



AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
THURSDAY, JUNE 17, 2021 5:00 P.M.
THIS MEETING WILL BE 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 must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org

Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

3. PUBLIC COMMENT

4. MINUTES Review the minutes of the May 20, 2021 regular Historic Preservation Commission meeting.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- 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.**
- 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 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.**

- 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.**
- 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).
- 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).
- 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).
- G. **BHP-20-21** Consideration, review and action on a petition submitted by Matt Erickson for a Rust Grant in the amount of 1300.00 for window replacement at 212 N. Roosevelt Ave, c. 1923, Architect Arthur Pillsbury. (Ward 6).

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



**DRAFT
MINUTES**

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

THURSDAY, MAY 20, 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 City Planner Katie Simpson, Assistant Director Kimberly Smith, and Vice Chair Greg Koos attending in-person in City Hall's Council Chambers at 5:13 p.m., Thursday, May 20, 2021.

The meeting was called to order by Chairperson Scharnett and livestreamed to the public at www.cityblm.org/live.

ROLL CALL

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Joined at 5:52
Mr. Greg Koos	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Absent
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present
Ms. Katie Simpson	City Planner	Present

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MEETING MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, MAY 20, 2021**

Ms. Caitlin Kelly	Assistant City Planner	Present
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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 April 15, 2021 regular Historic Preservation Meeting meeting. Mr. Koos motioned to accept the minutes as presented. Ms. Chissell seconded. Roll call vote: Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved. (4-0-0)

REGULAR AGENDA

- A. BHP-07-21 Consideration, review, and action on a petition submitted by Julie Dawson for a Certificate of Appropriateness for roof replacement and chimney repairs, for the property located at 806 N Evans Street (21-04-210-008), Queen Anne style frame building with East Lake and Anglo-Japanese detailing, Robert Greenlee house, c.1884. (Ward 4)

Ms. Kelly introduced the case, explaining staff's positive recommendation of the requested Certificate of Appropriateness. She indicated that the roof and chimney were in need of repair, and that the applicant was unable to find diamond-shaped shingles like those resembling the existing shingles.

Julie Dawson, the applicant, was sworn in for testimony. She spoke to the damage incurred to the roof and chimney and the urgency of the project.

Chairperson Scharnett confirmed that Ms. Dawson was unable to find diamond-shaped shingle manufacturers. She affirmed this. He asked whether the reroofing would occur on both the upper and lower roof. She said yes.

Chairperson Scharnett asked how the contractor plans to handle the flashing, indicating that it may be difficult to obtain traditional detailing. Ms. Dawson said she was unsure how the contractor intends to handle it, but that he has extensive experience working with historic homes.

Chairperson Scharnett asked whether Ms. Dawson planned to replace the roof deck. Ms. Dawson said it would depend on the state of the deck. Chairperson Scharnett expressed concern about the malleability of modern decking materials.

Mr. Koos asked if Ms. Dawson had looked to see how the roof terminates, as it seemed the diamond-shaped shingles had been laid over a built-in gutter system. Ms. Dawson said the

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contractor had not looked into it, but that he and the insurance adjuster believe there are additional layers of asphalt underneath.

Mr. Koos stated that the replacement shingles are intended to mimic wood shingles rather than slate, which the National Register lists as the original roofing material. Mr. Koos asked whether Ms. Dawson would consider faux slate; she replied that the faux slate shingles she had researched were cost prohibitive and had poor reviews, but that she would be amenable to faux slate shingles made of asphalt.

Ms. Chissell asked Mr. Koos for clarification on the basis of his objection. Mr. Koos said he would approve the project, but not approve City funding unless the shingles were intended to mimic slate. Ms. Chissell asked whether Ms. Dawson would be willing to use imitation slate shingles. Ms. Dawson said she would be willing to look into it, but not if it costs more than the proposed shingles.

Chairperson Scharnett asked the Commission whether they would prefer that a shingle mimicking slate be used. Mr. Koos and Ms. Chissell agreed. Chairperson Scharnett indicated that Atlas makes a fiberglass shingle imitating the look of slate that could be used instead.

Mr. Koos brought up the question of whether a gutter system exists under the roof. Chairperson Scharnett and Ms. Chissell stated they believe it unlikely. Mr. Koos said if there is a gutter system, Ms. Dawson can expect a substantial increase in the cost of the project. Ms. Peters clarified that the Commission is not asking that Ms. Dawson repair the box gutters. Mr. Koos said he did not expect this.

Ms. Peters motioned to approve the Certificate of Appropriateness with the condition that the asphalt shingles resemble be of the appropriate size and shape to resemble slate. Ms. Chissell seconded. Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved. (4-0-0)

- B. BHP-08-21 Consideration, review, and action on a petition submitted by Julie Dawson for a Funk Grant in the amount of \$5,000.00 for roof replacement and chimney repairs, for the property located at 806 N Evans Street (21-04-210-008), Queen Anne style frame building with East Lake and Anglo-Japanese detailing, Robert Greenlee house, c.1884. (Ward 4)

Ms. Kelly presented staff's recommendation that the Funk Grant be awarded. Ms. Dawson asked for clarification as to whether the condition that the replacement shingles mimic slate applies to the Certificate of Appropriateness or to the Funk Grant. Chairperson Scharnett confirmed this.

Chairperson Scharnett clarified Ms. Dawson's objection to the suggested material. Ms. Dawson stated it appears too uniform to resemble authentic slate. Chairperson Scharnett suggested other materials. The Commission decided to revisit the case at the end of the meeting in order to give Ms. Dawson the opportunity to research other options in the meantime.

Ms. Chissell motioned to approve the Funk Grant. Ms. Peters seconded. Ms. Peters - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Koos - Yes, Chairperson Scharnett - Yes. The motion was approved. (5-0-0)

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- C. BHP-09-21 Consideration, review and action on a petition submitted by Brad Williams for a Funk Grant in the amount of \$1,837.71 for roof replacement and repairs, for the property located at 702 E Grove St (PIN: 21-04-436-007), East Grove Street District, Queen Anne Variant, Augustus Elbe House, c. 1882 (NC) (Ward 1).

Ms. Kelly presented staff's recommendation that the Funk Grant be approved. She noted that although the Certificate of Appropriateness was awarded for this property in the previous fiscal year, the application was received in that same year.

Mr. Koos motioned to approve the Funk Grant. Ms. Graehling seconded. Ms. Peters - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Koos - Yes, Chairperson Scharnett - Yes. The motion was approved. (5-0-0)

- D. 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).

Ms. Kelly presented the staff report and a tentative recommendation in favor of granting the Certificate of Appropriateness depending on the appropriateness of the proposed acid wash.

Anthony Seckler, the applicant, was sworn in for testimony. He stated that the same kind of brick would be used for the few bricks that are missing.

Chairperson Scharnett asked what kind of mortar would be used. Mr. Seckler stated it would match what is currently present on the foundation. Chairperson Scharnett asked about the form of joints; Mr. Seckler was unsure. Chairperson Scharnett asked what concentration of acid is proposed for the wash. Mr. Seckler was unsure. Chairperson Scharnett expressed concerns with the proposal that the mason would likely need to address. Ms. Chissell and Ms. Graehling agreed with Chairperson Scharnett.

Chairperson Scharnett suggested tabling the case to the next meeting in order to gain more information about the proposal. Ms. Graehling motioned to table BHP-10-21 and BHP-11-21 to the next meeting. Ms. Peters seconded. Ms. Peters - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Koos - Yes, Chairperson Scharnett - Yes. The motion was approved. (5-0-0)

- E. 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 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).

This item was tabled to the June 17th meeting.

- F. BHP-12-21 Consideration, review and action on a petition submitted by Ruth and Joe Haney for a Rust Grant in the amount of \$36,250.00 for roof repairs and replacement, for the property located at 408 W Washington St, former Rust Tractor Site, currently Regional Alternative School, c. 1996, Architect: Paul Young. (NC) (PIN: 21-04-311-006), (Ward 6).

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Ms. Simpson presented staff's recommended approval of the Rust Grant up to \$25,000 because the building is not considered a contributing structure to the Downtown Historic District.

Ruth and Joe Haney, the applicants, were sworn in for testimony. Mr. Haney spoke to the longstanding problems with the roof and their attempts at maintaining it. Ms. Haney mentioned the urgency of the replacement.

Chairperson Scharnett inquired as to the two quotes provided and asked whether a ridged roof was necessary. Mr. Haney stated that the attic is vented. Both applicants stated that the cost is likely to increase with time as the price of steel is going up.

Mr. Koos asked about the state of the budget. Ms. Simpson stated it is at full capacity. Chairperson Scharnett stated that this as well as the occupancy of the property and the service it provides should be considerations.

Mr. Koos motioned to award a Rust Grant in the amount of \$31,250. Ms. Chissell seconded. Ms. Peters - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Koos - Yes, Chairperson Scharnett - Yes. The motion was approved. (5-0-0)

- H. 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).

Ms. Simpson presented staff's recommended approval of the requested Rust Grant up to \$25,000. The structure is considered contributing to the Downtown Historic District, but staff is uncertain whether the windows are original to the structure.

Chairperson Scharnett recused himself from the discussion due to professional courtesy. Mr. Koos commented that the storefront windows do have historic significance, contrary to staff's report.

Kyle Glandon, the applicant, was sworn in for testimony. He explained that the proposed window system is not original to the building, but would be considered an improvement to the streetscape. He stated his uncertainty as to whether the storefront window systems are original to the building, or when they were installed.

Mr. Koos asked whether any of the other window systems had been replaced. Mr. Glandon stated that they had been removed prior to his ownership of the building. Mr. Koos stated his concern that the existing window system in question is original to the building, and that he believes a better solution to proposed accessibility improvements is possible. Ms. Chissell expressed doubt that the window system is original to the structure.

Mr. Koos stated his opposition to providing funding for the project as proposed because it isn't historic in nature nor does it attempt to emulate a historic feature. He expressed a desire for additional research before voting on the item and raised the possibility of tabling

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MEETING MINUTES

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the item to the next meeting. Mr. Glandon stated that the application may be withdrawn if tabled to the next meeting due to time constraints.

Ms. Smith added that part of the purpose of the Rust Grant is to preserve the economic viability of historic structures.

Ms. Chissell asked whether it would be possible to improve the window system and preserve the historic integrity of the structure. Ms. Graehling said it was her understanding that Mr. Koos is advocating for bifold windows, a point on which she agrees. Mr. Glandon stated this mechanically would not be possible.

Mr. Koos asserted that whether or not the window system is original to the building needs to be established before a vote can be reached. Ms. Simpson pointed out that the original building was a horse hospital and asked whether the windows would have been retained from that time. Mr. Koos was unsure.

Ms. Smith pointed out that the historic review criteria discourages the recreation of a building's earlier historical appearance. Mr. Koos argued that he is advocating for research into the building's earlier appearance, rather than a recreation of that appearance.

Mr. Koos and Ms. Graehling stated they would oppose the proposal as presented. Chairperson Scharnett pointed out that a quorum would not necessarily be reached because of his recusal. Ms. Peters suggested tabling the item to the next meeting.

Ms. Peters motioned to table the item to the June 17th meeting. She asked Mr. Glandon whether any part of the project would be actionable in the meantime, or whether he would prefer to table the entirety of the proposal. Mr. Glandon stated his amenability to tabling the item. Ms. Chissell seconded Ms. Peters' motion. Ms. Peters - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Koos - Yes. The motion was approved. (4-0-0)

- I. BHP-15-21 Consideration, review and action on a petition submitted by Sherri Masters for a Certificate of Appropriateness for a new rear driveway and parking pad, for the property located at 905 N McLean Street (PIN: 21-04-409-012), Franklin Square District, Franklin Baker House, Queen-Anne Style with Georgian Revival Influence c. 1894 (C) (Ward 4).

Ms. Simpson summarized the case and provided staff's recommendation that the Certificate of Appropriateness be approved. She stated that the Certificate is necessary because a building permit is needed before the driveway can be constructed.

Chairperson Scharnett stated that he was unaware driveways would fall under the purview of the Commission. Ms. Simpson explained that the case is the result of a technicality. Chairperson Scharnett suggested that future, similar cases be approved administratively, or that the requirements be revised.

Mr. Koos motioned to approve the Certificate of Appropriateness. Ms. Peters seconded. Ms. Peters - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Koos - Yes, Chairperson Scharnett - Yes. The motion was approved. (5-0-0)

OLD BUSINESS

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MEETING MINUTES

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

THURSDAY, MAY 20, 2021

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A. Update on National Preservation Month Activities

An update on the banners and Farmer's Market event was provided.

NEW BUSINESS

No items.

ADJOURNMENT

The meeting was adjourned at 7:53.

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HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 20, 2021
CASE NO: BHP-10-21, Certificate of Appropriateness
REQUEST: 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).



Above: The subject property at 905 E Jefferson Street.

This case was tabled from the May 20, 2021 meeting, at which time the Historic Preservation Commission ruled that additional information was needed regarding the type of mortar, form of joints, and the concentration of acid wash proposed to be used, among other items to be outlined by Commission members. At this time, no additional information from the Commission or from the applicant. Please refer to the May 20, 2021 Historic Preservation Commission packet for the original staff report and analysis.

The Certificate of Appropriateness standards of review are as follows:

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.*

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.*
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.*
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.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.*
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.*
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.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.*
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)



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 20, 2021
CASE NO: BHP-11-21, Funk Grant
REQUEST: 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 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).



Above: The subject property at 905 E Jefferson Street.

This case was tabled from the May 20, 2021 meeting, at which time the Historic Preservation Commission ruled that additional information was needed regarding the type of mortar, form of joints, and the concentration of acid wash proposed to be used, among other items to be outlined by Commission members. At this time, no additional information from the Commission or from the applicant. Please refer to the May 20, 2021 Historic Preservation Commission packet for the original staff report and analysis.

The Funk Grant standards for review are as follows:

1. *Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program.*
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.*
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.)*
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.*
 - ii. *Labor costs below prevailing wage are not eligible for grant reimbursement.*

Limitations:

6. *No interior work is eligible for the grant.*
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.*
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.*
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.*
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.*
 - 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.*

STAFF RECOMMENDATION

Staff finds that the scope of work meets the masonry 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.

Motion to approve the petition submitted by Anthony Seckler for a Funk Grant in the amount of \$925.00 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).

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Petition for Funk Grant
- Supplementary application materials



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 respectfully requests to table this request until the July 15, 2021 meeting to allow for a modified request.



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 17, 2021
CASE NO: BHP-16-21, Certificate of Appropriateness
REQUEST: 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).



Above: The subject property at 319 E Chestnut Street.

PROPERTY INFORMATION

Subject property: 319 E Chestnut Street, Francis Funk House
Applicant: Tim Maurer, on behalf of Clayton Jefferson LLC
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay
Existing Land Use: Duplex
Property Size: 9,739 sq ft
PIN: 21-04-209-007

HISTORICAL INFORMATION

Year Built: 1874, conversion to duplex in 1913
Architectural Style: Italianate Victorian
Architect: Arthur Pillsbury
Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	P-2 Public Land and Institutions with S-4 Overlay	Franklin Park
South	R-2 R-3A Multiple-Family Residence	Single- and multi-family homes
East	R-2 with S-4 Overlay	Single- and multi-family homes
West	R-2 with S-4 Overlay, C-1 Office	Single- and multi-family homes, personal services, place of worship

PROJECT DESCRIPTION

Background:

The Francis Funk House (319 E Chestnut Street) was constructed around 1874 in the Italianate Victorian style. The structure was converted into a duplex circa 1913. The subject property is designated as a local landmark with the S-4 Historic Preservation Zoning Overlay District and contributes to the Franklin Square National Register Historic District. It has been the subject of several previous Historic Preservation Commission cases in recent years, including applications for Certificates of Appropriateness and Funk Grants for the installation of front porch railings and balusters, east porch removal and replacement, and the installation of front decorative iron gates. Most recently, a Certificate of Appropriateness and Funk Grant were approved and awarded to the applicant in March to facilitate the repair and replacement of storm windows on one half of the duplex, 319 ½ E Chestnut Street (BHP-03-21 and BHP-04-21).

Petitioner's request:

The applicant is now requesting a Certificate of Appropriateness to replace 49 storm windows on the other half of the duplex, 319 E Chestnut Street.

The City of Bloomington's Architectural Review Guidelines indicate that storm windows may be replaced when the repair and reuse of the existing windows is technically infeasible. The guidelines further direct replacement windows to match their original counterparts in terms of size, shape, material, and finish, among other criteria. The existing storm windows at the subject property are composed of aluminum with mill finish; the proposed replacement windows are Larsen Premium Series storm windows in aluminum, with a white finish in order to match the white exterior wooden window trims. Care has been taken to ensure the replacement materials will match the originals in size and shape. In email correspondence with staff, the applicant has indicated that the existing windows are aged beyond operability, and missing glass altogether in some cases. They are reportedly unable to be opened or closed or removed for repair without substantial effort.

Brad Williams Construction has been contracted to perform the work, estimated at \$13,475 total for materials and labor. The applicant is also requesting a Funk Grant in the amount of \$5,000.00 to help fund the project (see case BHP-17-21).

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. The proposed work does not involve the removal of any historic features. The storm windows are not original to the house and aged beyond operability. Replacement materials will match the materials being removed, with an alteration being made to the color of the finish in order to complement the exterior wooden trim. The repairs are necessary to maintain the structural integrity and quality of the historic resource. 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 in making the windows' finish more homogenous with the trim. 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 storm windows are being replaced with like materials which are not original to the structure. 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 repairs and replacements will be made with like materials. 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 storm windows are being replaced with like materials which are not original to the structure. 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. No cleaning is proposed. 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 should not substantially alter the appearance of the structure, whether in terms of its historic or contemporary features. The standard is met.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Storm Windows and Screens 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 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).

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Petition for Certificate of Appropriateness



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

X Franklin Square Historic District

North Roosevelt Ave Historic District

White Place Historic District

Year Built **1874/1913**

Architectural Style: **Italianate Victorian**

See attached photo

- attach photo of property front elevation here

Proposed Restoration Work: **Storm Window Replacement** _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Remove existing aluminum storm windows and replace with new aluminum storm windows. The existing storm window color is 'mill finish' (unpainted aluminum), and the replacement window color will be white to match the wood window exterior trim color.

Project Start Date: August 2021 Expected Project Completion Date: December 2021

Please attach the following information to the application.

Historic photos supporting the application (if available)

Applicant Name: Clayton Jefferson LLC
Applicant Address: 317 E. Chestnut St. Bloomington IL 61701
Phone: 309.287.4116
Email: claytonjefferson@icloud.com
Applicant Signature* Date

Return to:

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



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 17, 2021
CASE NO: BHP-17-21, Certificate of Appropriateness
REQUEST: 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).



Above: The subject property at 319 E Chestnut Street.

PROPERTY INFORMATION

Subject property: 319 E Chestnut Street, Francis Funk House
Applicant: Tim Maurer, on behalf of Clayton Jefferson LLC
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay
Existing Land Use: Duplex
Property Size: 9,739 sq ft
PIN: 21-04-209-007

HISTORICAL INFORMATION

Year Built: 1874, conversion to duplex in 1913
Architectural Style: Italianate Victorian
Architect: Arthur Pillsbury
Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	P-2 Public Land and Institutions with S-4 Overlay	Franklin Park
South	R-2 R-3A Multiple-Family Residence	Single- and multi-family homes
East	R-2 with S-4 Overlay	Single- and multi-family homes
West	R-2 with S-4 Overlay, C-1 Office	Single- and multi-family homes, personal services, place of worship

PROJECT DESCRIPTION

Background:

The Francis Funk House (319 E Chestnut Street) was constructed around 1874 in the Italianate Victorian style. The structure was converted into a duplex circa 1913. The subject property is designated as a local landmark with the S-4 Historic Preservation Zoning Overlay District and contributes to the Franklin Square National Register Historic District. It has been the subject of several previous Historic Preservation Commission cases in recent years, including applications for Certificates of Appropriateness and Funk Grants for the installation of front porch railings and balusters, east porch removal and replacement, and the installation of front decorative iron gates. Most recently, a Certificate of Appropriateness and Funk Grant were approved and awarded to the applicant in March to facilitate the repair and replacement of storm windows on one half of the duplex, 319 ½ E Chestnut Street (BHP-03-21 and BHP-04-21).

Petitioner's request:

The applicant is now requesting a Funk Grant in the amount of \$5,000.00 to assist with the costs entailed in replacing 49 storm windows on the other half of the duplex, 319 E Chestnut Street.

The City of Bloomington's Architectural Review Guidelines indicate that storm windows may be replaced when the repair and reuse of the existing windows is technically infeasible. The guidelines further direct replacement windows to match their original counterparts in terms of size, shape, material, and finish, among other criteria. The existing storm windows at the subject property are composed of aluminum with mill finish; the proposed replacement windows are Larsen Premium Series storm windows in aluminum, with a white finish in order to match the white exterior wooden window trims. Care has been taken to ensure the replacement materials will match the originals in size and shape. In email correspondence with staff, the applicant has indicated that the existing windows are aged beyond operability, and missing glass altogether in some cases. They are reportedly unable to be opened or closed or removed for repair without substantial effort.

Brad Williams Construction has been contracted to perform the work, estimated at \$13,475 total for materials and labor. As the structure is not owner-occupied, this project requires prevailing wage. The amount requested is an eligible expense under the Funk Grant Guidelines.

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.) **The standard is not applicable.***
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 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-16-21).*

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. Although the Certificate of Appropriateness for this property was granted in FY 2021 and consideration of the Funk Grant application is taking place in FY 2022, the Funk Grant application was received in FY 2021. **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 required.***

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Storm Windows and Screens 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.

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).

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Application for Funk Grant



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: **319 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 **1874/1913**

Architectural Style: **Italianate Victorian**

Cost of Proposed Work: **\$13,475**

Grant Amount Requested: **\$5,000**

Photo Attached to COA

- attach photo of property front elevation here

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

Proposed Restoration Work: **Storm Window Replacement**

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Remove existing aluminum storm windows and replace with new aluminum storm windows. The existing coor is 'mill finish' (unpainted aluminum) and the replacement color will be white to match the wood window exterior trim color.

Project Start Date: **August 2021**

Expected Project Completion Date: **December 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: Clayton Jefferson LLC

Applicant Address: 317 E. Chestnut St. Bloomington IL 61701

Phone: 309.287.4116

Email: claytonjefferson@icloud.com

Applicant Signature* Date

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



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 17, 2021
CASE NO: BHP-18-21, Certificate of Appropriateness
REQUEST: 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).



Above: The subject property at 1001 E Jefferson Street.

PROPERTY INFORMATION

Subject property: 1001 E Jefferson Street, Madison P. Carlock House
Applicant: Mark Haggerty
Existing Zoning: R-3A Multi-Family Residence with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 91' x 141' (12,863 square feet)
PIN: 21-03-304-001

HISTORICAL INFORMATION

Year Built: c. 1894
Architectural Style: Queen Anne Form
Architect: Arthur L. Pillsbury
Historic District: Davis-Jefferson

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1B Single-Family Residence, P-2 Public Land and Institutions with S-4 Overlay	Single-family housing, David Davis Mansion
South	R-3A, R-1C Single-Family Residence, B-1 General Commercial, M-1 Limited Manufacturing	Apartment buildings, single-family housing, retail and grocery, cremation services
East	R-3A with S-4 Overlay, R-1C with S-4 Overlay	Single-family housing
West	R-3A with S-4 Overlay, M-1, R-2 Mixed Residence, B-1	Multi-family housing, cleaning services, single-family housing, personal services, restaurants

PROJECT DESCRIPTION

Background:

The Madison P. Carlock House (1001 E Jefferson Street) was constructed between 1894 and 1898 in the Queen Anne style. The subject property has previously been in use as a bed and breakfast and is currently used as a single-family home. It is designated as a local landmark with the S-4 Historic Preservation Zoning Overlay District and contributes to the Davis-Jefferson Historic District. The property has been the subject of one previous Historic Preservation Commission case in 2016, when the owner applied for a Certificate of Appropriateness to add an exterior staircase to the third-floor deck.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness to repaint the exterior of the home as well as the trim and windows. The exterior of the structure is composed of wood paneling painted shades of pink with off-white accents. The applicant proposes scraping off and sanding loose paint by hand before priming and painting the body of the structure with Glidden High Endurance Plus Exterior Paint and Primer, a 100% acrylic paint, using an airless sprayer. The trim and windows of the structure shall be painted by hand.

The City of Bloomington's Architectural Review Guidelines primarily stipulate which types of paint are appropriate to use in particular 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.

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 adheres with the Paint Policy as outlined in the Architectural Review Guidelines. It is also in compliance with the paint removal guidelines presented in Preservation Brief 10. 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 appears to be somewhat deteriorated; 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 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 restoration efforts. 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 hands, methods of paint removal recommended by the Architectural Review Guidelines and the National Park Service. 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 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).

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials



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
- ☐ 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: 1001 E Jefferson 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 1894

Architectural Style: Victorian



Propri

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

- I will be painting the exterior of my home with Glidden High Endurance Plus Exterior Paint and Primer.
- The body of the house paint color will be Mountain Slate Blue.
- The trim and windows will be painted in Crystal Clear White.
- Silver Cloud and Burgundy will be used for accent colors.
- The house will be hand scraped to knock off the loose paint then sanded to knock off any remaining loose paint.
- The main body of the house will be painted using an airless sprayer.
- All of the trim and windows will be hand painted.

Project Start Date: 5/21/2021 After 5/20 meeting Expected Project Completion Date: 11/1/2021

Please attach the following information to the application.

- ☐ Historic photos supporting the application (if available)

Applicant Name:

Mark Haggerty (Homeowner)

Applicant Address:

1001 E Jefferson St.
Bloomington, IL 61701



Mountain Slate Blue
10BB 18/106

Crystal Clear White
50BG 83/009

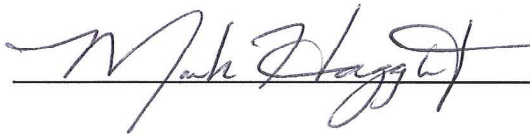
Silver Cloud
30YY 63/024

Certificate of Appropriateness Application

Phone: 309-530-5433

Email: MGHSKI@hotmail.com

Applicant Signature* Date

 4/25/2021

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

America's Cup Navy
10BB 11/126

V13

Mountain Slate Blue 10BB 18/106

Deep Arctic Night Blue 10BB 07/150



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: June 17, 2021
CASE NO: BHP-20-21, Certificate of Appropriateness
REQUEST: Consideration, review and action on a petition submitted by Matt Erickson for a Rust Grant in the amount of \$1300 for window replacement for the property located at 212 N. Roosevelt Avenue, (PIN: 21-04-307-002), c. 1923, Architect Arthur Pillsbury 212 (Ward 6).



Above: The subject property at 212 N Roosevelt Avenue

PROPERTY INFORMATION

Subject property: 212 N. Roosevelt Avenue
Applicant: Matt Erickson
Existing Zoning: D-2, Downtown Transition District
Existing Land Use: Commercial
Property Size: Approximately 11,761 square feet
PIN: 21-04-307-002

HISTORICAL INFORMATION

Year Built: c. 1923
Architectural Style: Unknown
Architect: Arthur Pillsbury
Historic District: National Register

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	D-2 Downtown Transition District	Mixed-Use
South	D-2 Downtown Transition District	Mixed-Use
East	D-2 Downtown Transition District	Mixed-Use
West	D-2 Downtown Transition District	Mixed-Use

PROJECT DESCRIPTION

Background:

212 N Roosevelt Street was built in 1930 by Arthur Pillsbury. The subject property is considered a noncontributing structure in the Central Business Historic District and is in use as a fraternal/union hall per the County Assessor.

Petitioner's request:

The applicant is requesting a Rust Grant in the amount of \$1,300.00 to replace four windows facing east, along the Roosevelt side, with four double hung windows with white vinyl and aluminum trim. Some of the windows are presently boarded over.

STANDARDS FOR REVIEW

In reviewing the grant applications, the Historic Preservation Commission will prioritize the following criteria:

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.
4. Restoring a non-historic property.
5. Maintenance of a historic property.
6. Maintenance of a non-historic property.

This project involves rehabilitation of non-historic property and non-contributing structure.

Rust Grant Eligibility Criteria:

1. *The property is located in the Rust Program's Target area. The standard is met.*
2. *Applicant is the owner or tenant of the building or business. The standard is met.*
3. *Applicant may receive up to two grants for separate properties during a fiscal year. The standard is met.*
4. *The Scope of Work includes eligible improvements as defined, but not limited to, the following:*
 - Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
 - Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the

building as a whole, are in a dangerous or severe state of disrepair. Examples of the non- facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.

- Detailed architectural design work
- Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
- Asbestos and lead paint removal.
- Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.

The standard is met.

5. *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 required.***

Secretary of the Interior's Standards for Rehabilitation

Although a Certificate of Appropriateness is not required, for each Rust Grant awarded, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

- 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 changes are proposed to the building'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. The applicant is proposing the replacement of windows due to their state of deterioration. **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.*
- 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 existing building and windows are considered non-contributing to the Central Business Historic District. Some of the structure's windows were replaced previously in 2012 according to City records. **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 windows are not contributing historic features. **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 proposed work is meant in part to replace missing windows. The replacements suggested appear to match the existing windows in trim color. **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 applicant acknowledges the standard.***
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 standard is met.***

The Rust Grant requires two estimates. The applicant is providing a second quote, and staff is recommending approval with the condition that the applicant provide a second quote and the final scope of work is approved by the Chair.

Estimates submitted are as follows:

Estimate one: \$2,707, proposal by Cronkhite Home Solutions, for four soft-lite elements plus double hung windows and exterior capping, all in white. Includes removal, disposal, and installation. **This is the petitioner's preferred choice.**

Estimate two: \$1,923, proposal by Window World, for four 4000 Series DH All-Weld windows, white on interior and exterior. Glass option: High Performance SolarZone 27. Custom exterior trim.

STAFF RECOMMENDATION

Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve or deny the petition submitted by Matt Erickson for a Rust Grant in the amount of \$1,300 for window replacement for the property located at 212 N. Roosevelt Avenue, (PIN: 21-04-307-002), c. 1923, Architect Arthur Pillsbury (Ward 6).

Attachments:

- Application for a Rust Grant
- Supplementary application materials



HARRIET FULLER RUST FAÇADE GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

- ☒ Property is within the program's target area
- ☒ The project is an **eligible** preservation, restoration or rehabilitation improvement:
 - Brick cleaning and tuck pointing
 - Window restoration
 - Painting
 - Restoration or original architectural features visible from the street
 - Signs
 - Remodeling window display areas
 - Exterior lighting
 - Window and/or door replacement
 - Awnings
 - Eligible non-façade work such as roof repairs/replacements, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing
 - Detailed architectural design work
 - Structural inspection or analysis by a licensed architect or engineer
 - Asbestos and/or lead paint removal
- ☒ I am the owner of the property, or can provide consent from the owner.
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- ☒ This project includes prevailing wages for labor

APPLICATION

Property Address: 212 N. Roosevelt Ave.

Year Built 1923

Architectural Style: —

Architect: Arthur Pillsbury

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

Preservation of a non-historic property/non-contributing structure

Cost of Proposed Work (Estimate 1): \$2707.00

Cost of Proposed Work (Estimate 2): \$1923.00

Grant Amount Requested: \$1300 ; wanting to choose the higher quality Cronkite windows

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

Replacement of 4 windows facing East (Roosevelt Ave)
with 4 Double hung white vinyl ~~and~~ and aluminum border.

Project Start Date: July 2021 Expected Project Completion Date: July 2021

Please attach the following information to the application.

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

Applicant Name: Matt Erickson

Applicant Address: 212 N. Roosevelt Ave Bloomington 61701

Phone: 309-242-7207

Email: vision714@hotmail.com

Applicant Signature Matt Erickson

Date

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

may 20 2021

June 17 "

for June

for July



Window World of Bloomington

1716 RT Dunn Dr. • Bloomington, IL 61701

Phone: (309) 827-5237 • Toll Free: 1-800 NEXT WINDOW

Fax: 309-827-5250

E-mail: bloomington@windowworld.com



St. Jude Children's
Research Hospital
ALAC • Danny Thomas, Founder
Finding cures. Saving children.

Exceptional Quality



Made in USA

Customer: MAFF ERICKSON Phone (h) 309 247 7207

Install Address: 212 N. ROOSEVELT BLOOMINGTON IL 61701 Phone (w) _____

Bill Address: _____ E-mail VISION714@NOTMAIL.COM

WINDOW WORLD		GLASS OPTIONS	
4	4000 Series DH All-Weld	\$224	896
	DH All Weld/Foam Enhanced Frame	\$264	
	4000 Series New Construction	\$235	
	J-Channel		
	2 Lite Slider	\$435	
	3 Lite Slider (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$850	
	Picture / Fixed Lite	\$399	
	Awning	\$265	
	Casement	\$395	
	2 Lite Casement	\$780	
	3 Lite Casement (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$1215	
	Basement Hopper	\$270	
	Bay/Bow Window	\$3800	
	(Includes LowE/Argon, Cap & 3" Insulated seat)		
	Garden Window (Includes LowE/Argon & Cap)	\$2350	
	Specialty Window/Oversize	\$	
	Grid Color	/	
	Window Color	Inside <u>WHITE</u> Outside <u>WHITE</u>	
DOORS		MISCELLANEOUS	
	Vinyl Rolling Patio Door 5ft.	\$1195	
	Vinyl Rolling Patio Door 6ft.	\$1650	
	Vinyl Rolling Patio Door 6ft. T-N-R Blinds 6"	\$2550	
	French Rail Patio Door	\$2050	
	Vinyl Rolling Patio Door 9ft.	\$2325	
	Patio Door Custom Size	\$400	
	Grids Patio Door	\$165	
	Wood Grain Grids	\$85	
	SolarZone IECC Compliance .30	\$158	
	SolarZone Elite	\$250	
	Wood Grain Interior	\$250	
	Exterior Color	\$496	
	Beige/Almond/Clay	\$150	
	Door Color	Inside / Outside	
PRE 1978 BUILT HOMES (Federal Lead Containment Law)		4 Custom Exterior Trim (Smooth / Woodgrain) \$99 396	
	Per Window Containment	\$30	
	(CLR Fee, Plastic, Tape, Signs, Perimeter, Documentation, EPA)		
MY HOME WAS BUILT IN THE YEAR _____ Initial		Decorative Exterior Trim \$40	
		Facing Color <u>WHITE</u>	
		Customer declines exterior custom trim and understands that exterior wood may need paint & repair. Initial	
		2nd Story Window \$20	
		Mullion Removal \$40	
		Mull to Form Multi Unit \$35	
		Install Interior Stops Style \$50	
		Wood Grain Stops \$65	
		Wood Grain Bay / Bow 3 1/4 Casing \$130	
		Install Interior Casing White / Pine \$90	
		1 Repair Sill, Jamb, Retrofit \$50 50	
		Remove, Reinstall Awnings/Shutters \$60	
		Bay/Bow Removal \$200	
		Remove and Install A/C \$100	
		Vinyl/Metal/Casement Removal \$130	
		Buck Frame \$195	
		Full Sill Extractions \$105	
		Drywall Issues \$	
		Buildout 1 x 4 \$65	
		Shutters \$135/pair	
		4 Window Labor \$35 140	
		Scaffolding \$	
		Misc. \$	
		WINDOW WORLD CARES	
		St. Jude Children's Research Hospital \$	

NO EXTRA WORK IF NOT IN WRITING!

Customer agrees to the terms of payment as follows:

Shipping, Handling, Tax & Disposal Fee \$ 175.00 Repeat
Credit Card Finance Charge 3% \$ _____
Permit Fee \$ 45.90 BLM
Total Amount \$ 1923.00
Custom Order Deposit 50% \$ _____ Ck# _____
Balance Paid to Installer upon Completion \$ _____
Amount Financed \$ _____

(Credit Card Customer authorize the remaining balance to be charged upon completion)

(By signing you accept all terms & conditions)

Credit Card _____ Billing Address/Zip _____ Exp. Date _____ Code _____

Owner _____ Date _____

PS

Salesman

Date

Owner

Date

This Window World® Franchise is independently owned and operated by K and S Remodeling d/b/a Window World of Bloomington under license from Window World, Inc.

Bloomington Window 07-20

White Copy - Original

Yellow Copy - File

Pink Copy - Customer

Hayes Printing 336-667-1116

Terms and Conditions

All work is to be completed in a workmanlike manner according to industry standard practices. This contract is valid only with proper signatures. Window World of Bloomington shall not be held responsible for time and material delays, including strikes, acts of God or any other matter beyond its control, delays caused by such events do not constitute abandonment and are not included in calculation time frames for payment or performance. Owner agrees that the equity in this property is security for this contract. Since this contract calls for custom made-to-order goods, it is not subject to cancellation, except as stated on this contract. Start of installation will be approximately 6 to 8 weeks from date of this contract, with work complete within 180 days. Time is not of the essence. Window World of Bloomington shall comply with all local requirements for building permits, inspections, and zoning.

Work is scheduled in the order of contract date, meaning first come first served. Window World of Bloomington will install windows or other work on this contract at the earliest possible date; however, Window World of Bloomington, Inc. will not be held responsible for delays caused by weather or any other cause outside of Window World of Bloomington control. If the homeowner chooses to reschedule once work has been scheduled, this voids any contracted dates and homeowner agrees to pay \$10 per day storage fee until work begins.

From time to time, windows come in that don't fit properly or have a factory defect. Window World of Bloomington will re-order at no cost to the customer but the customer is not entitled to any refund or discount, nor will Window World of Bloomington be responsible for any missed work days the homeowner may incur. Homeowner must pay that day for work completed.

Homeowner will be present when work is done and also will inspect, sign completion form and pay balance due at time of completion of job. Partial work requires partial payment.

Homeowner agrees to pay all of Window World of Bloomington reasonable expenses incurred to enforce or collect any and all indebtedness and other obligations under this contract, including without limitation, a minimum of 15% above the total collected as reasonable attorneys' fees, and 1.5% per month interest until collected in full.

Verbal promises can cause misunderstanding; therefore, the contract constitutes the entire understanding of the parties and no other understanding, collateral, verbal or otherwise, shall be binding. Seller is not liable or bound by any warranties, guarantees, statements or representations made by any broker, agent, employee or other person representing or purposing to represent the Seller unless expressly set forth in the Agreement.

Owner alone is responsible for ordering colors, grids, Low E, or any other non standard accessories. Window World of Bloomington will not be held responsible for owner selections not listed on the face of this contract. It is understood and agreed that all prior understandings and agreements between the parties are merged in this Agreement, and that this Agreement alone fully and completely constitutes the Final Agreement. Any subsequent changes or modifications hereto shall not be binding on either party unless in writing and signed by both parties hereto.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no longer than midnight of the following third business day. **THIS IS A CUSTOM ORDER NOT FOR RESALE!**

Thank you for your order.

Cronkhite
Home Solutions

www.myhomesenergy.com

Signature

