

**AGENDA**  
**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING,**  
**THURSDAY, JUNE 16, 2016, 5:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE ST.**  
**BLOOMINGTON, ILLINOIS**

**1. CALL TO ORDER BY CHAIRPERSON**

**2. ROLL CALL BY RECORDING SECRETARY**

**3. PUBLIC COMMENT**

*A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.*

*Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))*

**4. MINUTES:**

Consideration, review and approval of minutes of the May 19, 2016, regular meeting of the Bloomington Historic Preservation Commission.

**5. REGULAR AGENDA:**

- A. BHP-16-16.** Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a **Certificate of Appropriateness** for replacing the weather damaged garage battens to the William K. Bracken property located at **321 E Chestnut**, c. 1853, Side Hall Form.
- B. BHP-17-16.** Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a **Certificate of Appropriateness** for repairing the exterior foundation of the William K. Bracken property located at **321 E Chestnut**, c. 1853, Side Hall Form.

- C. **BHP-18-16.** Consideration, review and approval of the application submitted by Ronnie H. Patterson requesting a **Funk Grant requesting \$325.00** for repairing the exterior foundation of the William K. Bracken property located at **321 E Chestnut**, c. 1853, Side Hall Form.
- D. **BHP-19-16.** Consideration, review and approval of the application submitted by Julie Dawson requesting a **Certificate of Appropriateness** for installing new gutters and downspouts at the Robert Greenlee House located at **806 N Evans Street**, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.
- E. **BHP-20-16.** Consideration, review and approval of the application submitted by Julie Dawson requesting a **Funk Grant for \$2,500.00** for installing new gutters and downspouts at the Robert Greenlee House located at **806 N Evans Street**, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.
- F. **BHP-21-16.** Consideration, review and approval of the application submitted by Mark G. Haggerty requesting a **Certificate of Appropriateness** to add an exterior staircase to the 3<sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

## 6. OLD BUSINESS:

A. **Updated budget for BHP-08-16** Consideration, review and approval of the updated itemized budget submitted by Green Building, LLC requesting funding for a **Rust Grant** for masonry repairs, windows/doors, exterior lighting and painting to the commercial structure (noncontributing) located at **111-113 E Monroe**, c.1900. Monies were awarded at the meeting on 5.19.16 but the Commission needs to approve the amount.

## 7. NEW BUSINESS:

A. **Heritage Awards** General discussion

## 8. ADJOURNMENT:

For further information contact:

Katie Simpson, City Planner  
Community Development Department  
115 E. Washington Street, Bloomington, IL 61701  
Phone (309) 434 -2226  
E- mail: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

**MINUTES**  
**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, MAY 19, 2016, 5:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 E. OLIVE ST., BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairman Williams, Ms. Graehling, Mr. Elterich,  
Ms. Bailen, Mr. Sturgeon , Ms. Cline.

**MEMBERS ABSENT:** Mr. Cawley

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner  
Mr. Tom Dabareiner, Community Development Director

**CALL TO ORDER:** Chairman Williams called the meeting to order at 5:04 P.M.

**ROLL CALL:** Ms. Simpson called the roll and with six members present there  
was a quorum.

**PUBLIC COMMENT:** No public comment.

**MINUTES:** The Commission reviewed the minutes from the April 21, 2016 meeting. Mr. Elterich moved for approval of the minutes; seconded by Ms. Bailen. The motion was approved by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Sturgeon —yes; Ms. Cline—yes; Chairman Williams—yes.

**REGULAR AGENDA:**

**BHP-07-16. Consideration, review and approval of the application submitted by Linda Girard requesting a Certificate of Appropriateness for repairing and replacing the detached garage roof to the Daniel M. Davidson property located at 402 E Walnut, c. 1913, Corn Belt Cube.**

Chairman Williams introduced the case. Ms. Simpson presented the staff report, stating staff recommends in favor of the COA. She stated the request relates to repair and replacement of a garage roof, which is visible from the street. She stated asphalt shingles would be used to replace existing shingles.

Ms. Graehling clarified that this was the garage associated with the item from the Commission's April meeting. She believes this is a later addition to the property but agrees it is visible from the street.

Mr. Sturgeon moved for approval of Case BHP-07-16; seconded by Mr. Elterich. The motion was approved by a vote of 6-0 with the following votes cast in favor on roll call: Mr.

Sturgeon—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—yes.

**BHP-08-16. Consideration, review and approval of the application submitted by Green Building, LLC requesting a Rust Grant for \$17,295.00 for masonry repairs, windows/doors, exterior lighting and painting to the commercial structure (noncontributing) located at 111-113 E Monroe, c.1900.**

Chairman Williams introduced the case. Ms. Simpson presented the staff report. She recommended in favor of the grant, but with conditions. She stated this is a noncontributing structure located next to a contributing structure. She indicated a concern with the awnings, which did not appear in an early photo of the structure. She also asked that lighting be directed downward and placed in a location that would not affect the neighboring contributing structure.

Ms. Graehling noted the amount of the grant request was not itemized, but it includes the awnings, and suggested that the grant amount be adjusted downwards based on the cost of the awnings.

Bob Vericella, 125 S. Belmont, was sworn in. Chairman Williams asked for an itemized list of the costs. Mr. Vericella stated he did not have one, but asked for approval contingent on providing an itemized list as he is trying to complete the work prior to a tenant move-in. Ms. Cline also asked for the lighting related costs and the awning expenses. Mr. Sturgeon suggested the Commission might approve the concept and finalize the grant amount next month. Ms. Graehling concurred, stating that she would be fine with approving the request at half the amount after the cost of the awnings is removed from the total project expenses.

Chairman Williams returned to the question about the lighting. He confirmed whether the sconces would look like those in the proposal; Mr. Vericella stated yes, unless he can find something more historic. Ms. Cline suggested the lighting was not original so she would not be supportive of paying for the lighting, so both the awning and lighting costs should come out. Ms. Graehling supports the lighting for safety concerns given the use of the building; Mr. Sturgeon concurred if the lights were period in character. Ms. Cline clarified that the lighting could be included if they are a more historic design. Ms. Simpson stated her concerns were more the impact of the lighting on the neighbors. Mr. Elterich noted the will point down.

Mr. Vericella asked if another light fixture would be acceptable. Mr. Elterich stated he does not have a problem with the fixture as the structure is not contributing, but it is an improvement. There was general discussion about the buildings role in Bloomington history and its former uses.

Ms. Cline moved for approval of Case BHP-08-16 for a Rust grant for half the expenses, less the cost of the awnings; seconded by Mr. Sturgeon. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—yes.

**BHP-09-16. Consideration, review and approval of the application submitted by Douglas B. Johnson requesting a Rust Grant for \$25,000.00 for masonry repairs and painting to the commercial structure (contributing) located at 115 W. Front, c.1865.**

Chairman Williams introduced the case. Ms. Simpson presented that staff report and stated support with the condition that no money is used to pay for non-authentic or synthetic materials. She noted the property is contributing. She stated the petitioner provided two options, one for brick and one for stucco. Of the two options, staff recommends the stucco proposal, she stated. Mr. Elterich clarified that the two proposals are exclusive of each other; Ms. Simpson confirmed it is one or the other.

Douglas Johnson , 3011 Geranium Drive, was sworn in. Mr. Johnson provided some historic background regarding the building. He stated, they take great pride in the building and the stucco has become quite damaged. Mr. Elterich confirmed that the original building was brick. Ms. Cline noted that the stucco went on the building quite early in its history. Mr. Johnson stated that repairs occurred to the bottom half of the building already and his request is focused on the second story. Mr. Johnson confirmed that his request is for one or the other of the options.

Mr. Sturgeon moved for approval of Case BHP-09-16 provided it is for the stucco version; seconded by Ms. Cline. The motion was approved by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—yes.

**BHP-10-16. Consideration, review and approval of the application submitted by Sara Simpson and Darcy Ackley requesting a Certificate of Appropriateness for painting to the garage and house at the Eliel Barber House located at 709 E Taylor, c.1855, Vertical Plank.**

Chairman Williams introduced the case. Ms. Simpson stated that staff supports both the request for the COA and the request for the Funk Grant in case BHP-11-16 for the same address. She noted that if the grant is approved it could not be used again for painting for another ten years. Chairman Williams noted this is a one-of-a-kind structure in the City. Ms. Simpson supports the painting given the condition.

Ms. Cline asked if the garage is historical. Chairman Williams stated it was built later and designed to match the house design. She asked if the Commission is able to fund painting of the garage, as it is a factor in the next case. Ms. Graehling suggested excluding the costs associated with the garage. Mr. Elterich suggested apportioning the award based on labor costs, which is in the estimate. Ms. Cline suggested that the final number needs to be determined, but the Commission might approve it contingent on a revised estimate; Ms. Graehling concurred.

Mr. Sturgeon moved for approval of Case BHP-10-16; seconded by Ms. Cline. The motion was approved by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—yes.

**BHP-11-16. Consideration, review and approval of the application submitted by Sara Simpson and Darcy Ackley requesting a Funk Grant for \$2500.00 for painting to the garage and house at the Eliel Barber House located at 709 E Taylor, c.1855, Vertical Plank**

Chairman Williams introduced the case, noting it is the grant for the COA just approved.

Mr. Sturgeon moved for approval of Case BHP-11-16 up to \$2,500 with the garage expenses deleted from the grant; seconded by Ms. Cline. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Chairman Williams—yes.

**BHP-12-16. Consideration, review and approval of the application submitted by Mark L Kramp requesting a Certificate of Appropriateness to repair the water damaged garden shed for the Alvin B. Hoblit House located at 315 E Chestnut, c.1884, Italianate and Georgian Elements; remodeled in 1912 by Architect Arthur L. Pillsbury.**

Chairman Williams introduced the case. Ms. Simpson provided the staff report. She stated that staff recommends in favor of the Certificate of Appropriateness. She stated that staff could not find information about the garden shed but it is visible from the street so the COA is needed. She stated the standards are met.

Mark Kramp, 903 Durham Drive, stated that he will withdraw the request for the grant in BHP-13-16 because it is not eligible.

Ms. Graehling moved for approval of Case BHP-12-16 up to \$2,500 with the garage expenses deleted from the grant; seconded by Mr. Elterich. The motion was **approved** by a vote of 6-0 with the following votes cast in favor on roll call: Ms. Graehling—yes; Mr. Elterich—yes; Mr. Sturgeon—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairman Williams—yes.

**BHP-13-16. Consideration, review and approval of the application submitted by Mark L Kramp requesting a Funk Grant for \$158.00 to repair the water damaged garden shed for the Alvin B. Hoblit House located at 315 E Chestnut, c.1884, Italianate and Georgian Elements; remodeled in 1912 by Architect Arthur L. Pillsbury.**

Chairman Williams stated BHP-14-16 was withdrawn by the petitioner. Ms. Simpson presented Mr. Kramp with the Certificate of Appropriateness.

**BHP-14-16. Consideration, review and approval of the application submitted by Tim Maurer requesting a Certificate of Appropriateness for front porch railings and baluster installation and painting to the Francis Funk House located at 319 E Chestnut, c.1875, Italianate variation.**

Chairman Williams introduced the case. Ms. Simpson provided the staff report. She stated that staff supports both the Certificate of Appropriateness and the Funk Grant for the project. Staff asks that the paint match the exterior and the design match the renderings.

Tim Mauer, 317 E. Chestnut Street, noted that he had submitted this petition in December but withdrew it for consideration in the new fiscal year. There was a discussion about the street

number for the structure in question. Chairman Williams noted that the address may have changed over time.

Mr. Elterich asked the total amount of the work. Ms. Simpson referred to an email with the additional dollar amount. Mr. Mauer asked if they could approve the amount based on the final bid for the work.

Ms. Cline moved for approval of Case BHP-14-16 for approval of the Certificate of Appropriateness; seconded by Ms. Graehling. The motion was **approved** by a vote of 5-0-1 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Graehling—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Bailen—yes; Chairman Williams—yes.

**BHP-15-16. Consideration, review and approval of the application submitted by Tim Maurer requesting a Funk Grant for 2,500.00 for front porch railings and baluster installation and painting to the Francis Funk House located at 319 E Chestnut, c.1875, Italianate variation.**

Ms. Cline moved for approval of Case BHP-14-16 up to \$2,500 contingent upon receiving estimates for labor and materials, or invoice, for the work; seconded by Ms. Graehling. The motion was **approved** by a vote of 5-0-1 with the following votes cast in favor on roll call: Ms. Cline—yes; Ms. Graehling—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Bailen—yes; Chairman Williams—abstained.

Ms. Simpson provided the petitioner with the Certificate of Appropriateness.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Consideration and review of appeal letter submitted by Rick and Linda Girard for denial of Funk Grant in case BHP-05-16.**

Ms. Simpson provided background on the letter and appeal request. Chairman Williams stated asphalt shingles were in wide use by 1911 and this house was built a few years later, so asphalt shingles may have been original to the structure; however, the Commission stopped funding asphalt shingles because it is more of a maintenance item. He added the Commission used to provide a \$1,000 grant for asphalt shingles but it used up the grant monies available for other more critical repairs or restorations. He also noted that tile and slate roofs have been funded because they are unique to the age of the structures.

Ms. Cline stated her understanding of the grants is that they are an attempt to make up for some of the added costs associated with restoration and repair; she added she would oppose any change to that policy. Ms. Cline asked how the denial was communicated to the petitioners originally and whether a better explanation is needed explaining the philosophy behind the grant. Chairman Williams stated that without more money it would be difficult to add categories of eligibility to the grants.

There was a consensus to respond in writing to the Girards. Ms. Cline agreed to draft a letter which will be finalized by Ms. Simpson.

Ms. Graehling suggested a Pantagraph article on the purpose and rules for the grants. Chairman Williams stated there is an overall need for public education within historic districts.

Mr. Sturgeon asked about reviving the Heritage Awards for this year. There was general consensus to move ahead with this program. At the next meeting, dates and deadlines will be discussed.

Ms. Cline noted that many on the west side are unaware of the process to obtain S-4 designation, so a little education could help. Chairman Williams stated there are a lot of nice homes around Miller Park. Ms. Graehling suggested a public meeting be held to promote the program at the old court house or at the Miller Park Pavilion.

**ADJOURNMENT:** Mr. Elterich made a motion to adjourn; Mr. Sturgeon seconded the motion, which passed unanimously. The meeting adjourned at 6:27 p.m.

Respectfully submitted,

Tom Dabareiner AICP  
Community Development Director

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**June 16, 2016**

| <b>SUBJECT:</b> | <b>TYPE:</b>                                                                                                                                                                                                           | <b>SUBMITTED BY:</b>          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| BHP-16-16       | <b>Certificate of Appropriateness</b> submitted by Ronnie H. Patterson for replacing the weather damaged garage battens to the William K. Bracken property located at <b>321 E Chestnut</b> , c. 1853, Side Hall Form. | Katie Simpson<br>City Planner |

**REQUEST:** A **Certificate of Appropriateness** submitted by Ronnie H. Patterson for replacing the weather damaged garage battens to the William K. Bracken property located at **321 E Chestnut**, c. 1853, Side Hall Form.

**GENERAL INFORMATION**

Owner and Applicant: Ronnie H Patterson

**PROPERTY INFORMATION**

**Existing Zoning:** R-2, Mixed Residential with S-4 Overlay

**Existing Land Use:** Single Family Home

**Property Size:** 12, 865 sqft

**PIN:** 21-04-209-008

**Historic District:** Franklin Park Neighborhood with S-4 Overlay

**Year Built:** c. 1853

**Architectural Style:** Side Hall Form

**Architect:**

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** S-2 Public Land

**South:** R-2 Mixed Use

**East:** R-2 Mixed Use w/ S-4 Overlay

**West:** R-2 Mixed Use w/S-4 Overlay

***Land Uses***

**North:** Franklin Park

**South:** Single family home

**East:** Single family home

**West:** 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 Certificate of Appropriateness
2. Proposed budget and work description
3. Site Photos

**PROJECT DESCRIPTION:**

The petitioner proposes to replace the water and weather damaged battens on the garage. The garage complements the house but does not appear to be a historic structure. The property has an S-4 overlay and a certificate of appropriateness is necessary.

**Analysis**

**Action by Historic Preservation Commission:**

**FINDINGS OF FACT:**

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the 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 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. Work should be completed in a manner consistent with the existing battens and materials should match in size, style and texture. 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 **supports** a Certificate of Appropriateness submitted by Ronnie H. Patterson for replacing the weather damaged garage battens to the William K. Bracken property located at 321 E Chestnut, c. 1853, Side Hall Form.

Respectfully Submitted,

Katie Simpson  
City Planner

Attachments:

- Certificate of Appropriateness application
- Budget estimates
- Photos of proposed work and materials



## Certificate of Appropriateness Application

*Historic Preservation Commission*

Property Address: 321 E. CHESTNUT ST.

Historic District: Franklin Square ☒ East Grove Street ☐ North Roosevelt ☐  
Davis-Jefferson ☐ White Place ☐ Downtown ☐ N/A ☐

Year Built c 1853 Architectural Style:

Proposed Restoration Work: REPLACE WEATHER DAMAGED GARAGE BATTENS  
Detailed description required on following page

Applicant Name: RONNIE H. PATTERSON

Address: 321 E. CHESTNUT ST., BLOOMINGTON, IL 61701

Phone: 309-830-3764 Fax:  Email: RPA17321@YAHOO.COM



**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents: (Photos, drawings, specifications and sample materials info should be attached to form)

APPROXIMATELY 16 batons on the GARAGE/BARN HAVE  
ROT DAMAGE ON THE LOWER PARTS. THE DAMAGED  
PARTS WILL BE REMOVED AND REPLACED WITH NEW  
MATERIAL MATCHING THE EXISTING BATON PROFILE.

NEW MATERIAL WILL BE CEDAR.

Project Start Date: SUMMER 2016 Project Completion Date: SUMMER 2016

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at [www.cr.nps.gov/hps/tps/tax/rehabstandards.htm](http://www.cr.nps.gov/hps/tps/tax/rehabstandards.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 Ronnie H Patterson Date 5/5/16

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 \_\_\_\_\_

# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

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

Ron Patterson  
321 E. Chestnut  
Bloomington, IL 61701

Siding repair on carriage barn

Phone:

Date: 5-1-2016

The following is a list of repair work for 321 E. Chestnut, carriage barn:

- Labor to replace bottom 4 feet on about 16 battens...\$320.00
- Materials for repair work.....\$ 50.00

Homeowner to take care of painting.

**Estimate for materials and labor: \$370.00**

This proposal is valid for 365 days.

Authorized signature: \_\_\_\_\_

Acceptance of Proposal:

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_







**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**June 16, 2016**

| <b>SUBJECT:</b>                      | <b>TYPE:</b>                                                                                                                                                                                                                                     | <b>SUBMITTED BY:</b>          |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>BHP-17-16</b><br><b>BHP-18-16</b> | A <b>Certificate of Appropriateness</b> and <b>Funk Grant for \$325.00</b> submitted by Ronnie H. Patterson for repairing the exterior foundation of the William K. Bracken property located at <b>321 E Chestnut</b> , c. 1853, Side Hall Form. | Katie Simpson<br>City Planner |

**REQUEST:** A **Certificate of Appropriateness** and **Funk Grant for \$325.00** submitted by Ronnie H. Patterson for repairing the exterior foundation of the William K. Bracken property located at **321 E Chestnut**, c. 1853, Side Hall Form.

**GENERAL INFORMATION**

Owner and Applicant: Ronnie H Patterson

**PROPERTY INFORMATION**

**Existing Zoning:** R-2, Mixed Residential with S-4 Overlay  
**Existing Land Use:** Single Family Home  
**Property Size:** 12, 865 sqft  
**PIN:** 21-04-209-008

**Historic District:** Franklin Park Neighborhood with S-4 Overlay  
**Year Built:** c. 1853  
**Architectural Style:** Side Hall Form  
**Architect:**

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** S-2 Public Land  
**South:** R-2 Mixed Use  
**East:** R-2 Mixed Use w/ S-4 Overlay  
**West:** R-2 Mixed Use w/S-4 Overlay

***Land Uses***

**North:** Franklin Park  
**South:** Single family home  
**East:** Single family home  
**West:** 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 Certificate of Appropriateness
2. Application for Funk Grant
3. Proposed budget and work description
4. Site Photos

**PROJECT DESCRIPTION:**

The petitioner proposes to repair the exterior brick foundation. The work outlined in the application involves removing loose paint, removing damaged mortar, tuck pointing and relaying loose bricks.

**Analysis**

**Action by Historic Preservation Commission:**

**FINDINGS OF FACT:**

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the 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; Staff recommends gentle methods are used to remove existing paint as to avoid destroying the underlying foundation. Avoid sand blasting and high-pressure water blasting to the existing masonry. Cement-lime mortars are appropriate and preferred for tuck pointing; avoid premixed "masonry cements." 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. Work should be completed in a manner consistent with the existing foundation. 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 **supports** a **Certificate of Appropriateness** and **Funk Grant for \$325.00** submitted by Ronnie H. Patterson for repairing the exterior foundation of the William K. Bracken property located at **321 E Chestnut**, c. 1853, Side Hall Form.

Respectfully Submitted,

Katie Simpson  
City Planner

Attachments:

- Certificate of Appropriateness application
- Funk Grant application
- Budget estimates
- Photos of proposed work



CITY OF BLOOMINGTON

## Certificate of Appropriateness Application

*Historic Preservation Commission*

Property Address: 321 E. CHESTNUT ST.

Historic District: Franklin Square X East Grove Street \_\_\_\_\_ North Roosevelt \_\_\_\_\_  
Davis-Jefferson \_\_\_\_\_ White Place \_\_\_\_\_ Downtown \_\_\_\_\_ N/A \_\_\_\_\_

Year Built c. 1853 Architectural Style: \_\_\_\_\_

Proposed Restoration Work: EXTERIOR FOUNDATION REPAIR  
Detailed description required on following page

Applicant Name: RONNIE H. PATTERSON

Address: 321 E. CHESTNUT ST., BLOOMINGTON, IL 61701

Phone: 309-830-3764 Fax: \_\_\_\_\_ Email: RPA77321@YAHOO.COM



**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents: (Photos, drawings, specifications and sample materials info should be attached to form)

EXTERIOR FOUNDATION REPAIR, REMOVE LOOSE PAINT,  
CUT OUT BAD MORTAR JOINTS, TUCKPOINT AND RELAY  
LOOSE BRICKS.

Project Start Date: SUMMER 2016 Project Completion Date: SUMMER 2016

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at [www.cr.nps.gov/hps/tps/tax/rehabstandards.htm](http://www.cr.nps.gov/hps/tps/tax/rehabstandards.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 Ronnie H Patterson Date 5/5/16

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 \_\_\_\_\_











CITY OF BLOOMINGTON

# Eugene D. Funk Jr. Grant Application

*Historic Preservation Commission*

Case No: \_\_\_\_\_

Property Address: 321 E. CHESTNUT ST.Historic District: Franklin Square X East Grove Street \_\_\_\_\_

North Roosevelt \_\_\_\_\_ Davis-Jefferson \_\_\_\_\_

White Place \_\_\_\_\_ Downtown \_\_\_\_\_ N/A \_\_\_\_\_

Year Built c1853 Architectural Style: \_\_\_\_\_Grant Amount Requested: \$325<sup>00</sup>Proposed Restoration Work: EXTERIOR FOUNDATION REPAIR  
Detailed description required on following pageApplicant Name: RONNIE H. PATTERSONAddress: 321 E. CHESTNUT ST., BLOOMINGTON, IL 61701Phone: 309-830-3764 Fax: \_\_\_\_\_ Email: RPATT331@YAHOO.COM

Certificate of Appropriateness Number \_\_\_\_\_

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

EXTERIOR FOUNDATION REPAIR, REMOVE LOOSE PAINT,  
CUT OUT BAD MORTAR JOINTS, TUCKPOINT AND  
RELAY LOOSE BRICKS.

Project Start Date: SUMMER 2016 Project Completion Date: SUMMER 2016

Applicant Signature\* Ronnie H. Peterson Date 5/5/16

Return to: Katie Simpson, City Planner, City of Bloomington  
Government Center  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**June 16, 2016**

| <b>SUBJECT:</b>                      | <b>TYPE:</b>                                                                                                                                                                                                                                                                                                            | <b>SUBMITTED BY:</b>          |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>BHP-19-16</b><br><b>BHP-20-16</b> | A <b>Certificate of Appropriateness</b> and <b>Funk Grant for \$2500.00</b> submitted by Julie Dawson for installing new gutters and downspouts at the Robert Greenlee House located at <b>806 N Evans Street</b> , c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing. | Katie Simpson<br>City Planner |

**REQUEST:** A **Certificate of Appropriateness** and **Funk Grant for \$2500.00** submitted by Julie Dawson for installing new gutters and downspouts at the Robert Greenlee House located at **806 N Evans Street**, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.

**GENERAL INFORMATION**

Owner and Applicant: Julie Dawson

**PROPERTY INFORMATION**

**Existing Zoning:** R-2, Mixed Residential with S-4 Overlay

**Existing Land Use:** Single Family Home

**Property Size:** 9,075 sqft

**PIN:** 21-04-210-008

**Historic District:** NA

**Year Built:** c. 1884

**Architectural Style:** Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.

**Architect:**

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-2 Mixed Use

**South:** R-2 Mixed Use

**East:** R-2 Mixed Use

**West:** R-2 Mixed Use

***Land Uses***

**North:** Single and multifamily homes

**South:** Single and multifamily homes

**East:** Single and multifamily homes

**West:** Single and multifamily homes

**Analysis:**

Submittals

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

1. Application for Certificate of Appropriateness
2. Application for Funk Grant
3. Proposed budget and work description
4. Site Photos

**PROJECT DESCRIPTION:**

The petitioner proposes to replace the gutters and downspouts for the house and garage. The petitioner also proposes to replace damaged fascia boards. The Funk Grant cannot be used to fund work on non-historic structures such as the garage. The petitioner has provided an itemized budget for the project.

**Analysis**

**Action by Historic Preservation Commission:**

**FINDINGS OF FACT:**

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the 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; Staff recommends that new gutters and downspouts should match historic gutters and downspouts if known, and should be of the size and profile for the period. Gutters made of a substitute material may be appropriate if they match or give the same appearance as historic gutters. Replaced fascia boards should match the original.*
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. Proposed gutters and downspouts should match historic gutters and downspouts in size and profile.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather*

*than on conjectural designs or the availability of different architectural elements from other buildings or structures; the petitioner is proposing to replace the existing gutters. The new gutters should match the historic gutters in size and style.*

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) Substitute materials may be appropriate as long as they match in size, scale, color and give the general appearance of the original material. The standard is met.*

**STAFF RECOMMENDATION:**

Staff **supports a Certificate of Appropriateness** for installing new gutters and downspouts at the Robert Greenlee House located at **806 N Evans Street**, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing.

Staff **supports a Funk Grant for at least \$2053.00** (adjusted for the garage and not including labor and material the facial boards that may need to be replaced on the house) for installing new gutters and downspouts at the Robert Greenlee House located at **806 N Evans Street**, c.1884, Side Hall plan Queen Anne style frame building with East Lake and Anglo-Japanese detailing, with the condition that the proposed materials match the historic gutters in size, profile and style.

Respectfully Submitted,

Katie Simpson  
City Planner

**Attachments:**

- Certificate of Appropriateness application
- Funk Grant application
- Budget estimates
- Photos of proposed work



CITY OF BLOOMINGTON

## Certificate of Appropriateness Application

*Historic Preservation Commission*Property Address: 806 N. EVANS ST., BLOOMINGTON, IL 61701

Historic District: Franklin Square ☐ East Grove Street ☐ North Roosevelt ☐  
 Davis-Jefferson ☐ White Place ☐ Downtown ☐ N/A S-4 overlay,  
 Year Built 1884 Architectural Style: Eastlake Victorian w/ "Anglo-Japanese" District  
 Proposed Restoration Work: New gutters and downspouts styling not in Franklin Square  
 Detailed description required on following page "proper"

Applicant Name: JULIE DAWSONAddress: 806 N. EVANS ST., BLOOMINGTON, IL 61701

Phone: h) 828-8174 c) 826-1204 Fax: \_\_\_\_\_ Email: julie.a.dawson.co3g@  
ursred@live.com Statefarm.com

See attached

- attach photo of property front elevation here

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents: (Photos, drawings, specifications and sample materials info should be attached to form)

See attached estimate (gutters + downspouts), and  
photos of house with current gutters/downspouts.

Project Start Date: ~~6/13/16~~ <sup>6/20/16 KS</sup> Project Completion Date: ~~6/17/16~~ <sup>6/24/16 KS</sup>

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at [www.cr.nps.gov/hps/tps/tax/rehabstandards.htm](http://www.cr.nps.gov/hps/tps/tax/rehabstandards.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 Julie A Dawson Date 4/22/16

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 \_\_\_\_\_

# Midstate Seamless Gutters, INC.

1204 S. Adelaide St.

Normal, IL 61761

## Estimate

| Date     | Estimate # |
|----------|------------|
| 3/3/2016 | 2711       |

|                                                        |
|--------------------------------------------------------|
| Name / Address                                         |
| JULIE DAWSON<br>806 N EVANS ST<br>BLOOMINGTON IL 61701 |

|               |
|---------------|
| Phone #       |
| 3098293444    |
| Fax #         |
| (309)452-7207 |

**ALL ESTIMATES  
VALID FOR 90 DAYS**

*midstateseamless.com  
midstategutters@aol.com*

| Description                                                                                                                                            | Total              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <del>FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 3"X4" DOWNSPOUTS<br/>INSTALLED ON THE ENTIRE HOUSE. COLOR TO BE SELECTED</del> | <del>5362.00</del> |
| ✓ FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 4" ROUND DOWNSPOUTS<br>INSTALLED ON THE ENTIRE HOUSE. COLOR TO BE SELECTED        | 3,270.00           |
| ✓ FURNISH LABOR AND MATERIALS FOR SMALL HOLE POWDER COATED ALUMINUM SCREEN INSTALLED<br>ON NEW GUTTER SYSTEM ON HOUSE.                                 | 836.00             |
| ✓ FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 3"X4" DOWNSPOUTS<br>INSTALLED ON THE ENTIRE GARAGE.                               | 624.00             |
| <del>FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 4" ROUND DOWNSPOUTS<br/>INSTALLED ON THE ENTIRE GARAGE.</del>                  | <del>730.00</del>  |
| ✓ FURNISH LABOR AND MATERIALS FOR SMALL HOLE POWDER COATED ALUMINUM SCREEN INSTALLED<br>ON NEW GUTTER SYSTEM ON GARAGE.                                | 204.00             |
| ★ FURNISH LABOR AND MATERIALS FOR REPLACEMENT OF ANY ROTTEN FASCIA BOARDS ON HOUSE AND<br>GARAGE. CHARGE IS PRICED PER FOOT @ 10.00 PER FOOT           | ( 0.00 )<br>tbd    |
| PROPOSAL IS VALID FOR 90 DAYS FROM DATE                                                                                                                |                    |

PLEASE SIGN AND DATE PROPOSAL ACCEPTANCE.  
EMAIL, FAX OR MAIL TO OUR OFFICE. THANK YOU IN ADVANCE FOR THE  
OPPORTUNITY TO PROVIDE YOU WITH OUR EXCELLENT SERVICE. PLEASE  
FEEL FREE TO CALL OR EMAIL US AT ANY TIME.

**Total**    **\$4934**    ~~\$8,526.00~~

☐ I WOULD LIKE TO BE ENROLLED IN EMAIL JOB TRACKING.  
YOUR EMAIL WILL NEVER BE SHARED WITH ANYONE.

Signature

*Julie A Dawson*







**Eugene D. Funk Jr.  
Grant Application**

*Historic Preservation Commission*

Case No: \_\_\_\_\_

Property Address: 806 N. EVANS ST., BLOOMINGTON

Historic District: Franklin Square \_\_\_\_\_ East Grove Street \_\_\_\_\_

North Roosevelt \_\_\_\_\_ Davis-Jefferson \_\_\_\_\_

White Place \_\_\_\_\_ Downtown \_\_\_\_\_ N/A S-4 overlay, not in Franklin Square district "proper"

Year Built 1884 Architectural Style: Eastlake Victorian

Grant Amount Requested: \$2,500 w/ "Anglo-Japanese" styling

Proposed Restoration Work: gutters + downspouts replaced  
Detailed description required on following page

Applicant Name: JULIE DAWSON

Address: 806 N. EVANS ST., BLOOMINGTON

Phone: h) 309-828-8174  
c) 309-826-1204 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

julie.a.dawson.co3g@statefarm.com OR ursred@live.com

See photos attached to Certificate  
of Appropriateness Application

- attach photo of property front elevation here

Certificate of Appropriateness Number \_\_\_\_\_

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

see attached estimate + photos attached  
to Certificate of Appropriateness Application.

Project Start Date: 6/13/16 <sup>6/20/16 KS</sup> Project Completion Date: 6/17/16 <sup>6/24/16 KS</sup>

Applicant Signature\* Julie A Dawson Date 4/22/16

Return to: Katie Simpson, City Planner, City of Bloomington  
Government Center  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341  
Email: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

# Midstate Seamless Gutters, INC.

1204 S. Adelaide St.

Normal, IL 61761

## Estimate

| Date     | Estimate # |
|----------|------------|
| 3/3/2016 | 2711       |

|                                                        |
|--------------------------------------------------------|
| Name / Address                                         |
| JULIE DAWSON<br>806 N EVANS ST<br>BLOOMINGTON IL 61701 |

|            |
|------------|
| Phone #    |
| 3098293444 |

|               |
|---------------|
| Fax #         |
| (309)452-7207 |

**ALL ESTIMATES  
VALID FOR 90 DAYS**

*midstateseamless.com  
midstategutters@aol.com*

| Description                                                                                                                                            | Total               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <del>FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 3"X4" DOWNSPOUTS<br/>INSTALLED ON THE ENTIRE HOUSE. COLOR TO BE SELECTED</del> | <del>2,862.00</del> |
| ✓ FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 4" ROUND DOWNSPOUTS<br>INSTALLED ON THE ENTIRE HOUSE. COLOR TO BE SELECTED        | 3,270.00            |
| ✓ FURNISH LABOR AND MATERIALS FOR SMALL HOLE POWDER COATED ALUMINUM SCREEN INSTALLED<br>ON NEW GUTTER SYSTEM ON HOUSE.                                 | 836.00              |
| ✓ FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 3"X4" DOWNSPOUTS<br>INSTALLED ON THE ENTIRE GARAGE.                               | 624.00              |
| <del>FURNISH LABOR AND MATERIALS FOR 6" .032 GAUGE SEAMLESS GUTTER WITH 4" ROUND DOWNSPOUTS<br/>INSTALLED ON THE ENTIRE GARAGE.</del>                  | <del>730.00</del>   |
| ✓ FURNISH LABOR AND MATERIALS FOR SMALL HOLE POWDER COATED ALUMINUM SCREEN INSTALLED<br>ON NEW GUTTER SYSTEM ON GARAGE.                                | 204.00              |
| ★ FURNISH LABOR AND MATERIALS FOR REPLACEMENT OF ANY ROTTEN FASCIA BOARDS ON HOUSE AND<br>GARAGE. CHARGE IS PRICED PER FOOT @ 10.00 PER FOOT           | ( 0.00 )<br>tbd     |
| PROPOSAL IS VALID FOR 90 DAYS FROM DATE                                                                                                                |                     |

PLEASE SIGN AND DATE PROPOSAL ACCEPTANCE.  
EMAIL, FAX OR MAIL TO OUR OFFICE. THANK YOU IN ADVANCE FOR THE  
OPPORTUNITY TO PROVIDE YOU WITH OUR EXCELLENT SERVICE. PLEASE  
FEEL FREE TO CALL OR EMAIL US AT ANY TIME.

**Total** **\$4934** ~~\$8,526.00~~

☐ I WOULD LIKE TO BE ENROLLED IN EMAIL JOB TRACKING.  
YOUR EMAIL WILL NEVER BE SHARED WITH ANYONE.

Signature

*Julie A Dawson*

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**June 16, 2016**

| <b>SUBJECT:</b>  | <b>TYPE:</b>                                                                                                                                                                                                                                                                                    | <b>SUBMITTED BY:</b>          |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>BHP-21-16</b> | A <b>Certificate of Appropriateness</b> submitted by Mark G. Haggerty to add an exterior staircase to the 3 <sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at <b>1001 E Jefferson Street</b> , c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury. | Katie Simpson<br>City Planner |

**REQUEST:** A **Certificate of Appropriateness** submitted by Mark G. Haggerty to add an exterior staircase to the 3<sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

**GENERAL INFORMATION**

Owner and Applicant: Mark G. Haggerty

**PROPERTY INFORMATION**

**Existing Zoning:** R-3A, Low Density  
Multifamily Residential District with S-4  
Overlay

**Existing Land Use:** Single Family Home

**Property Size:** 12, 831 sqft

**PIN:** 21-03-304-001

**Historic District:** Jefferson District

**Year Built:** c. 1894-1898

**Architectural Style:** Queen Anne Form

**Architect:** Arthur L. Pillsbury.

**SURROUNDING ZONING AND LAND USES**

**Zoning**

**North:** R-1B Single Family Residential

**South:** R-3B Low Density Multifamily  
Residential District

**East:** R-3B Low Density Multifamily  
Residential District w/ S-4 Historic Overlay

**West:** R-3B Low Density Multifamily  
Residential District w/ S-4 Historic Overlay

**Land Uses**

**North:** Single family homes

**South:** Single and multifamily homes

**East:** Single and multifamily homes

**West:** Single and multifamily homes

**Analysis:**

Submittals

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

1. Application for Certificate of Appropriateness
2. Application for Funk Grant
3. Proposed budget and work description
4. Site Photos

### **PROJECT DESCRIPTION:**

The petitioner would like to convert the upstairs of this house into an apartment. The petitioner is proposing to add an external staircase to the 3<sup>rd</sup> floor deck at the rear of the house. The external stair case serves as a second entrance to the apartment and a fire escape. It is not visible from the front of the house. Although the staircase is not original, it does appear to be detachable and could be removed if necessary, maintaining the historic quality of the property.

### **Analysis**

### **Action by Historic Preservation Commission:**

### **FINDINGS OF FACT:**

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the 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 staircase could be removed if necessary and will not be mistaken for a historic feature of the house maintaining the historic quality. 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. Care should be taken to not disturb the porch railings and balusters. 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 staircase could be removed if necessary and will not be mistaken for a historic feature of the house maintaining the historic quality. Care should be taken to not disturb the porch railings and balusters. The standard is met.*

**STAFF RECOMMENDATION:**

Staff supports a **Certificate of Appropriateness** submitted by Mark G. Haggerty to add an exterior staircase to the 3<sup>rd</sup> floor deck at rear of house for the Madison P. Carlock House located at **1001 E Jefferson Street**, c.1894-1898, Queen Anne Form; Architect Arthur L. Pillsbury.

Respectfully Submitted,

Katie Simpson  
City Planner

**Attachments:**

- Certificate of Appropriateness application
- Photos of proposed work

BHP-21-16



CITY OF BLOOMINGTON

# Certificate of Appropriateness Application

*Historic Preservation Commission*

Property Address: 1001 E Jefferson St.

Historic District: Franklin Square      East Grove Street      North Roosevelt       
Davis-Jefferson X White Place      Downtown      N/A     

Year Built 1894 Architectural Style: Victorian

Proposed Restoration Work: Add external staircase to 3<sup>rd</sup> floor deck at rear of house  
Detailed description required on following page

Applicant Name: Mark G Haggerty

Address: 1001 E Jefferson St Bloomington, Tc 61701

Phone: 309-530-5433 Fax: N/A Email: MGHSKI@hotmail.com



2016

7/22/2011

### Detailed Description of Proposed Restoration Work:

Please provide supporting documents: (Photos, drawings, specifications and sample materials info should be attached to form)

- 1001 E Jefferson St is my primary residence
- The third floor of the house has two apartments that I am planning on renting out
- I want to add an external staircase from the ground to the third floor deck to allow the tenants a secondary means of egress to the ground level
- The staircase will be at the rear of the house and will not be visible from the front of the house
- The staircase will be constructed of a quality pressure treated wood.
- Please see the attached drawings of the planned staircase for reference

Project Start Date: 5/28/16 Project Completion Date: 7/31/16

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at [www.cr.nps.gov/hps/tps/tax/rehabstandards.htm](http://www.cr.nps.gov/hps/tps/tax/rehabstandards.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 Mark Haggart Date 5/9/16

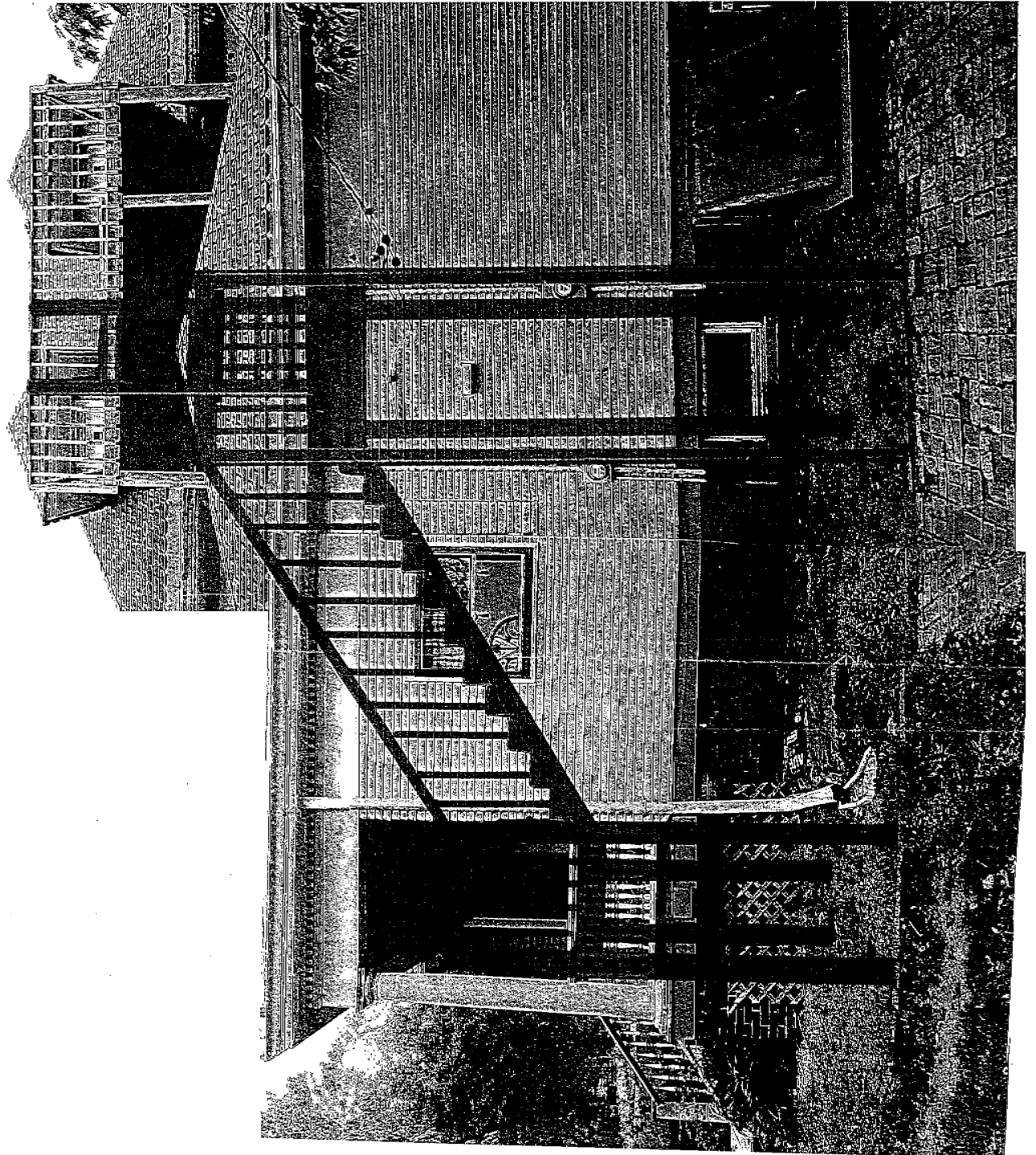
Return to: Mark Woolard, City Planner, City of Bloomington  
Government Center  
115 E. Washington St. Suite 201  
Bloomington, IL 61701  
Phone: (309) 434-2341

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

Certificate of Appropriateness Number \_\_\_\_\_

MAY 09 2016

MAY 09 2011





MAY 09 2016

R.J.V. Construction Inc.  
125 S. Belmont  
Bloomington, IL 61701  
(309) 275-4331

## Estimate

Prepared for:

Fred Wollrab/ Green Building llc  
107 hilltop dr  
bloomington, il 61701

1/12/2016

111-113 monroe

Proposal

Total

### Exterior work

#### Glass work

Remove solid metal panels from store front

Install insulated 1" tempered glass in all openings that do not currently have glass

Remove a section of the front (west end) to install door

Install 4.5" x 2" bronze framing for new door on west side of frontage

Install 3'x7" narrow stile door

Install push/pull hardware, closer and sweep

#### Caulking

Caulk top parapet cap joints with Master builders brand High

performance polyurethane sealant masterseal NP1. limestone color

Caulk metal edges of window framing to brick

#### Painting

Prep store front metal & clean

Apply 2 coats of Sherwin Williams Direct to metal primer finish to all existing aluminum window framing and exterior doors. Bronze color

#### Electrical

Add Exterior lights on building front that will match the age of the building

Install sconce style lighting on 3 brick vertical columns

Add 2 outlets for exterior sign lighting

Add 1 LED photo eye light in alley by back door

#### Disposal

Material & labor

\$ 31,440.00

By signing this estimate customer agrees to work as outlined above. Payment terms:  
See proposal for terms.

Subtotal

\$ 31,440.00

TOTAL

\$ 31,440.00

x \_\_\_\_\_  
Robert J. Vericella R.J.V. Inc. Member

x \_\_\_\_\_  
Authorized agent

## **\*\*SEEKING NOMINATIONS\*\***

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### **City of Bloomington Heritage Awards**

For Notable Achievement in

**RESTORATION  
REHABILITATION  
ADAPTIVE RE-USE  
LANDSCAPE RESTORATION  
LEGACY/MULTI-GENERATIONAL**

Sponsored by  
**Bloomington Historic Preservation Commission**

Nominations are now being accepted for the City of Bloomington Heritage Awards. Public and privately owned properties are eligible for an award for exterior improvements. The Bloomington Historic Preservation Commission will select award winners.

To nominate a property, please complete the reverse side of this form or visit <http://www.cityblm.org/index.aspx?page=254> to print a nomination form.

For further information, please contact Katie Simpson at (309) 434-2341 or [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

**Deadline for Submission:** \_\_\_\_\_



**Send or E-mail Entries to:**

Katie Simpson, City Planner for the City of Bloomington  
109 E. Olive, Bloomington, IL 61702-3167  
Phone: (309) 434-2341 – E-mail: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

# City of Bloomington Heritage Awards

Deadline for Submission: \_\_\_\_\_

**Award Categories** (check those that best represent the project being nominated):

- ☐ **RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- ☐ **REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- ☐ **ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- ☐ **LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- ☐ **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.

Address of Property: \_\_\_\_\_ Built: \_\_\_\_\_ Purchased: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Nomination by: \_\_\_\_\_ Telephone: \_\_\_\_\_

**PROJECT DESCRIPTION and REASONS FOR NOMINATIONS** (attach additional pages if needed):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Begun: \_\_\_\_\_ Completed: \_\_\_\_\_

**\*\*PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS\*\***

Name/Address of Architect (if applicable): \_\_\_\_\_

Name/Address of Contractor (if applicable): \_\_\_\_\_

Send or E-mail Entries to:



Katie Simpson, City Planner for the City of Bloomington  
109 E. Olive, Bloomington, IL 61702-3167  
Phone: (309) 434-2341 – E-mail: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)

DRAFT