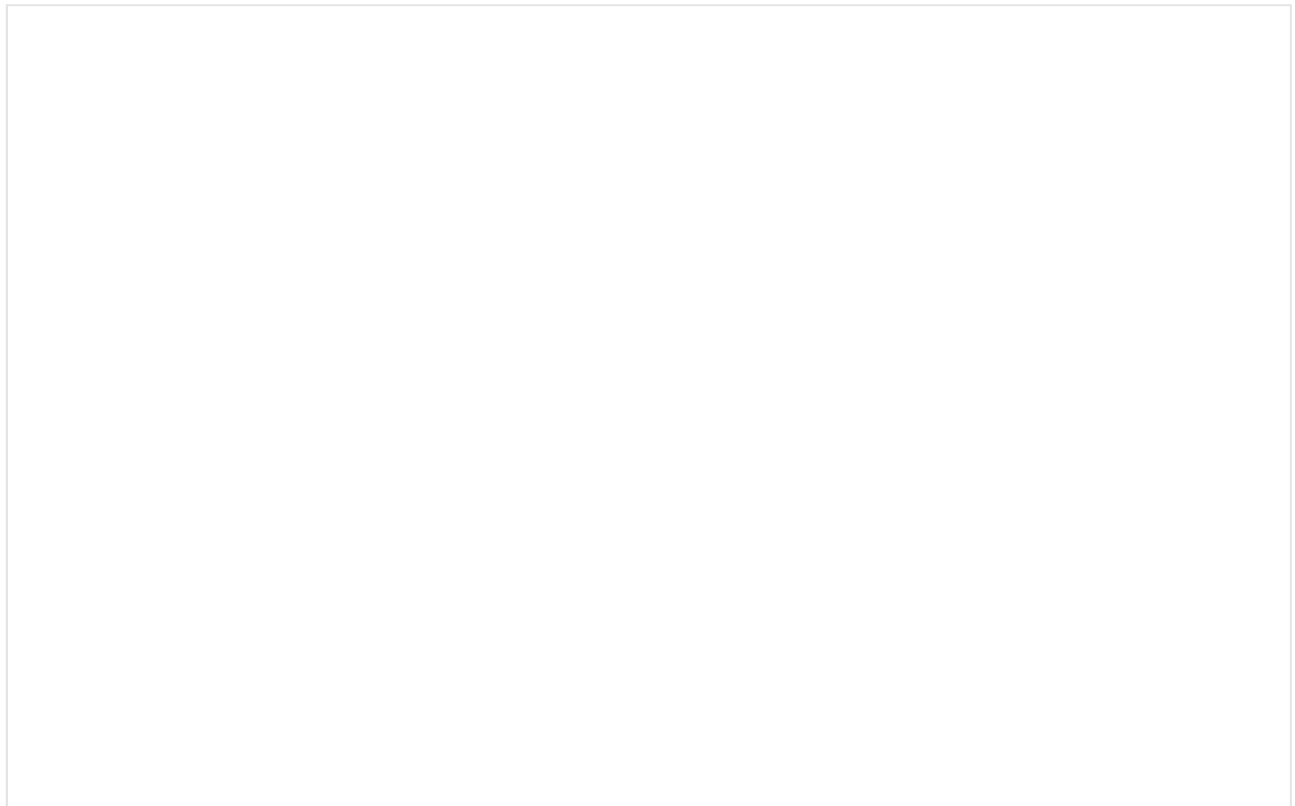
The home has exterior stone walls, and Cavalera has promised to never change

the integrity of the architecture or appearance of the house.

The 600 block of East Front Street was closed for several hours Monday afternoon while firefighters were at the scene.

Contact Kevin Barlow at (309) 820-3238. Follow him on Twitter: @pg_barlow

David Proeber contributed to this story.





📷 +8

Photos: Firefighters battle fire in three-story apartment house
Apr 30, 2018



Historic Preservation Commission

- Repair fire damaged areas of roof & porch
- Replace framing and roof sheeting as needed
- Repair replace burnt rafters / wall framing / roof

Project Start Date: 6/26/19 Project Completion Date: _____

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at <http://www.nps.gov/tps/standards/rehabilitation.htm> from the office listed below.
- I have read and am familiar with the relevant portion of the Commission's Architectural Review Guidelines.

☒ (Check here)

Applicant Signature  Date 5/24/19

Return to: Katie Simpson, City Planner, City of Bloomington
Government Center
115 E. Washington St. Suite 201
Bloomington, IL 61701
Phone: (309) 434-2341

Mail Address: Planning and Code Enforcement
P.O. Box 3157
Bloomington, IL 61702-3157

Certificate of Appropriateness Number _____

2810 E. Oakland Ave.
Bloomington IL 61704

Date	Estimate #
5/16/2019	40

Name / Address
Weston Properties 102 S Prairie St. Bloomington IL 61701

Project

[illegible]



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

Year Built

Architectural Style: *Victorian*

Cost of Proposed Work: *\$20,974⁰⁰*

Grant Amount Requested: *\$5000⁰⁰*

- attach photo of property front elevation here

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

Proposed Restoration Work: Replace / Repair roof areas burnt by home fire.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

- Repair fire damage to areas of home burnt in fire
- Replace framing burnt out by fire
- Replace roof sheeting burnt in fire
- Replace / repair burnt rafters
- Repair fire damaged areas of roof & walls 2nd / 3rd floor
- Repair porch roof area burnt in fire

Project Start Date: 5/24/18

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: Mark Branham

Applicant Address: 102 South Prairie Street

[REDACTED]

Email: [REDACTED]

Applicant [REDACTED]

[REDACTED] 5/24/19

[REDACTED] TO: [REDACTED]

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





Untitled

Katie Simpson

Thu 6/13/2019 1:35 PM

To: Katie Simpson <ksimpson@cityblm.org>;





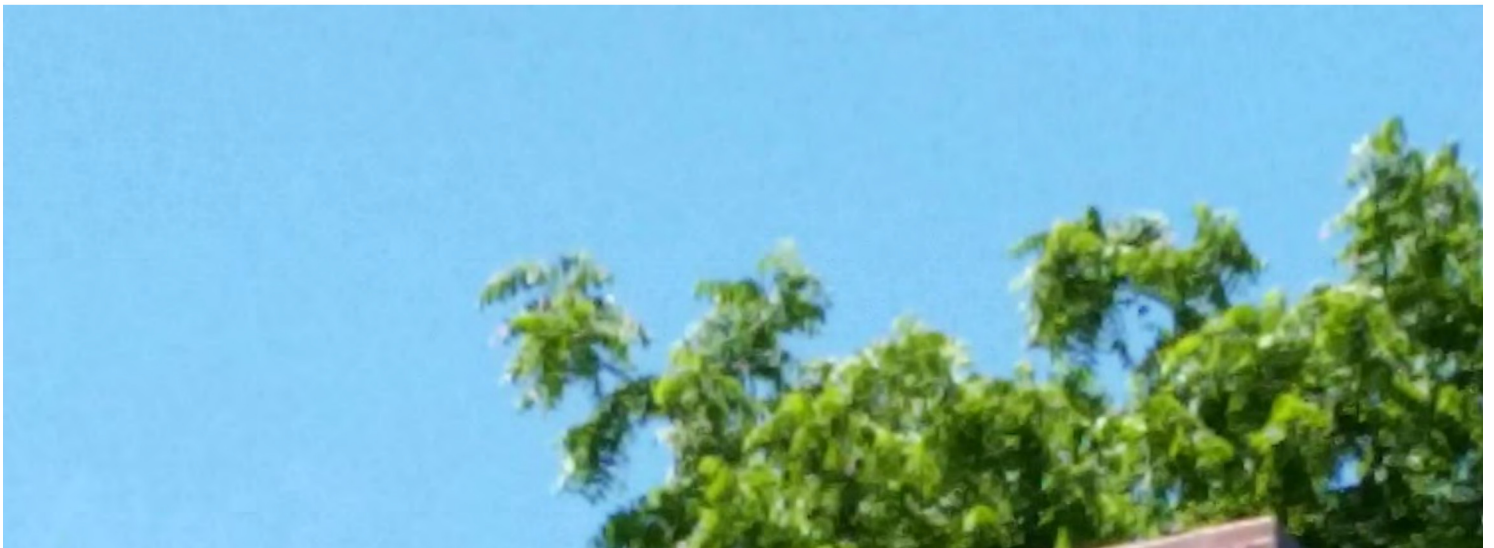
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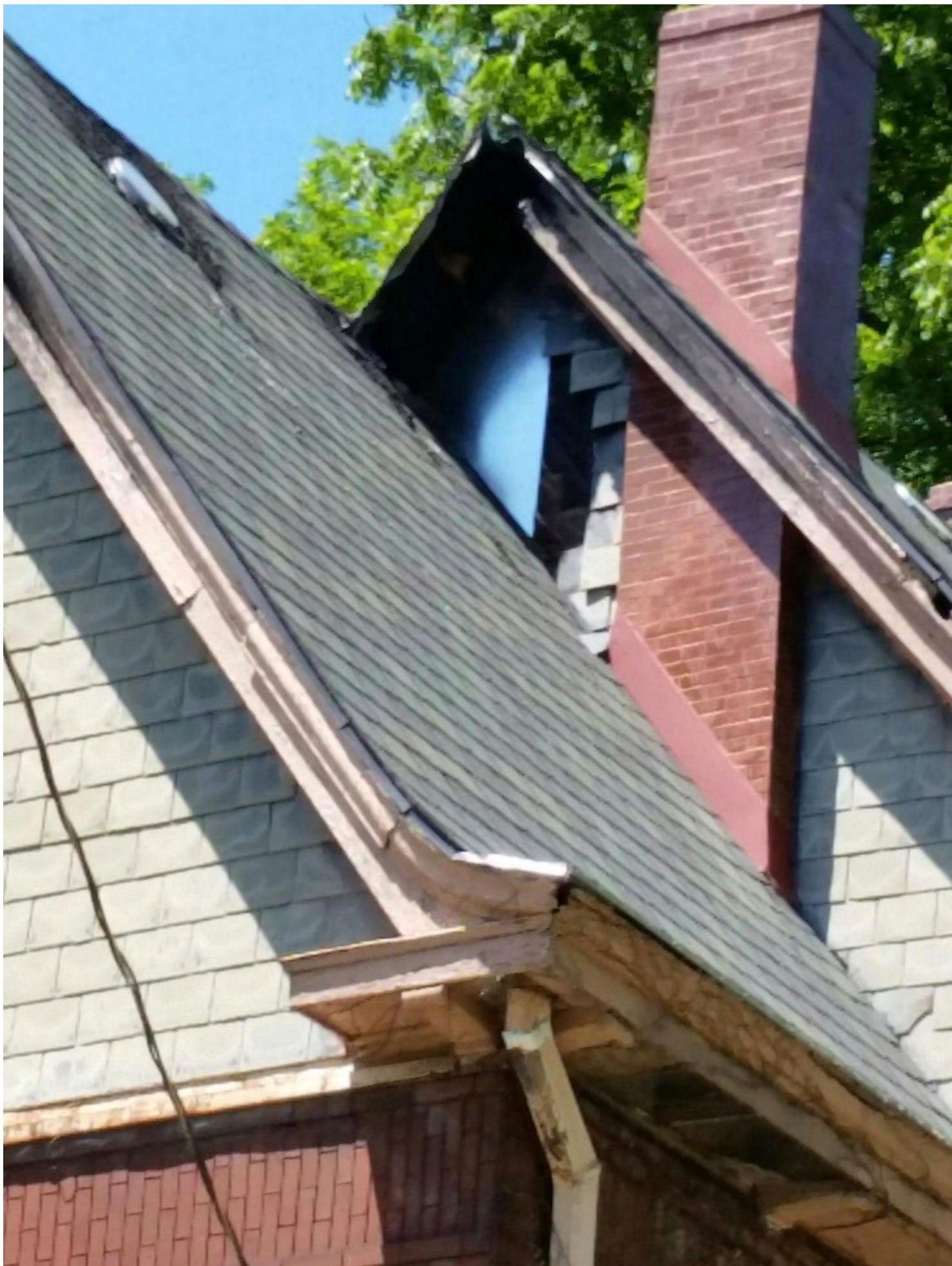
Katie Simpson

Thu 6/13/2019 1:36 PM

To: Katie Simpson <ksimpson@cityblm.org>;







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Katie Simpson

Thu 6/13/2019 1:38 PM

To: Katie Simpson <ksimpson@cityblm.org>;



