



**AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
THURSDAY, MAY 20, 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. MINUTES Review the minutes of the April 15, 2021 regular Historic Preservation Commission meeting.

4. 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-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)
- 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)

- 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).
- 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).
- 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).
- 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).
- G. BHP-13-21 Consideration, review and action on a petition submitted by Jacob Boyd of Weston Properties for a Certificate of Appropriateness for driveway repairs, for the property located at 401 W Graham St (PIN: 14-33-356-024), N. Roosevelt District, Horatio G. Bent House, Greek Revival with Gothic Revival porch and Italianate eaves, c. 1854 (C) (Ward 6).—**WITHDRAWN**
- 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).
- 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).

5. OLD BUSINESS

- A. Update on National Preservation Month Activities

6. NEW BUSINESS

7. ADJOURNMENT



**DRAFT
MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
THURSDAY, APRIL 15, 2021, 5:00 P.M.
WWW.CITYBLM.ORG/LIVE**

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Members of the public could also attend the meeting at City Hall. Attendance was limited to the lesser of 10 persons or 10% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

1. CALL TO ORDER

2. ROLL CALL

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, Economic & Community Development Assistant Director, Kimberly Smith, and Chairperson Paul Scharnett in-person in City Hall's Council Chambers at 5:04 p.m. Thursday, April 15, 2021.

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

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Present
Ms. Georgene Chissell	Commissioner	Joined at 5:12
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

This meeting was held virtually via live stream. Public comment was accepted up until 15 minutes before the start of the meeting.

**Draft
MEETING MINUTES**

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THURSDAY, APRIL 15, 2021, 5:00 P.M.**

3. PUBLIC COMMENT

Kelby Cumpston provided public comment regarding the remaining balance of the brick streets. 75 or 25% match for accessibility rather than 50/50 or 100% to grant. He discussed collaboration between the Property Maintenance Review Board and the Historic Preservation Commission.

4. MINUTES

The Commission reviewed the minutes of the March 18, 2021 meeting. Chairperson Scharnett presented a minor scrivener's error. Ms. Graehling had additional suggestions for amending the wording of a section of the minutes. Ms. Graehling made a motion to approve the minutes as amended. Mr. Castillo seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (5-0-0)

5. REGULAR AGENDA

A. BHP-05-21 Consideration, review, and action on a petition submitted by Linda Girard requesting approval of a Certificate of Appropriateness for roof replacement and repairs, for the property located at 404 E Walnut Street (21-04-203-013), Foursquare, Charles A. Hilts House, c. 1914 (Ward 4)

Ms. Kelly provided the staff report and stated staff's recommendation of approval with additional conditions to be approved by the chair before issuing the COA. The conditions included ensuring the drip edge matches the existing material, and that the roof vent not be visible to the street.

Ms. Linda Girard, 404 E Walnut, was sworn in. She explained the existing slate roof was damaged and spoke with many roofers in town, most of which were unwilling to perform the work. She stated that the Di Vinci roof product was proposed by a roofer. After discussions with City Staff regarding the Architectural Review Guidelines, she got a second quote for asphalt shingles.

No one else spoke in favor or against the item. Mr. Scharnett opened the item up for discussion. Mr. Scharnett explained that he does not necessarily agree with the condition that the drip edge matches the existing material. Mr. Scharnett discussed the roofing material. Mr. Koos felt that it was unnecessary to have matching flashing and valleys.

Ms. Graehling motioned approve the findings of fact as presented in the staff report and approve the Certificate of Appropriateness, with the condition that the attic vent is not visible from the street. Ms. Chissell seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

B. BHP-06-21 Consideration, review, and action on a petition submitted by Linda Girard requesting a Funk Grant in the amount of \$5,000.000 for roof replacement and repairs, for the property located at 404 E Walnut Street (21-04-203-013), Foursquare, Charles A. Hilts House, c. 1914 (Ward 4)

Ms. Kelly presented the staff report and positive recommendation.

Ms. Girard explained the project will exclude the windows.

Ms. Chissell motioned to establish the findings of fact as presented in staff report and approve the grant up to \$5,000.00 for new roof at 404 E Walnut. Ms. Graehling seconded. Roll call vote: Mr.

Draft

MEETING MINUTES

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Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

6. OLD BUSINESS

A. National Preservation Month Activities Update

Ms. Chissell provided an update to the preservation month activities. Ms. Graehling discussed the proposed banners to recognize the winners from last year's preservation awards.

7. NEW BUSINESS

A. ADA vs Brick Streets.

The Commission concluded that their stance was to provide a recommendation to City Council and the decision would rest with them. The Commission requested placing accessibility improvements on the future agenda.

8. ADJOURNMENT

The meeting was adjourned at 6:32 PM.

CITY OF BLOOMINGTON

ATTEST

Paul Scharnett, Chairperson

Katie Simpson, City Planner

Draft

MEETING MINUTES

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THURSDAY, APRIL 15, 2021, 5:00 P.M.

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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-07-21, Certificate of Appropriateness
REQUEST: 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)



Above: The subject property at 806 N Evans Street.

PROPERTY INFORMATION

Subject property: 806 N Evans Street, Robert Greenlee House
Applicant: Julie Dawson
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 55' x 165' (9,075 square feet)
PIN: 21-04-210-08

HISTORICAL INFORMATION

Year Built: c. 1884
Architectural Style: Queen Anne-style frame, East Lake and Anglo-Japanese detailing
Architect: Robert Greenlee
Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 Mixed Residence with S-4 Overlay	Single-family homes
South	R-2 R-3A Multiple-Family Residence	Single- and multi-family homes
East	R-2, R-3B Multiple-Family Residence, B-1 General Commercial	Single- and multi-family homes, retail and personal services
West	R-2, B-2 Local Commercial, C-1 Office District	Single- and multi-family homes, retail, auto repair

PROJECT DESCRIPTION

Background:

The Robert Greenlee House was constructed in 1884 by Robert Greenlee himself, and ultimately purchased and later restored by Ken and Karen Downen. It features a Queen Anne-style frame with East Lake and Anglo-Japanese detailing, most evident externally in the fu dog cornice brackets. The subject property was listed in the National Register of Historic Places in 1997 and gained its S-4 Historic Preservation Zoning Overlay designation in 1999. The applicant has received Certificates of Appropriateness and Funk Grants for this property in the past, for the repainting of the structure in 2005 and for the replacement of gutters and downspouts in 2016.

The structure's current roof is made up of diamond-shaped asphalt shingles believed to have been installed at least 40 years ago. They are reportedly aged beyond repair and partially damaged from wind and hail. The chimney, too, is in a deteriorated state, requiring tuckpointing in order to uphold its structural integrity.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness in order to replace the existing roof with a like material, as well as to tuckpoint the chimney. The proposed work entails installing new asphalt architectural shingles and underlayment, and repairing the chimney's mortar. The bricks of the chimney are reportedly still usable; however, the mortar is missing, loose, or crumbling in several places.

The City of Bloomington's Architectural Review Guidelines indicate that re-roofing projects may be approved when the existing roof is so deteriorated or damaged that it cannot be economically repaired. They further direct new materials to be the same size, color, texture, and type as the existing materials. The applicant proposes to replace the existing asphalt shingles with Atlas Briarwood Pro High-Definition shingles in "driftwood." These shingles are likewise composed of asphalt and closely match the shade of the current roof, though the applicant was unable to find diamond-shaped shingles. No changes are proposed to the roof's massing and pitch; the original form will be maintained.

Regarding the chimney, the Architectural Review Guidelines specify that a cement-lime mortar appropriate to the masonry shall be used in tuckpointing, and that joint profiles and colors shall match the existing historic materials. The masonry repair guidelines primarily stipulate that masonry work is to be done in accordance with the Masonry Institute of America repair and restoration guidelines, that tuckpointing is to be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10, and that no sandblasting or high-pressure water blasting will be used on the masonry. No sandblasting or high-pressure water blasting is proposed, but the method of tuckpointing and type and color of mortar are not specified in the application. The Commission may consider adding a

condition that cement-lime mortar be used and that joint profiles and colors match that of the existing materials.

Roger Ryburn has been contracted to perform the work, estimated at \$29,400.00 for both the roof replacement and tuckpointing. The applicant is also requesting a Funk Grant in the amount of \$5,000.00 to help fund the project (see case BHP-08-21).

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 entail the removal of any historic features. The current asphalt shingles are not original to the house and will be replaced with a product of like composition and color. The chimney holds more historic significance; the work proposed primarily involves repairing the mortar. These repairs are necessary to maintain the structural integrity of the historic resource. So long as the appropriate type and color of mortar are used and all applicable guidelines are adhered to, the home's historic character should not be negatively impacted. **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 substantially alter the earlier appearance of the home. **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.* Diamond-shaped shingles will not be used in the roof's replacement, as the applicant has indicated they are no longer available. No other substantive changes are proposed. **The standard is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* The proposed work is crucial to maintaining and ensuring the longevity of the structure and its 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 existing shingles are deteriorated beyond repair and will be replaced with like materials. Tuckpointing is necessary to maintain the structural and historic integrity of the chimney. Cement-lime mortar should be used, and joint profiles and colors should match that of the existing materials. **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 abrasive cleaning methods should be used on the chimney. **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 more contemporary features. **The standard is met.**

STAFF RECOMMENDATION

Staff finds that the scope of work meets the roofing 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 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)

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials (see attachments for BHP-08-21)



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address:

Historic District (if applicable):

- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☐ East Grove Historic District
- ☒ Franklin Square Historic District - Home is one block from Franklin Square but not in district proper
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built 1884

Architectural Style: Eastlake Victorian with Anglo-Japanese accents

See photo of house attached in email with this application.

- attach photo of property front elevation here

Proposed Restoration Work: New roof (shingles/underlayment) to extend life of the structure - current roofing material has aged beyond repair.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents: Roofer's estimate and damage photos attached in email with application.

This project will be to redo/replace roofing and underlayment in order to extend the life of the structure. I plan to re-cover the entire roof this year, budget permitting. I will purchase shingles for the entire roof, but it's possible I'll need to delay installation for a portion until next year due to limited budget. Purchasing all shingles at once, however, will ensure matching. Both roofer and an insurance adjuster believe the current roof covering is two layers of asphalt shingles to be removed.

The roof has sustained age and storm-related damage and deterioration to the point of risking leakage and/or structural damage, so this is a very necessary and timely replacement.

The current roof is at least 40 years old (I suspect older - there is no record of exactly how old), and has diamond-shaped shingles*. While quite lovely on the house when in their prime and I'd prefer to use them again, they are no longer available (I even checked in Canada!). Slate would be ideal, but is unfortunately not affordable by any stretch of the budget. I have researched faux slate, but didn't find encouraging reviews on any that might be remotely affordable. I read of fading and deterioration of the plastic, and questionable durability.

I have selected high-grade architectural shingles - Atlas Briarwood Pro High-Definition shingles in Driftwood color - as an appropriate and affordable replacement. They'll be near identical in looks and equal in quality to the shingles approved by the Commission and used last year at the historic property at 809 N. Evans St. In my research comparing Atlas to GAF architectural shingles (GAF was used at 809 N. Evans), I found them entirely comparable in both quality and warranty - an insurance adjuster and two roofers with whom I consulted (including my roofer) backed up this information.

I have retained Roger Ryburn to do the work at an estimate of \$29,000 including materials. He is well-known in our neighborhood, has roofed many old and/or historic homes and knows the challenges they can present. **Roger has nearly 55 years of experience as a roofer, is licensed, insured and bonded, and is respected in the trade.**

**See photos of roof damage/deterioration within insurance estimate also attached in email with this application. Note: Roger Ryburn already rebuilt/re-covered roof "cap" (widow's walk) due to leakage.*

Project Start Date: Late May

Expected Project Completion Date: Mid to late June

Please attach the following information to the application.

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

I have no historic photos of the home currently available. I had a few from when I bought the home 17 years ago, but had to pack and store away some of my older files when I hurriedly converted my home office into a bedroom for my elderly mother in November '20. She came to live with us because her assisted living facility became unsafe due to a COVID-19 outbreak.

Applicant Name: Julie Dawson

Applicant Address: [REDACTED]

The chimney on the house is in great need of tuckpointing* to preserve it and the look/period authenticity of the structure. I have retained **Roger Ryburn** to do the work at a cost of \$400. He will complete this work in the course of re-covering the roof. Roger has been on the roof to inspect and states that the bricks are still in good shape, but mortar is missing or loose and crumbling in many places and the chimney could soon be in danger of structural damage, especially in a strong storm.

**See photos of chimney and Roger Ryburn's estimate, attached in email with this application.*

Project Start Date: Late May

Expected Project Completion Date: Mid to late June

Please attach the following information to the application.

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

I have no historic photos of the home currently available. I had a few from when I bought the home 17 years ago, but had to pack and store away some of my older files when I hurriedly converted my home office into a bedroom for my elderly mother in November '20. She came to live with us because her assisted living facility became unsafe due to a COVID-19 outbreak.

Applicant Name: Julie Dawson

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature* Date

[REDACTED] 3/18/2021

Return to:

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

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



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 20, 2021
CASE NO: BHP-08-21, Funk Grant
REQUEST: 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)



Above: The subject property at 806 N Evans Street.

PROPERTY INFORMATION

Subject property: 806 N Evans Street, Robert Greenlee House
Applicant: Julie Dawson
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 55' x 165' (9,075 square feet)
PIN: 21-04-210-08

HISTORICAL INFORMATION

Year Built: c. 1884
Architectural Style: Queen Anne-style frame, East Lake and Anglo-Japanese detailing
Architect: Robert Greenlee
Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 Mixed Residence with S-4 Overlay	Single-family homes
South	R-2 R-3A Multiple-Family Residence	Single- and multi-family homes
East	R-2, R-3B Multiple-Family Residence, B-1 General Commercial	Single- and multi-family homes, retail and personal services
West	R-2, B-2 Local Commercial, C-1 Office District	Single- and multi-family homes, retail, auto repair

PROJECT DESCRIPTION

Background:

The Robert Greenlee House was constructed in 1884 by Robert Greenlee himself, and ultimately purchased and later restored by Ken and Karen Downen. It features a Queen Anne-style frame with East Lake and Anglo-Japanese detailing, most evident externally in the fu dog cornice brackets. The subject property was listed in the National Register of Historic Places in 1997 and gained its S-4 Historic Preservation Zoning Overlay designation in 1999. The applicant has received Certificates of Appropriateness and Funk Grants for this property in the past, for the repainting of the structure in 2005 and for the replacement of gutters and downspouts in 2016.

The structure's current roof is made up of diamond-shaped asphalt shingles believed to have been installed at least 40 years ago. They are reportedly aged beyond repair and partially damaged from wind and hail. The chimney, too, is in a deteriorated state, requiring tuckpointing in order to uphold its structural integrity.

Petitioner's request:

The applicant is requesting a Funk Grant in the amount of \$5,000 to help fund the replacement of the existing roof with a like material, as well as to tuckpoint the chimney. The proposed work entails installing new asphalt architectural shingles and underlayment, and repairing the chimney's mortar. The bricks of the chimney are reportedly still usable; however, the mortar is missing, loose, or crumbling in several places.

The City of Bloomington's Architectural Review Guidelines indicate that re-roofing projects may be approved when the existing roof is so deteriorated or damaged that it cannot be economically repaired. They further direct new materials to be the same size, color, texture, and type as the existing materials. The applicant proposes to replace the existing asphalt shingles with Atlas Briarwood Pro High-Definition shingles in "driftwood." These shingles are likewise composed of asphalt and closely match the shade of the current roof, though the applicant was unable to find diamond-shaped shingles. No changes are proposed to the roof's massing and pitch; the original massing will be maintained.

Regarding the chimney, the Architectural Review Guidelines specify that a cement-lime mortar appropriate to the masonry shall be used in tuckpointing, and that joint profiles and colors shall match the existing historic materials. The masonry repair guidelines primarily stipulate that masonry work is to be done in accordance with the Masonry Institute of America repair and restoration guidelines, that tuckpointing is to be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10, and that no sandblasting or high-pressure water blasting will be used on the masonry. No sandblasting or

high-pressure water blasting is proposed, but the method of tuckpointing and type and color of mortar are not specified in the application.

Roger Ryburn has been contracted to perform the work, estimated at \$29,400 for both the roof replacement and tuckpointing. The applicant is concurrently requesting a Certificate of Appropriateness for this project (see case BHP-07-21).

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 met.***
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.* The structure is an owner-occupied single-family home and is exempt from the prevailing wage requirements. **Prevailing wage is not required.**

Limitations:

- 6. *No interior work is eligible for the grant. No interior work is indicated or requested.*
- 7. *Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. A Certificate of Appropriateness is being sought concurrently with this Funk Grant (see BHP-07-21). The standard is met.*
- 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. The standard is met.*
- 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 proposed roof is not a historic feature of the structure, however, the project will extend the life of the historic resource. The tuckpointing and chimney repair is historically accurate. The standard is met for the chimney repairs, but may not be met for the roof replacement.*
- 11. *Project expenses not eligible for grant program funds include:*
 - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. No sweat equity will be funded.*
 - b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. Prevailing wage is not required.*

STAFF RECOMMENDATION

Staff finds that the scope of work meets the criteria for issuing a Funk Grant and recommends approval of the grant request. Staff recommends that Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the 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)

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Petition for Funk Grant
- Supplementary application materials



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

- X ☐ Property is zoned S-4, Local Historic Preservation District
- X ☐ 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
- X ☐ A Certificate of Appropriateness application has also been submitted for this project
- X ☐ Work on this project has not been started nor been completed
- X ☐ 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: 806 N. Evans St. Bloomington IL 61701

Historic District (if applicable):

- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☐ East Grove Historic District
- X ☒ Franklin Square Historic District - Home is one block from Franklin Square but not in district proper
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built 1884 Architectural Style: Eastlake Victorian with Anglo-Japanese accents

Cost of Proposed Work: \$29,000 (includes materials)

Grant Amount Requested: \$5,000

See house photo attached in email with this application.

- attach photo of property front elevation here

X ☐ I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: New roof (shingles/underlayment) to extend life of the structure - current roofing material has aged beyond repair.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

This project will be to redo/replace roofing and underlayment in order to extend the life of the structure. I plan to re-cover the entire roof this year, budget permitting. I will purchase shingles for the entire roof, but it's possible I'll need to delay installation for a portion until next year due to limited budget. Purchasing all shingles at once, however, will ensure matching. Both roofer and insurance adjuster believe current roof covering is two layers of asphalt shingles to be removed.

The roof has sustained age and storm-related damage and deterioration to the point of risking leakage and/or structural damage, so this is a very necessary and timely replacement.

The current roof is at least 40 years old (I suspect older - there is no record of exactly how old), and has diamond-shaped shingles*. While quite lovely on the house when in their prime and I'd prefer to use them again, they are no longer available (I even checked in Canada!). Slate would be ideal, but is unfortunately not affordable by any stretch of the budget. I have researched faux slate, but didn't find encouraging reviews on any that might be remotely affordable. I read of fading and deterioration of the plastic, and questionable durability.

I have selected high-grade architectural shingles - Atlas Briarwood Pro High-Definition shingles in Driftwood color - as an appropriate and affordable replacement. They'll be near identical in looks and equal in quality to the shingles approved by the Commission and used last year at the historic property at 809 N. Evans St. In my research comparing Atlas to GAF architectural shingles (GAF was used at 809 N. Evans), I found them entirely comparable in both quality and warranty - an insurance adjuster and two roofers with whom I consulted (including my roofer) backed up this information.

I have retained Roger Ryburn to do the work at an estimate of \$29,000* including materials. He is well-known in our neighborhood, has roofed many old and/or historic homes and knows the challenges they can present. **Roger has nearly 55 years of experience as a roofer, is licensed, insured and bonded, and is respected in the trade.**

****See roofer's estimate and photos of roof damage/deterioration within insurance estimate also attached in email with application. Note: Roger Ryburn already rebuilt/re-covered roof "cap" (widow's walk) due to leakage.***

Project Start Date: Late May

Expected Project Completion Date: Mid to late June

Please attach the following information to the application.

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

Proposed Restoration Work: Tuckpoint chimney

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

The chimney on the house is in great need of tuckpointing* to preserve it and the look/period authenticity of the structure. I have retained **Roger Ryburn** to do the work at a cost of \$400*. He will complete this work in the course of re-covering the roof. Roger has been on the roof to inspect and states that the bricks are still in good shape, but mortar is missing or loose and crumbling in many places and the chimney could soon be in danger of structural damage, especially in a strong storm.

*See photos of chimney and Roger Ryburn's estimate, attached in email with this application.

Project Start Date: Late May

Expected Project Completion Date: Mid to late June

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) - **none currently available**

Applicant Name: Julie Dawson

Applicant Address:

Phone:

Email:

Applicant Signature

Franklin Square Historic District

Date

3/18/2021

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
2/19/2019	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

IMGING

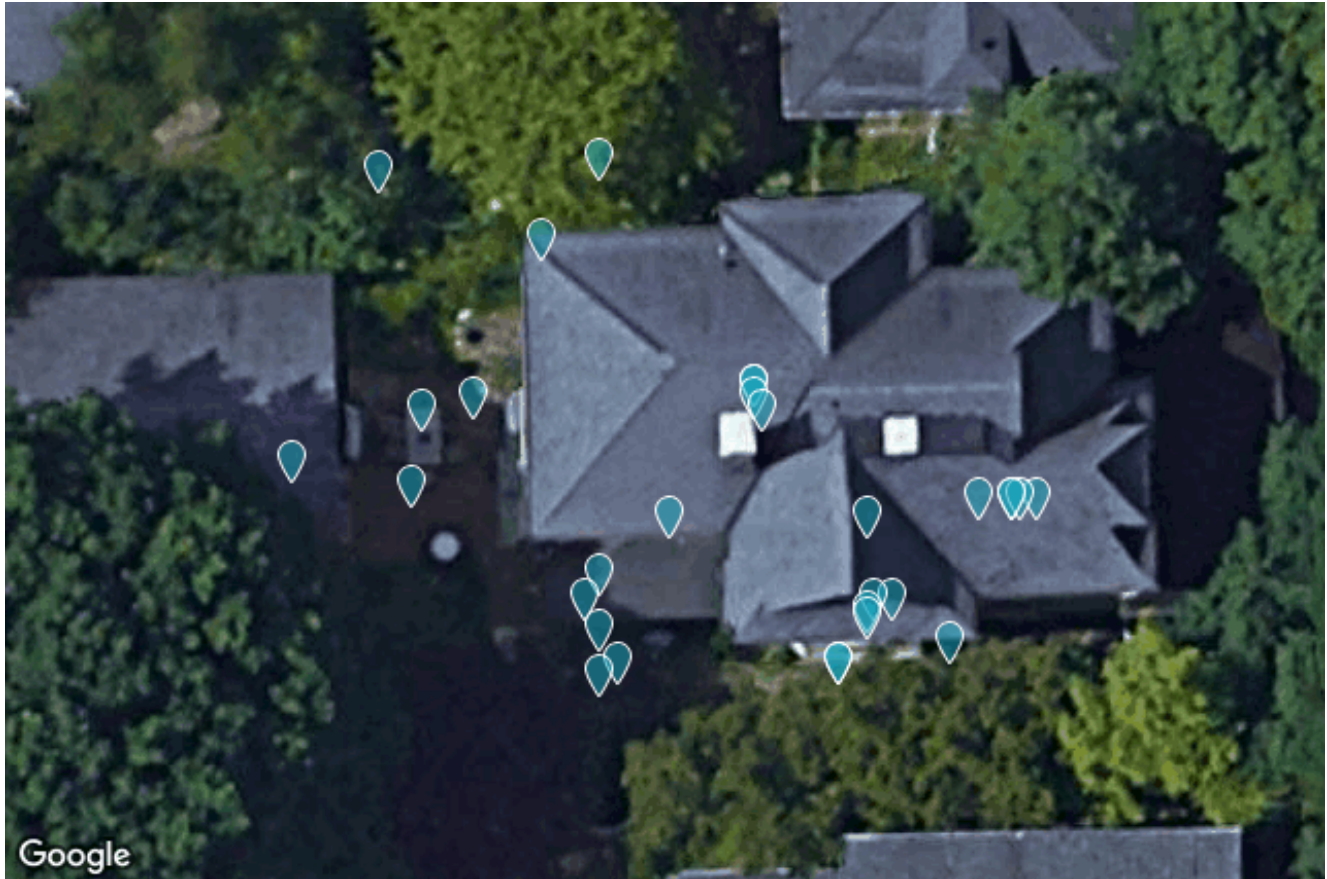
INSPECTION REPORT

806 NORTH EVANS STREET
BLOOMINGTON, IL 61701

03/15/2021



Inspection Report Summary



Property Information

Claim Number

[REDACTED]

Type of Loss

Wind

Policy Number

N/A

Phone Number

N/A

Email Address

N/A

About This Report

Report Created

03/15/2021

Assets

29



Added Photos

26



Annotations

0



Images With Confirmed Damage

3

General Information

Completed by

Kurt Rhoda

Completed on

03/12/2021

Inspect List Type

Drone Inspect List

 PO004

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.

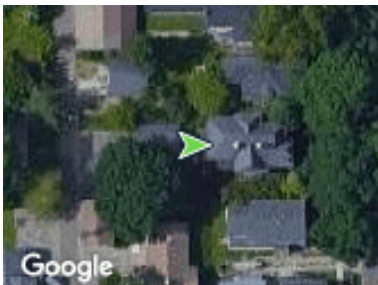
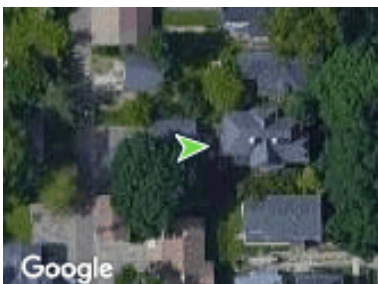
 PO005

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

Kurt Rhoda
03/15/2021 2:16 PM CDT
No damage new gutters and downspouts



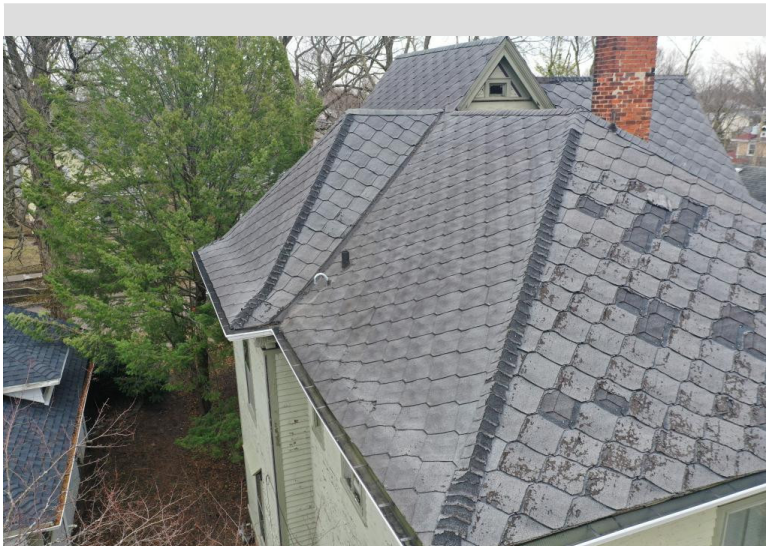
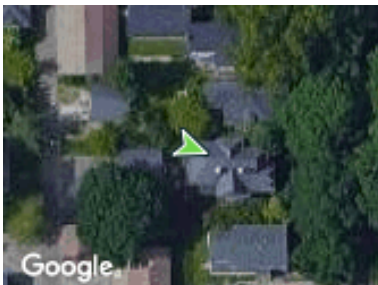


 PO006

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

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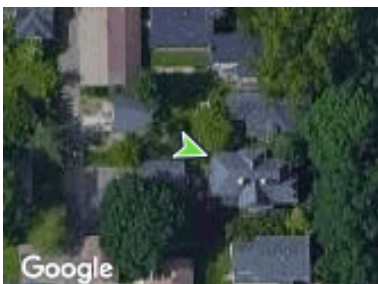


 PO007

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

Kurt Rhoda
03/15/2021 2:16 PM CDT
Overall N slope



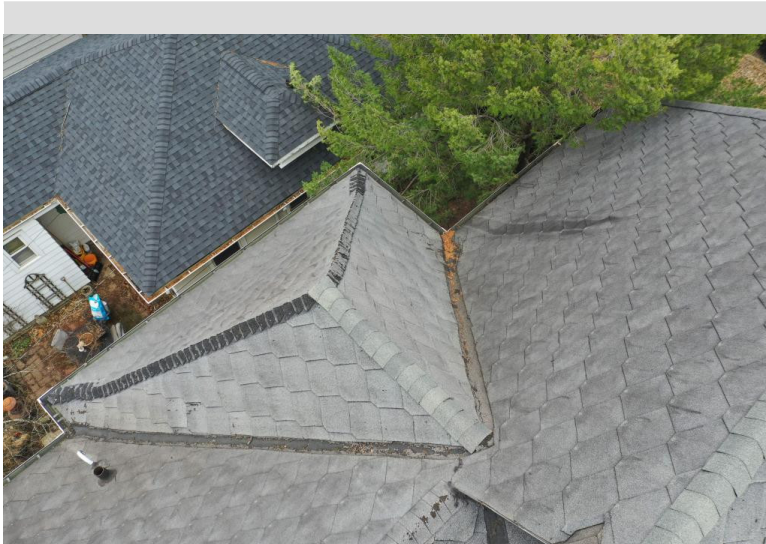
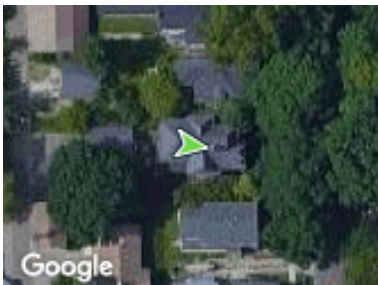


 PO009

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

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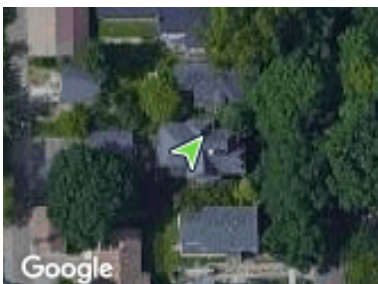


 PO010

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.



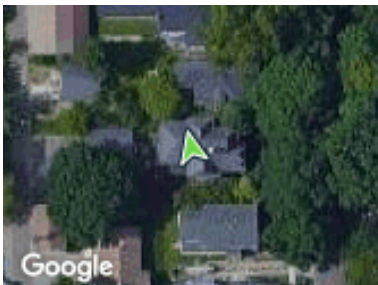


PO011

Photo Added by Kurt Rhoda
 03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.

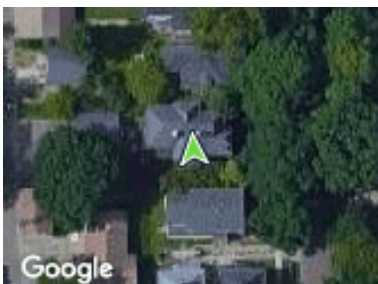


PO012

Photo Added by Kurt Rhoda
 03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.



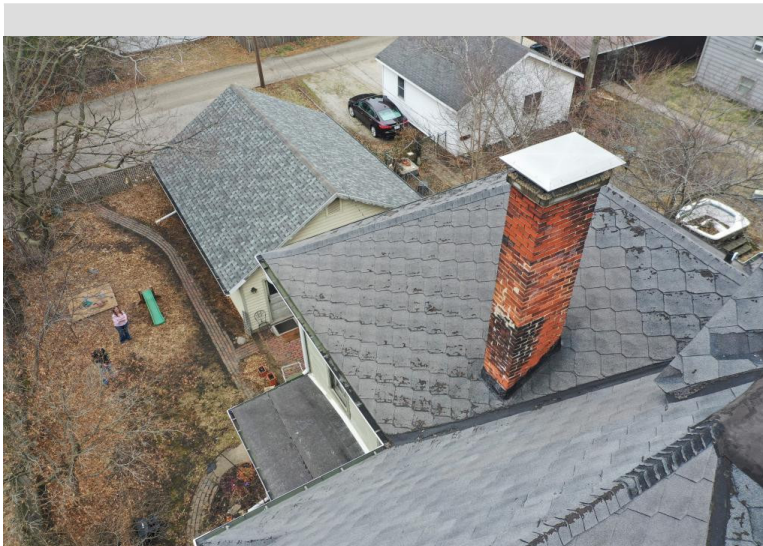
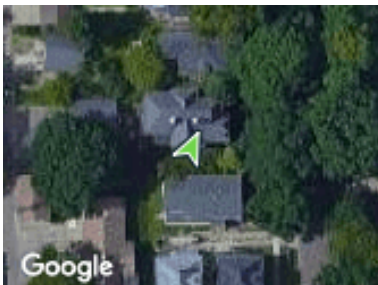


PO013

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

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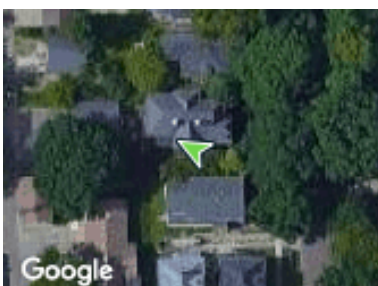


PO015

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.



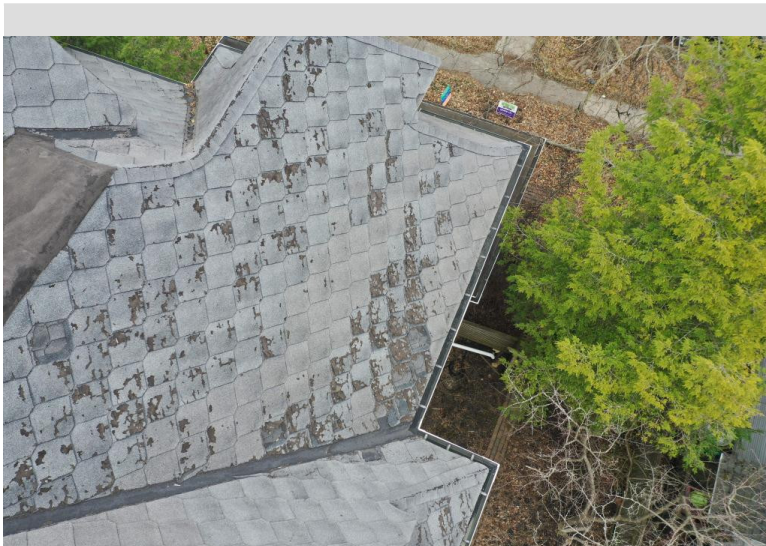
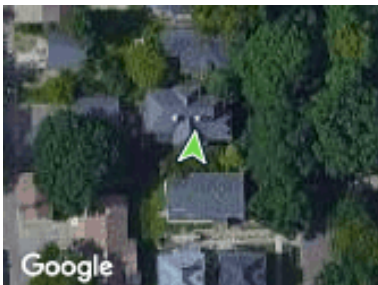


PO014

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

Kurt Rhoda
03/15/2021 2:14 PM CDT
S slope wind damage

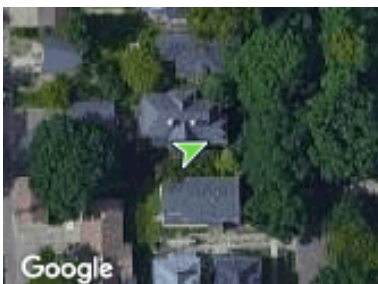


PO016

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.



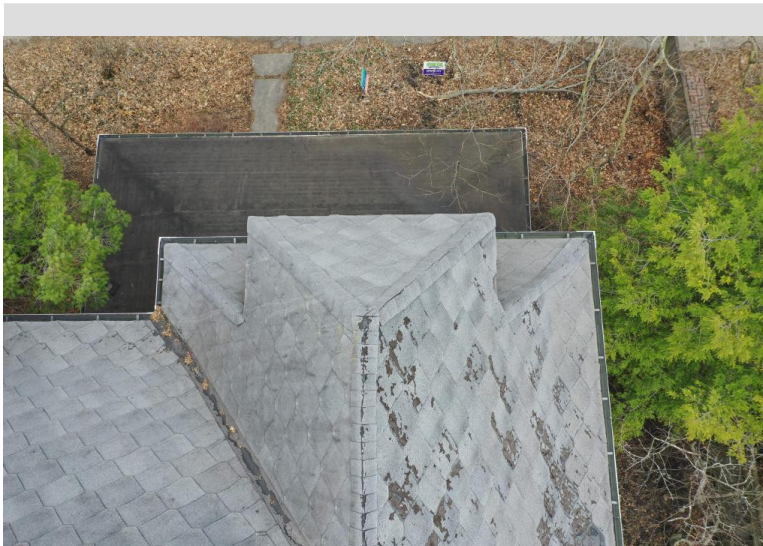
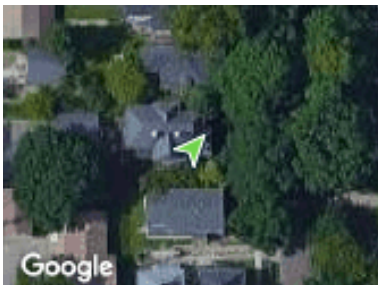


PO017

Photo Added by Kurt Rhoda
 03/15/2021 2:20 PM CDT

Additional Notes

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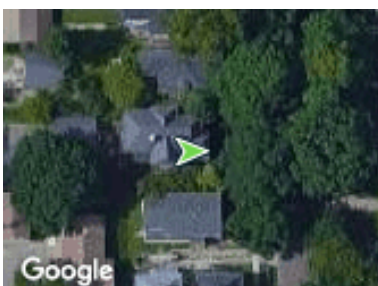


PO018

Photo Added by Kurt Rhoda
 03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.



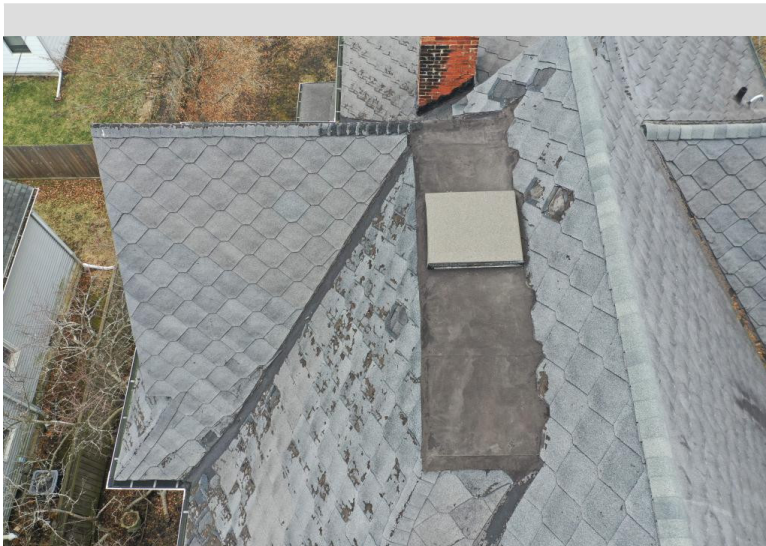
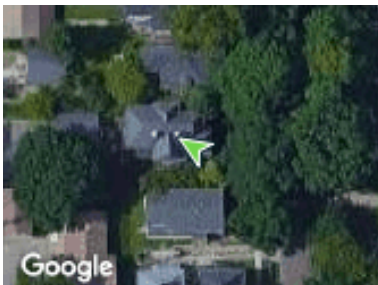


PO019

Photo Added by Kurt Rhoda
 03/15/2021 2:20 PM CDT

Additional Notes

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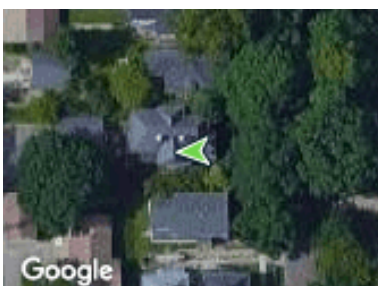


PO021

Photo Added by Kurt Rhoda
 03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.



**PO020**

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.

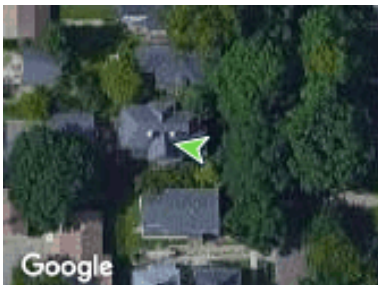
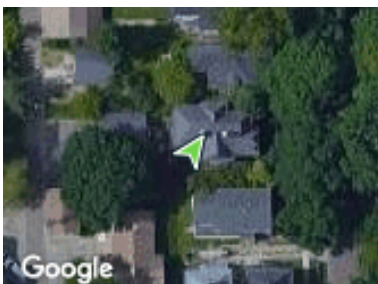
**PO022**

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

Kurt Rhoda
03/15/2021 2:11 PM CDT
Wind damage S slopes



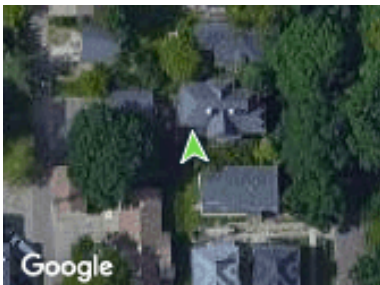


PO023

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.

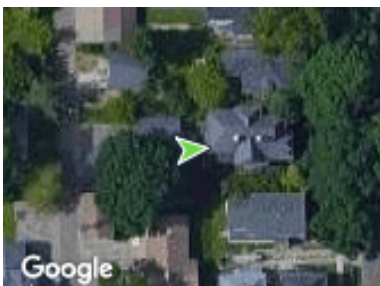


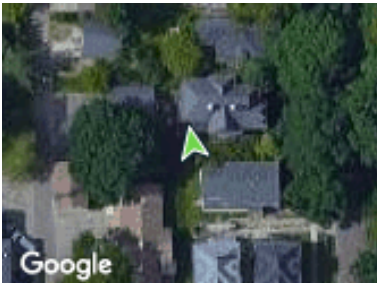
PO024

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.



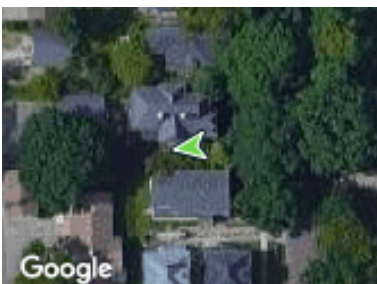


PO025

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

No additional notes have been added.



PO027

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

Kurt Rhoda
03/15/2021 2:09 PM CDT
8 hits N slope

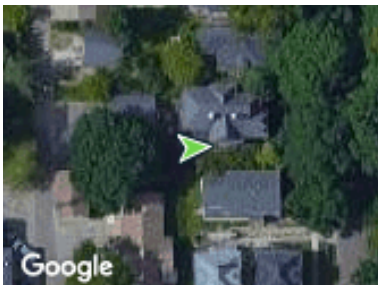


PO026

Photo Added by Kurt Rhoda
 03/15/2021 2:20 PM CDT

Additional Notes

Kurt Rhoda
 03/15/2021 2:11 PM CDT
W slope 8 hitss

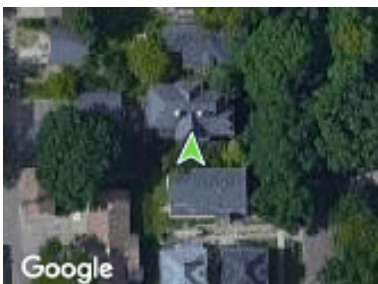


PO028

Photo Added by Kurt Rhoda
 03/15/2021 2:20 PM CDT

Additional Notes

Kurt Rhoda
 03/15/2021 2:05 PM CDT
Deteriorated ridge



**PO029**

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

Kurt Rhoda
03/15/2021 2:05 PM CDT
New widow access hatch and flat no damage.

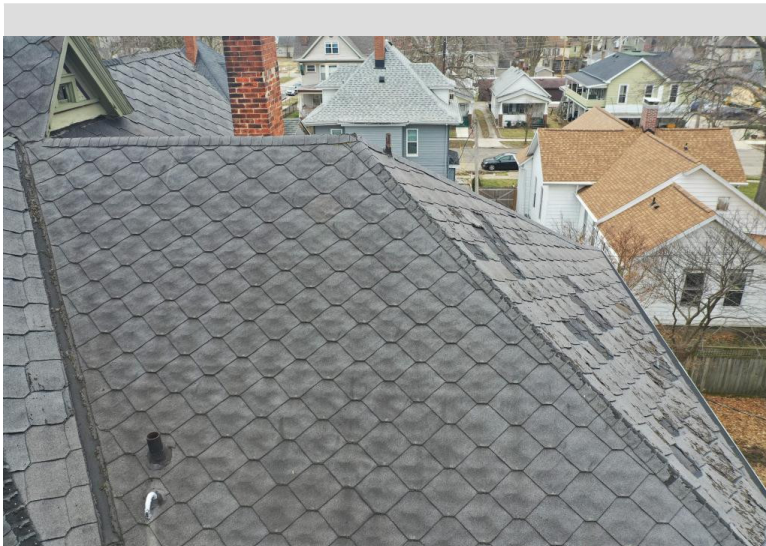
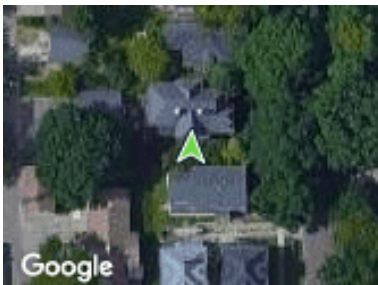
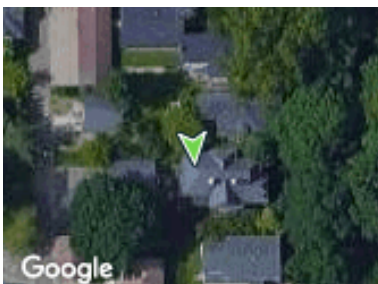
**PO030**

Photo Added by Kurt Rhoda
03/15/2021 2:20 PM CDT

Additional Notes

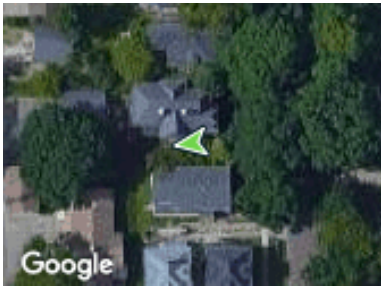
Kurt Rhoda
03/15/2021 2:04 PM CDT
North Slope 8 Hits





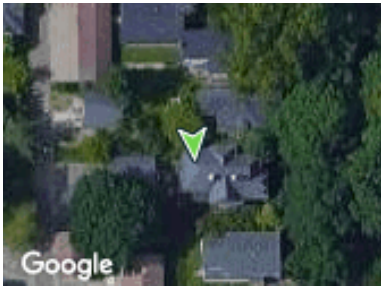
PO026

Confirmed Damage	Count
Hail Hit	9



PO027

Confirmed Damage	Count
Hail Hit	9



PO030

Confirmed Damage	Count
Hail Hit	8

Flight Information



Photo Locations from Scan

GENERAL INFO

Pilot in Command
Kurt Rhoda

Drone ID Number
163DFC4001M1S0

Scan Date
03/12/2021

Start Time
1:22 PM CST

End Time
1:42 PM CST

Total Flight Time
00:15:59

ALTITUDES

 **Safe Height**
80 ft



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 20, 2021
CASE NO: BHP-09-21, Funk Grant
REQUEST: 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).



Above: The subject property at 702 E Grove Street.

PROPERTY INFORMATION

Subject property: 702 E Grove, Augustus Elbe House
Applicant: Brad Williams
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay
Existing Land Use: Multi-family home
Property Size: 60' x 115' (6,976 square feet)
PIN: 21-04-436-007

HISTORICAL INFORMATION

Year Built: 1882
Architectural Style: Queen Anne
Architect: Unknown
Historic District: East Grove

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2, R-D Downtown Residence, B-1 General Commercial	Single-family homes, used car dealership
South	R-2	Single-family homes
East	R-2, B-2 Local Commercial	Single- and multi-family homes
West	R-D, D-2 Downtown Transition with S-4 Overlay	Single- and multi-family homes

PROJECT DESCRIPTION

Background:

The Augustus Elbe House (702 E. Grove) was constructed around 1882 in the Queen Anne style. The subject property is designated as a local landmark with the S-4 Historic Preservation Zoning Overlay District. It has been the subject of previous Historic Preservation Commission cases, including the awarding of a Funk Grant and Certificate of Appropriateness to rebuild the chimney and, more recently, a Certificate of Appropriateness to replace the south- and southeast-facing roofing of the structure (BHP-12-18). Another Certificate of Appropriateness was granted in March 2021 to facilitate completion of the roof's replacement (BHP-02-21).

Petitioners' request:

The applicant is now requesting a Funk Grant in the amount of \$1,837.71 to help fund the cost of materials involved in the roof's replacement. The project entails installing new architectural/laminate asphalt shingles and underlayment, metal edging to gables, an ice and water shield at eaves and valleys, new vents, and new flashing of all roof protrusions.

The City of Bloomington's Architectural Review Guidelines indicate that re-roofing projects may be approved when the existing roof is so deteriorated or damaged that it cannot be economically repaired. The existing shingles are reportedly aged beyond repair. The guidelines further direct new materials to be the same size, color, texture, and type as existing materials.

The existing roofing on all but the main tower is composed of asphalt shingles; it is not a contributing feature to the historic integrity of the structure. The same kind of shingles as were used in case BHP-12-18, Owens Corning TruDefinition Duration laminate shingles, will be used on the remainder of the roof. No changes are proposed to the roof's massing and pitch; the original form and shape will be retained. Additionally, no changes are proposed to the turret, which is roofed with original slate shingles.

McCumsey Construction Inc. has been contracted to perform the work, estimated at \$12,130 total. The cost of materials accounts for \$3,675.43 of this estimate.

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 met.***
- 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 was awarded in March of 2021 (BHP-02-21). **The standard is met.***
- 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. The applicant has not yet begun the work approved in BHP-02-21. **The standard is met.**

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. This portion of the roof is not original to the house and may not hold historic significance, although its repair would extend the life of the historic resource in total. **The standard may not be met.***
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 criteria for issuing a Funk Grant and recommends approval of the grant request. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the 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).

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Petition for Funk Grant
- Supplementary application materials
- Certificate of Appropriateness for BHP-02-21



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

APPLICATION

Property Address:

Historic District (if applicable):

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

Year Built 1882

Architectural Style: QUEEN ANNE VARIANT
VICTORIAN PERIOD

Cost of Proposed Work: \$3,675.43

Grant Amount Requested: \$1,837.71 (MATERIALS ONLY)

- attach photo of property front elevation here



I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: REDOOF WITH NEW SHINGLES

Detailed Description of Proposed Restoration Work:

Please provide supporting documents: SEE ESTIMATES

Project Start Date: 5-21 Expected Project Completion Date: 6-21

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: **BRAD WILLIAMS**

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature [REDACTED]

Date **3-27-21**

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
2/19/2019	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



For A Quality Roof You Can Count On Us!

P.O. Box 52
 Farmer City IL, 61842
 Phone: 309-928-3920
 Fax: 309-928-2918
 Owner - Dale McCumsey cell: 309-826-4395
 McCumseyConst@aol.com

Facebook.com/McCumseyConstructionInc

McCumseyConstInc@gmail.com

Customer
 Mailing Address: Brad Williams
[Redacted]
Bloomington IL 61701

Job Location:

Date : 3/12/2021

702 E Grove
Bloomington IL 61701

We Are Pleased to submit the following estimate for:

Material price for new roof.

Details of estimate

	Price
16 square laminate shingles	
2 bundles starter and 6 bundles ridge cap	\$1,568.00
8 one square rolls ice & water shield	\$564.00
6 rolls 30# felt	\$742.00
1 box coil roof nail, 1 box roof cap, and 16 pen scaffold nails.	\$138.00
100 tin pre bent step flashing	\$32.00
2 vent pipe flashing	\$45.00
4 roof vents	\$80.00
Metal edging for eaves & gables %	\$180.00
Roof cement and caulking	\$70.00
TAX 7.50	\$3,419.00
	\$256.43
130 m.p.h. Owens Corning TruDefinition Duration	\$3,675.43

Owner and contractor will carry all necessary insurance's.
 Invoices due in 30 days of billing date. There will be a 1.5%
 Monthly late fee 18% per year.

TOTAL \$3,675.43

Customer Signature:

Thank You:
 Dale McCumsey

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

For A Quality Roof You Can Count On Us!



P.O. Box 52
Farmer City IL, 61842

Phone: 309-928-3920

Fax: 309-928-2918

Owner - Dale McCumsey cell: 309-826-4395

McCumseyConst@aol.com

Facebook.com/McCumseyConstructionInc

McCumseyConstInc@Gmail.com

Customer

Job Location:

Date : 11/9/2020

Mailing Address:

Brad Williams

Bloomington IL 61701

702
E. Grove

Phone:

We Are Pleased to submit the following estimate for:

Full replacement of existing roofing layers and installation of new

to all of remaining high areas except turret. Aprox 19 Sq / W Waste

Details of estimate

Price

Tear off existing roof and haul to landfill.	
Apply under layment to exposed roof deck.	
Install new metal edging to gables	
Install Owens Corning Trudefinition Duration laminate shingles	
New Vents will be installed.	
Valleys will have ice shield and metal applied if there is no existing metal in valleys	
Ice and water shield will be installed on eaves.	
All roof protrusions will have new flashing installed.	
Job site will be left clean on a daily basis	Home \$10,450.00
	Garage \$1,680.00
2 year workmanship warranty	
Manufacturers Limited Lifetime Warranty	

Owner and contractor will carry all necessary insurance's.
Invoices due in 30 days of billing date. There will be a 1.5%
Monthly late fee 18% per year.

TOTAL \$12,130.00

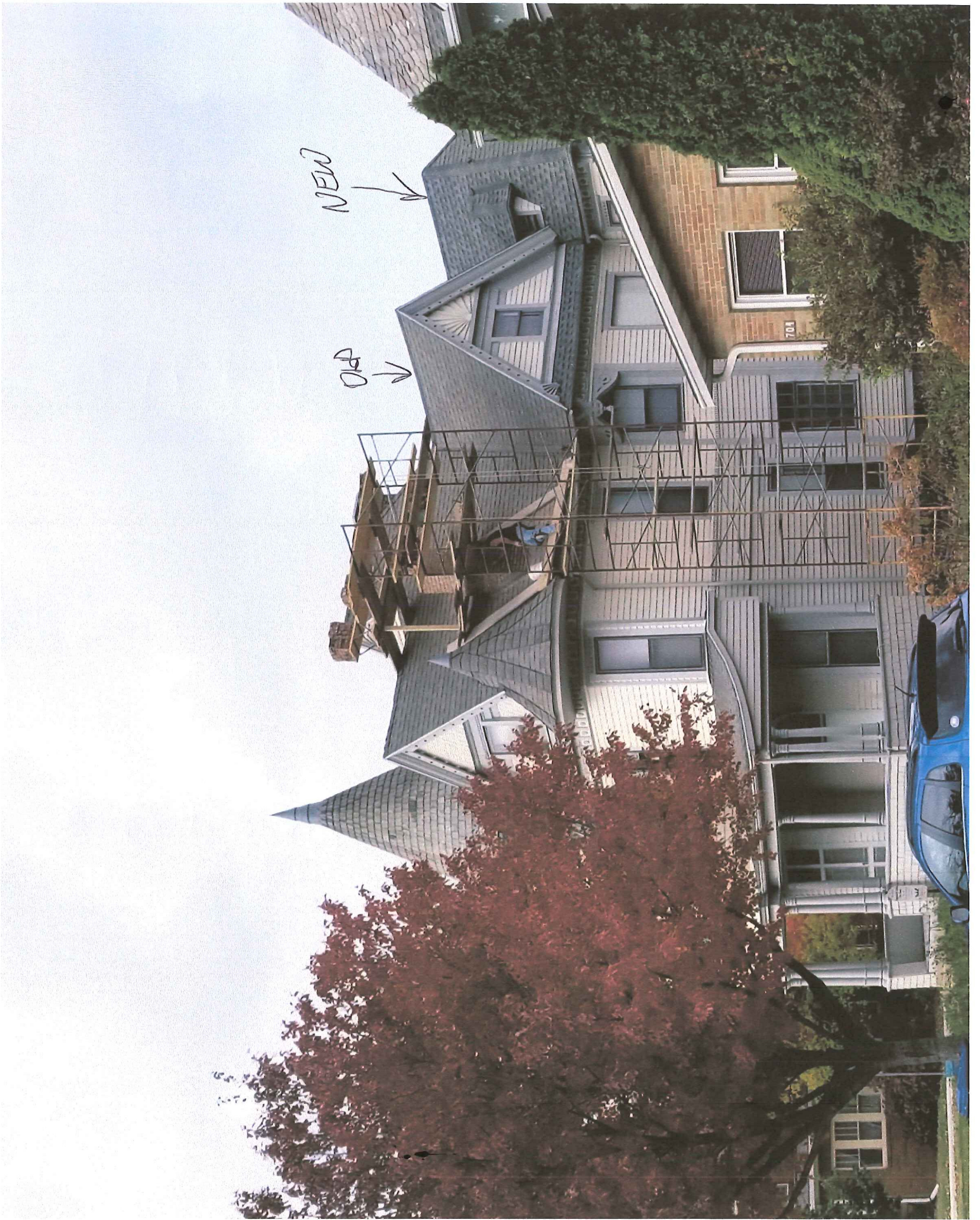
Customer Signature:

Thank You:

Dale McCumsey

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







Department of Economic and Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

**BLOOMINGTON HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

Case Number BHP-02-21

Address of Property: 702 E. Grove Street, Bloomington, IL 61701

Name(s) of Applicant(s): Brad Williams

Address of Applicant(s): 613 E Grove Street
 Bloomington, IL 61701

The Bloomington Historic Preservation Commission reviewed the Certificate of Appropriateness application in accordance with Chapter 44, 17-10, Standards for Review of the Bloomington City Code and found the applicant's application:

 X Proposed work appropriate

 Proposed work inappropriate

 If Inappropriate:

 Certificate of Economic Hardship issued

 Certificate of Economic Hardship denied

Proposed Work

Certificate of Appropriateness (COA) for roof replacement and repairs at 702 E Grove Street.

March 19, 2021
Date

Caitlin Kelly
Caitlin Kelly, Assistant City Planner



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.

PROPERTY INFORMATION

Subject property: 905 E Jefferson Street, Edmond O'Connell House
Applicant: Anthony Seckler
Existing Zoning: R-3A Multiple-Family Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 91' x 122' (11,102 square feet)
PIN: 21-03-303-003

HISTORICAL INFORMATION

Year Built: c. 1893-1895
Architectural Style: Queen Anne variant
Architect: Unknown
Historic District: Davis-Jefferson

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-3A, R-1B Single-Family Residence, P-2 Public Lands and Institutions with S-4 Overlay	Single- and multi-family homes, David Davis Mansion
South	R-3A with S-4 Overlay, B-1 General Commercial, M-1 Limited Manufacturing	Single- and multi-family homes, commercial center, manufacturing
East	R-3A with S-4 Overlay, R-1C Single-Family Residence with S-4 Overlay	Single- and multi-family homes
West	R-3A, M-1, B-1, R-2 Mixed Residence	Single- and multi-family homes, offices, personal services

PROJECT DESCRIPTION

Background:

The Edmond O'Connell House was constructed in the late 1800s in a variant of the Queen Anne style. The property has been the subject of Historic Preservation Commission cases since at least 1997, having received several Certificates of Appropriateness and Funk Grant awards for roof replacement, landscape and fencing alterations, and replacement and repair of other exterior architectural features over the years.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness to tuckpoint the home's brick foundation. The mortar and bricks in their current state are reportedly loose or missing altogether. The scope of work also entails an acid wash of the mortar smear; the type of acid proposed is not specified.

The Architectural Review Guidelines specify that a cement-lime mortar appropriate to the masonry shall be used in tuckpointing, and that joint profiles and colors shall match the existing historic materials. The guidelines further stipulate that masonry work is to be done in accordance with the Masonry Institute of America repair and restoration guidelines, that tuckpointing is to be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10, and that no sandblasting or high-pressure water blasting will be used on the masonry. No sandblasting or high-pressure water blasting is proposed, but the method of tuckpointing and type and color of mortar are not specified in the application. The Commission may consider adding a condition that cement-lime mortar be used and that joint profiles and colors match that of the existing materials.

It is unclear from the application who has been contracted to perform the work, estimated at \$1,850.00 total. The applicant is also requesting a Funk Grant in the amount of \$925.00 to help fund the project (see case BHP-11-21).

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 entail the removal of any historic features. Primarily, it entails the repair of the existing mortar and relaying of loose bricks; these repairs are necessary to maintain the structural integrity of the historic resource. So long as the appropriate type and color of mortar are used and all applicable guidelines are adhered to, the home's historic character should not be negatively impacted. **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 substantially alter the earlier appearance of the home. **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.* No substantive changes to the appearance of the structure are proposed. **The standard is met.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* The proposed work is crucial to maintaining and ensuring the longevity of the structure and its 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.* Cement-lime mortar should be used, and joint profiles and colors should match that of the existing materials. **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 abrasive cleaning methods should be used on the masonry. The type and method of acid wash proposed requires clarification; the Commission may stipulate that another method of cleaning the masonry be used as a condition of approval. **The standard may not be 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 more contemporary features. **The standard is met.**

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 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 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).

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials (see attachments for BHP-11-21)



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address:

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 1897

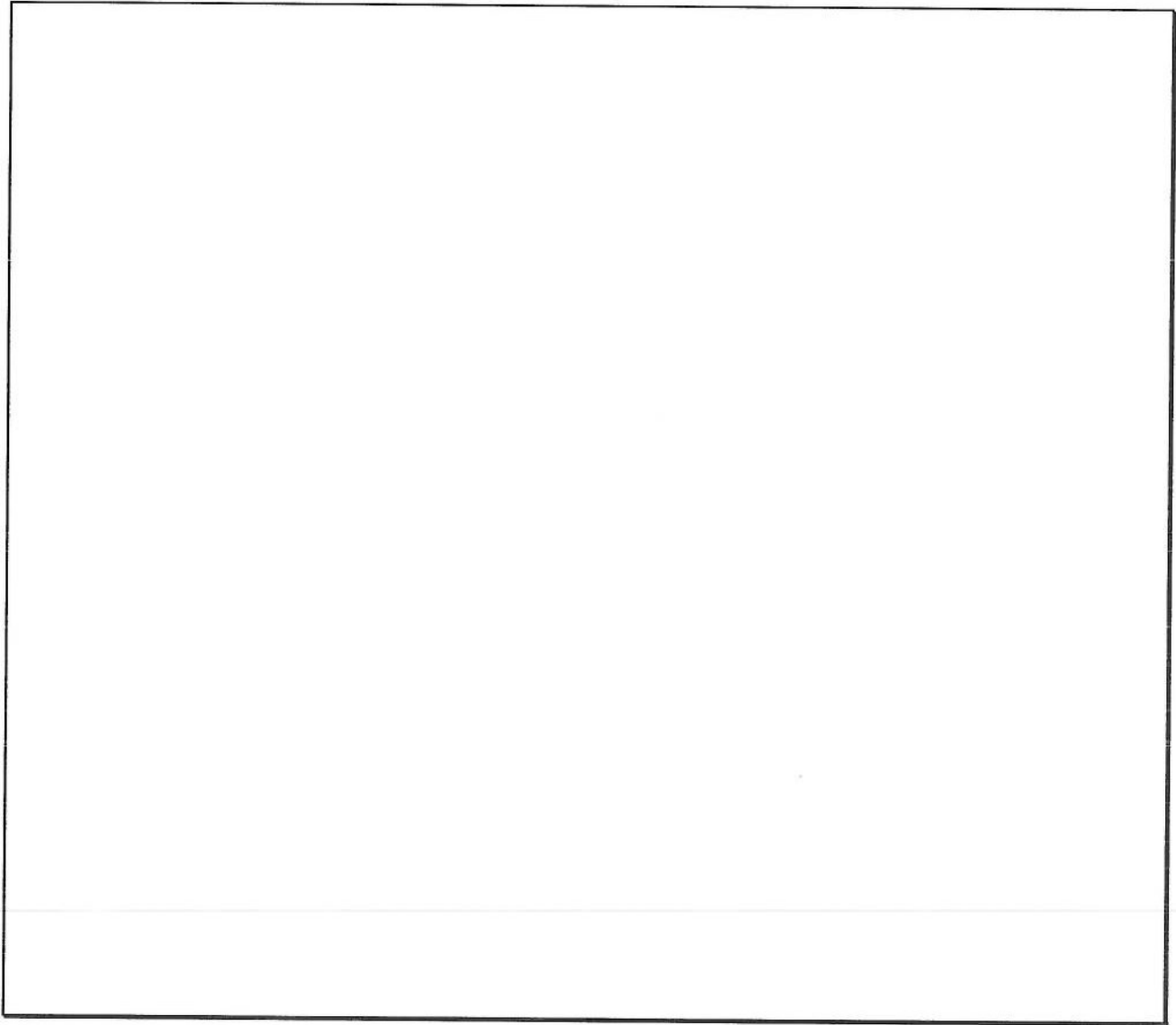
Architectural Style: Victorian

- attach photo of property front elevation here

Proposed Restoration Work: Touch painting missing & shallow mortar joint around the foundation. Rekey loose & missing bricks. And clean mortar smears

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:



Project Start Date: *May 2021*

Expected Project Completion Date: *May 2021*

Please attach the following information to the application.

- ☐ Historic photos supporting the application (if available)

Applicant Name: *Anthony Seckler*

Applicant Address:





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.

PROPERTY INFORMATION

Subject property: 905 E Jefferson Street, Edmond O'Connell House
Applicant: Anthony Seckler
Existing Zoning: R-3A Multiple-Family Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 91' x 122' (11,102 square feet)
PIN: 21-03-303-003

HISTORICAL INFORMATION

Year Built: c. 1893-1895
Architectural Style: Queen Anne variant
Architect: Unknown
Historic District: Davis-Jefferson

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-3A, R-1B Single-Family Residence, P-2 Public Lands and Institutions with S-4 Overlay	Single- and multi-family homes, David Davis Mansion
South	R-3A with S-4 Overlay, B-1 General Commercial, M-1 Limited Manufacturing	Single- and multi-family homes, commercial center, manufacturing
East	R-3A with S-4 Overlay, R-1C Single-Family Residence with S-4 Overlay	Single- and multi-family homes
West	R-3A, M-1, B-1, R-2 Mixed Residence	Single- and multi-family homes, offices, personal services

PROJECT DESCRIPTION

Background:

The Edmond O'Connell House was constructed in the late 1800s in a variant of the Queen Anne style. The property has been the subject of Historic Preservation Commission cases since at least 1997, having received several Certificates of Appropriateness and Funk Grant awards for roof replacement, landscape and fencing alterations, and replacement and repair of other exterior architectural features over the years.

Petitioner's request:

The applicant is requesting a Funk Grant in the amount of \$925.00 to assist in tuckpointing portions of the home's brick foundation. Much of the mortar and bricks in their current state are reportedly loose or missing altogether. The scope of work also entails an acid wash of the mortar smear; the type of acid proposed is not specified and may require clarification.

The Architectural Review Guidelines specify that a cement-lime mortar appropriate to the masonry shall be used in tuckpointing, and that joint profiles and colors shall match the existing historic materials. The guidelines further stipulate that masonry work is to be done in accordance with the Masonry Institute of America repair and restoration guidelines, that tuckpointing is to be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10, and that no sandblasting or high-pressure water blasting will be used on the masonry. No sandblasting or high-pressure water blasting is proposed, but the method of tuckpointing and type and color of mortar are not specified in the application. The Commission may consider adding a condition that cement-lime mortar be used and that joint profiles and colors match that of the existing materials.

It is unclear from the application who has been contracted to perform the work, estimated at \$1850.00 total. The applicant is concurrently requesting a Certificate of Appropriateness for this project (BHP-10-21).

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 met.***
- 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 not required.***

Limitations:

- 6. *No interior work is eligible for the grant. **No interior work is indicated or requested.***
- 7. *Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. A Certificate of Appropriateness is being sought concurrently with this Funk Grant (see BHP-10-21). **The standard is met.***
- 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. **The standard is met.***
- 9. *Funding assistance is not available to exterior projects on:*

- a. *Significant additions to the original structure which are not architecturally compatible with the original structure.*
 - b. *Non-historically significant auxiliary buildings.*
 - c. *Non-historically significant features of the property such as fences, driveways and sidewalks.*
 - d. *Landscaping.*
10. *Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards. The standard is not applicable.*
11. *Project expenses not eligible for grant program funds include:*
 - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. No sweat equity will be funded.*
 - b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. Prevailing wage is not required.*

STAFF RECOMMENDATION

Staff finds that the scope of work meets the 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



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

APPLICATION

Property Address: 905 East 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 1897

Architectural Style: Victorian

Cost of Proposed Work: 1850.00

Grant Amount Requested: 925.00

- attach photo of property front elevation here

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

Proposed Restoration Work: Tuck Point missing & Shallow mortar around the foundation
Relay loose and missing bricks. Acid wash mortar Sinear.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Project Start Date: May 2021

Expected Project Completion Date: May 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: Anthony Seckler

Applicant Address:

Phone:

Email:

Applicant Signature

Date

4/8/2021

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











HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 20, 2021
CASE NO: BHP-12-21, Certificate of Appropriateness
REQUEST: Consideration, review and action on a petition submitted by Ruth and Joe Haney for a Rust Grant in the amount of \$37,333.50 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).



Above: The subject property at 408 W Washington. Source: Google.

PROPERTY INFORMATION

Subject property: 408 W Washington Street
Applicant: Joe and Ruth Haney
Existing Zoning: D-2, Downtown Transition District
Existing Land Use: Commercial
Property Size: 5,877 square feet
PIN: 21-04-311-006

HISTORICAL INFORMATION

Year Built: c. 1997
Architectural Style: Federal/Single-story commercial
Architect: Paul Young
Historic District: Central Business District

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	D-2 Downtown Transition District	Apartments
South	D-2 Downtown Transition District	Office/Mixed-Use
East	D-2 Downtown Transition District	Parking lot
West	D-2 Downtown Transition District	Apartments

PROJECT DESCRIPTION

Background:

408 W Washington Street was constructed in 1996 after the original property, constructed in 1908, was destroyed by a fire on August 22, 1996. The property is improved with a single-story brick building, with a metal roof. The subject property was designed by local Architect Paul Young, and was intended to replicate the previous building, incorporating some of the salvageable materials. The site is currently used by the Regional Alternative School.

Petitioner's request:

The applicant is requesting a Rust Grant in the amount of \$37,333.50 to replace the existing metal roof. According to the applicant, the existing roof is leaking and needs replacement. The applicant has been patching and repairing the roof. The applicant provided two estimates for the project. The first is from Tremont Roofing for a total of 74,667.00 and the second is from Messing Roofing for 72,500.00.

The proposed replacement involves removing the existing metal roof. Installing new ice barrier to the entire roof, installing 29-gauge flashing on the upper roof, and tape to all horizontal and vertical seams and overlaps. A new 29-gauge McElroy Max-Rib Ultra metal roofing system with ridge vent. The applicant stated that they would prefer to go with the \$74,667.50 estimate from Tremont Roofing. The maximum award is \$25,000.00 except for significant preservation or restoration projects where the Commission may award up to an additional \$25,000.00. Although the proposed work is routine in nature, the proposed work is necessary to ensure the longevity of the structure and to retain a long-standing tenant to the downtown district. Staff recommends approval of up to \$25,000.00 since this grant is at the beginning of the fiscal year and applications are processed as they are received. There are sufficient funds in the Rust Grant Fund to fund for this project.

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 maintenance of a 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 no Certificate of Appropriateness is 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 buildings 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 replacement of the roof because the existing roof is beyond repair. **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 applicant is proposing a like-for-like replacement of the roof system. **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 existing building and roof are non-contributing to the downtown historic district. The architect did attempt to repurpose materials from the original building; however, the roof is not historically significant. **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 brick façade is made of repurposed brick. The roof is not contributing. Care should be taken to avoid potential damage to the façade while replacing the roof. **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 applicant is proposing a like-for-like replacement of the existing metal roof. **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.**

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant Staff recommend the Commission approve up to \$25,000.00. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Ruth and Joe Haney for a Rust Grant for up to \$25,000.00 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).

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Application for a Rust Grant
- Supplementary application materials

Haney Rental
9030 Hardesty Run
Bloomington, IL 61705

4/11/21

Bloomington Historical Preservation Commission
City of Bloomington
P.O. Box 3157
Bloomington, IL 61701

To Whom It May Concern:

We are submitting this application for a Harriet Fuller Rust Facade Grant for the installation of a new roof for the property located in the Historical Downtown District at 408 W. Washington Street.

The original building at this site was built in 1908 and used by Rust Tractor Company. We purchased the property on January 11, 1996, but we lost the building to a fire on August 22, 1996. The foundation for the building survived the fire so we used the old foundation to rebuild a new building and cleaned and salvaged the old brick to reuse for the new building. We purposely designed the new building to make it appear as an older building. We took occupancy of the new building on February 3, 1997. Eighteen years later we began to have problems with having leaks from the roof and spent \$17,480.00 to have the company, K & K Coating, LLC to apply a coating on the roof to seal it and prevent any additional leaks. Unfortunately, this only lasted a few years and since then we've continued to experience leaks. We feel we need to replace the roof at this time instead of investing more money to repair it again.

This is a one story commercial building that we lease to the Regional Alternative School. It is located at the SW corner of Washington and Lee Streets.

This grant will help us to continue to keep the building in good condition and keep the Regional Alternative School as a tenant.

Regards,


Ruth and Joe Haney
Haney Rental

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: 408 W. WASHINGTON

Year Built 1996/1997

Architectural Style: FEDERAL

Architect: PAUL YOUNG

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

ELIGIBLE NON-FACADE WORK - NEW ROOF

Cost of Proposed Work (Estimate 1): \$70,127.00

Cost of Proposed Work (Estimate 2): \$72,500.00

Grant Amount Requested: \$35,063.50



Detailed Description of Proposed Restoration Work:

TEAR off PRESENT MATERIAL ON ROOF down to wood.
INSTALL ice BARRIER to entire ROOF
INSTALL 29ga flashing UPPER ROOF
TAPE to ALL HORIZONTAL + VERTICAL SEAMS/OVERLAPS
INSTALL 29ga MCELROY MAX-RIB ULTRA METAL ROOFING SYSTEM with
Ridge Vent (STANDARD colors)



Project Start Date: June/July

Expected Project Completion Date: 2-3 week from start

We need to wait to do the job when school is out & teachers are not at school. This is usually the end of June or mid July.

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: Joe & Ruth HANEY

Applicant Address:

Phone:

Email:

Applicant Signature

Date 4-22-21

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



3416 N.E. Adams St., Peoria, IL 61603
Phone: (309) 686-1870 Fax: (309) 686-1871

"Family owned and operated for over 35 years"
Lic. #104-001148

Date: 4/14/2021

PROJECT: Re-Roof metal roof
JOB LOCATION: 408 W. Washington St. Bloomington, IL 61701
WORK AREAS: Main metal roof- (13,200 SF)

MAILING ADDRESS:
Joe Haney
408 W. Washington St.
Bloomington, IL 61701

ATTENTION: Joe Haney

SCOPE OF WORK: RE ROOF WITH NEW 26 GAUGE METAL ROOFING:

1. Remove all existing metal roofing, ridge trim, roof to wall trim, and rake trim. The existing roof insulation, eave trim, downspouts, and gutter will remain.
2. Furnish and install new Mc Elroy Metal 26-gauge pre-finished R-Panel exposed fastener roof panels.
3. Furnish and install new ridge trim, rake trim, hip trim, and roof to wall trim.
4. Furnish and install new flashing boots for the existing pipe penetrations.
5. The new roof panels profile will match the existing roof panels.
6. Haul away old roof panels.
7. Furnish the Owner with a Messing Roofing & Construction two-year workmanship guarantee.

ALL OF THE ABOVE WORK TO BE FURNISHED AND INSTALLED FOR THE CONTRACT PRICE OF **\$72,500.00**

ADD TO THE THE ABOVE PRICE IF 24 GAUGE METAL IS USED IN LIEU OF 26 GAUGE **\$2,700.00**

NOTES:

- 1) Pricing good for 60 days.
- 2) 30% down with initiation of contract.
- 3) Remainder paid upon progress billing.
- 4) 29-gauge panels re not available for roof panels.



13777 Baer Rd, Tremont IL. 61568
(309) 925-7663
www.tremontroofinginc.com
tremontroofing@hotmail.com



We Are: ☒ **Licensed** ☒ **Insured** ☒ **Factory Trained** ☒ **Factory Certified Installers**

Proposal Submitted To: Joseph Haney	Phone #'s H: W: C: [REDACTED]	Date: 04/01/21
Street: 408 W Washington	Job Name: Commercial bldng	
City, State, Zip Code: Bloomington, IL	Job Location: same	
Inspection: Job start date June 2021 / *Prevailing wages 141 Sq. of Material 1 Layers 3:12 Pitch 1 Stories High		

Metal roof options:

- ☒ Tear off present material down to wood
Install ice barrier to entire upper roof
Install 29ga flashing at walls
Tape to all horizontal and vertical seams / overlaps
Install 29 GA McElroy Max-Rib Ultra metal roofing system with ridge vent (Standard colors)

Bid Price: \$70,127.00

- ☐ Tear off present material down to wood
Install ice barrier to entire upper roof
Install 29ga flashing at walls
Tape to all horizontal and vertical seams / overlaps
Install 26 GA McElroy Max-Rib Ultra metal roofing system with ridge vent (Standard colors)

Bid Price: \$74,667.00

Color: ash grey

All material is guaranteed to be as specified and all work to be done in a workman like manner. Any alteration or deviation from above specifications involving extra costs will be executed at time and material basis, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Homeowner accepts terms and conditions as set forth on back of contract, carries property ins. and accepts liability, and grants permission for use of driveway by all trucks needed. No verbal agreements shall be part of this contract. Our employees are completely covered by Worker's Compensation Insurance.

Authorized signature *Kenneth Palm*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined herein.

Signature: _____

Date of acceptance: _____

Signature: _____

Payment to be made as follows: To be paid in full 100% on day of completion unless waiting on insurance or other arrangements are made.

Fw: Facade Grant

Katie Simpson <ksimpson@cityblm.org>

Fri 4/23/2021 9:46 AM

To: Joni Gerard <jgerard@cityblm.org>

Joni,

Please add this information to the grant application submitted yesterday by Joe and Ruth Haney.

Thank you,

Katie

From: [REDACTED]

Sent: Friday, April 23, 2021 9:42 AM

To: Katie Simpson <ksimpson@cityblm.org>

Subject: Facade Grant

Katie,

Please add the following Addendum to our Facade Grant Application that we submitted on April 23, 2021, for Haney Rental:

- Propose to change our request to use the Bid for the stronger 26 gauge steel instead of the thinnest 29 gauge steel. (Estimates are already included with the application that we submitted).
- Choose to use Tremont Roofing as Messing Roofing doesn't include the cost of a ridge vent and includes only a 2' ice barrier, Tremont includes the ridge vent and an ice barrier on the complete roof. Additionally, Tremont Roofing includes a 10-year limited warranty where Messing includes only a 2-year workmanship warranty.

These changes include:

- Cost of Proposed Work (Estimate 1): \$74,667.00 (More work included in this Estimate 1 than in Estimate 2)
- Cost of Proposed Work (Estimate 2): \$72,500.00
- Grant Amount Requested: \$37,333.50 instead of the original request of \$35,063.50

Thank you for allowing the adjustments in our requests.

Regards,



WITHDRAWN

HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 20, 2021
CASE NO: BHP-13-21, Certificate of Appropriateness
REQUEST: Consideration, review and action on a petition submitted by Jacob Boyd of Weston Properties for a Certificate of Appropriateness for driveway repairs, for the property located at 401 W Graham St (PIN: 14-33-356-024), N. Roosevelt District, Horatio G. Bent House, Greek Revival with Gothic Revival porch and Italianate eaves, c. 1854 (Ward 6).



Above: The subject property at 401 W Graham Street.

This case has been withdrawn and removed from the agenda. No action by the Historic Preservation Commission is needed.



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 20, 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

PROPERTY INFORMATION

Subject property: 236 E Front Street, Williams Horse Hospital
Applicant: Kyle Glandon
Existing Zoning: D-2, Downtown Transition District
Existing Land Use: Commercial
Property Size: 5,877 square feet
PIN: 21-04-409-012

HISTORICAL INFORMATION

Year Built: c. 1883
Architectural Style: Italianate Two-Part Commercial Block
Architect: Unknown
Historic District: Central Business District

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:

The Williams Horse Hospital, located at 236 E Front Street, was constructed in 1883. While the architect is unknown, the building is constructed in the Italianate, Two-Part Commercial architectural style. The style is known for a minimum height of two stories, a box or rectangular form, and a well-defined separation between the storefront level and upper facades with a roof-line cornice. The upper windows are arched, one-over-one windows. The upper windows are not original to the structure but were funded through a Rust Grant received in 2016.

The storefront is brick and cast iron, with a pair of outward opening doors. The applicant stated the cast iron columns are in good condition, but the window frames are failing. The storefront has three large plate glass panels. These panels have been divided into fourths. The property currently has exterior storm windows, which according to the applicant, do not align with the interior window systems. Staff was unable to locate a historic photo of the property, however given the building's construction date, it is likely that the current windows are not original. The original windows may also have been similar to the storefronts on the south side of E. Front Street, and smaller than the existing configuration.

Petitioner's request:

The applicant is requesting a Rust Grant in the amount of \$25,000.00 to replace the existing first floor, storefront windows, and doors. The applicant provided an estimate for the project of \$56,360.00. Two estimates are required for the Rust Grant, and the applicant is gathering a second quote. The proposed replacement involves removing the existing windows and doors. The applicant proposes installing a new insulated, and tempered, window system. The cast iron columns and brick facade will remain and will be painted as part of this project. The applicant is proposing a dark bronze aluminum storefront from Tubelith. The proposal also includes replacing the double doors with a single door with side-lites and replacing the apartment entrance door with a new door to match the storefront. The single door enhances accessibility to the building.



Above: Rendering of the proposed improvements.

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 restoration/rehabilitation of a historic property and 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.* The building is a mixed-use building with commercial uses on the first floor and residential units on the second and third floors. The first-floor space will be vacant at the time of the project. New tenants will also be commercial tenants. **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 entail the removal of the cast iron pillars or brick façade. It is likely that the windows are not original. The doors have previously been replaced as well. The existing window system is failing and beyond repair. The historic elements of the building will be retained. **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 is a rehabilitation of the storefront. The proposed window configurations are consistent with adjacent storefronts constructed during the same period, although made of modern materials. The proposed door also enhances accessibility over the existing double-door structure. **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 existing windows and doors do not appear to be historically significant. The removal of the windows should not negatively impact the significance of 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 proposed work will retain the original cast iron pillars and brick façade. Care should be used to ensure the pillars and façade are not damaged during painting preparation or installation of the new window system. **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 existing window system is failing and beyond repair. The proposed aluminum store front is consistent

with adjacent storefronts and previously approved projects. It should match in size, design and texture. **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 abrasive cleaning methods should be used on the brick or cast iron. Care should be used when prepping these surfaces for painting. **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 rehabilitation work involves removing current non-historically significant features and improve the usability of the building. **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.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Secretary of the Interior's Standards for Rehabilitation and recommends approval of the Rust Grant contingent upon providing a second estimate for the project and the final scope of work confirmed by the Chair. Staff recommend the Commission approve up to \$25,000.00 or half of the cost of the project, whichever is less. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact.

Motion to approve the petition submitted by Kyle Glandon for a Rust Grant for up to \$25,000 or half of the project, whichever is less, 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) with the condition that a second estimate is provided, and the final scope of work is approved by the Chair.

Respectfully submitted,

Katie Simpson
City Planner

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: Williams Horse Hospital - 236 E Front Street

Year Built 1883

Architectural Style: unknown

Architect: unknown

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

Window and Door replacement (storefront system).

Cost of Proposed Work (Estimate 1): \$56,360

Cost of Proposed Work (Estimate 2):

Grant Amount Requested: \$25,000



Detailed Description of Proposed Restoration Work:

The Williams Horse Hospital is a previous Grant recipient and Heritage Award recipient for the renovations completed in 2016-2018. At that time, the storefront was not improved. Due to the conclusion of the current lease agreement, the building owners have the opportunity to "finish the job."

The existing storefront is primarily large panels of plate glass with a failed frame system. This single pane system that does not appear to be tempered and presents a life safety risk to any building tenant. The extra large window panes are divided evenly into fourths. An exterior storm window system does not align with the interior window system and has no gaskets to seal the building enclosure. The existing cast iron columns are in good standing and will be freshly painted to ensure they look great as the decorative element of this facade.

The building owners would like to install a new insulated (and tempered) window system that cleans up the building facade and attracts new business to the Historic District. To attract new tenants and improve the streetscape, the owners are proposing to install an operable bifold window system. The current tenant operates his business at night with curtains drawn and doors closed. The intent of these improvements is to transition from an internally focused business to a new tenant that better engages the community and embraces Front Street. Not only will the improvements improve the transparency between interior and exterior, it will give the business tenant the option to open the storefront entirely.

Project scope:

1. All window and door systems to be dark bronze aluminum storefront from Tubelite.
2. Remove double doors for the bar space. Based upon a 2016 photograph the building previously had a single door with side-lites. Replace with a single leaf fiberglass door that has an arched half-lite to reference the arched top windows above. Add panic hardware to satisfy life safety requirements.
2. Replace apartment entrance door with new fiberglass door to match bar door.
3. Replace east exit door system and transom with new Tubelite storefront system.
4. Replace (3) window bays with 3-panel bifold system and transoms
5. Paint - refresh exterior storefront (cast iron columns, brick and stone sill) to match existing exterior colors
6. Replace break metal wrap at window head to match window systems
7. Replace LED light strip recessed into storefront header with lensed system on photocell.
8. Replace and paint interior window trim and rough framing as required.

Project Start Date: 06/01/2021

Expected Project Completion Date: 08/01/2021

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: Inn Front LLC (Kyle Glandon - member)

Applicant Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant Signature [REDACTED]

Date 04/22/2021

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

04/22/2021

236 E Front Street - Storefront replacement

Scope of work	Vendor	Bid 01
Window demolition, temporary wall, interior framing, interior trim, interior paint, exterior paint	Overton Renovation Solutions	\$14,500
Windows Materials	Chicago Bifold	\$20,660
Door systems material and install, bifold window system install	Mclean County Glass	\$17,000
Alternate 01: East door system	Mclean County Glass	\$3,000
Lighting replacement	Gary Hulen	\$1,200
Total Project Costs		\$56,360



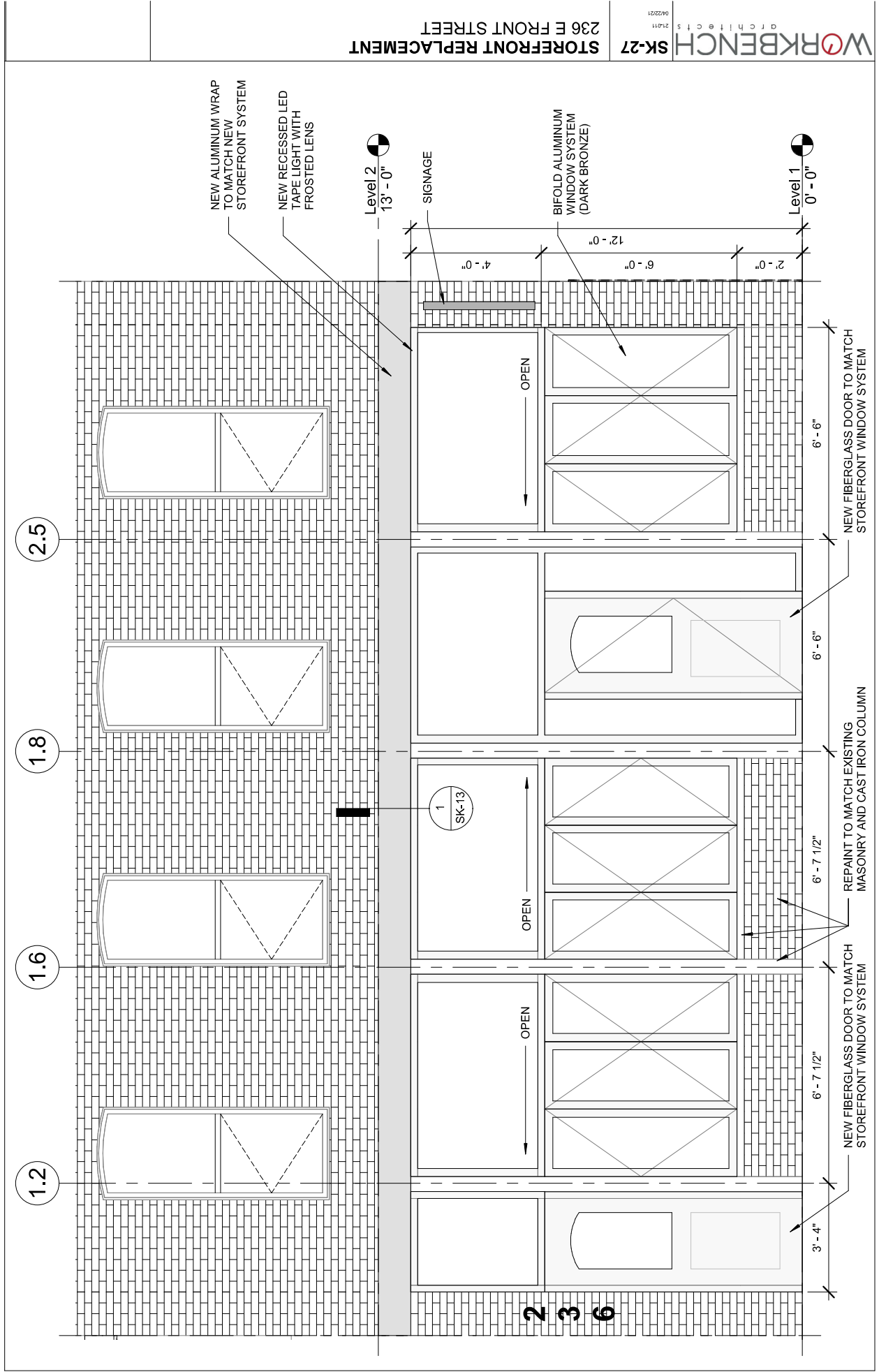
photo prior to 2014





2016







4/21/2021 9:55:27 PM

EXISTING STOREFRONT
236 E FRONT STREET

SK-28

WORKBENCH
architects

2/10/21

04/22/21



4/27/2021 9:54:42 PM

WORKBENCH
architects

21-0211

04/22/21

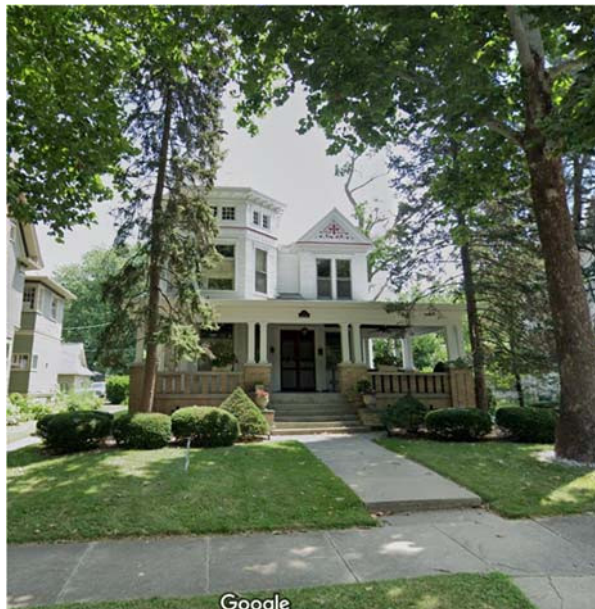
SK-29

PROPOSED STOREFRONT
236 E FRONT STREET



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 20, 2021
CASE NO: BHP-15-21, Certificate of Appropriateness
REQUEST: 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)



Above: The subject property at 905 N McLean Street.

PROPERTY INFORMATION

Subject property: 905 N McLean Street, Franklin Baker House
Applicant: Sherri Masters
Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 65' X 165' (10,725 square feet)
PIN: 21-04-207-004

HISTORICAL INFORMATION

Year Built: c. 1894
Architectural Style: Queen Anne-style with Georgian Revival Influence
Architect: Unknown
Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2 Mixed Residence with S-4 Overlay	Single-family homes
South	R-2 w/S-4	Single- and two-family homes
East	R-2	Single- and two-family homes
West	P-2 Public Lands and Institutions w/S-4	Franklin Park

PROJECT DESCRIPTION

Background:

The Franklin Baker House was constructed in 1894 in the Queen Anne-style with Georgian Revival Influence. The subject property has a rear garage accessible to the alley. The property owner is requesting a building permit and Certificate of Appropriateness to pour a new parking pad and approach at the rear of the property. The garage was constructed in 1993 and is not contributing to the property's historical significance.

Petitioner's request:

The applicant is requesting a Certificate of Appropriateness to build the new driveway. The scope of work will not be visible from the public street, but a Certificate of Appropriateness is required since a building permit is required. The proposed driveway is 32 feet by 10 feet wide approach and parking pad, approximately 32 feet by 25 feet wide.

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 entail the removal of any historic features or widening of historic driveways. The work is consistent with the Architectural Review Guidelines for a driveway and will not be visible from the public street. **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 not applicable.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.* **The standard is met.**

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity. The standard is not applicable.*
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 standard is not applicable.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project. The standard is not applicable.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standard is met.*

STAFF RECOMMENDATION

Staff finds that the scope of work meets the driveway 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 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)

Respectfully submitted,
Katie Simpson
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials



Community Development
BUILDING SAFETY DIVISION
 115 E. Washington St., PO BOX 3157
 Bloomington, IL 61702-3157
 Phone: 309-434-2226
comdev@cityblm.org

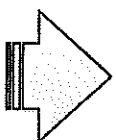
Miscellaneous Permit Application

Site Address: <u>905 N. McLean St.</u>		Office Use Only: Application Number Permit Issued: Permit Number: Permit Ready to Issue: Permit Fee: Contacted: Phone Email	
Unit #:			
Scope of Work: <u>Pour concrete: Approach to garage 32'x10' and a parking pad 34'x25' (4" thick)</u>			
TOTAL COST OF WORK: <u>estimate \$5,000.⁰⁰</u> <u>Prep + concrete</u>			
Is this part of a larger project? YES <u>NO</u> If Yes, What is the project? <u>N/A</u>		Application Date: <u>04.16.2021</u>	
		Anticipated Start: <u>05.01.2021</u> ?	
		Anticipated End Date: <u>07.31.2021</u> ?	
Applicant (check one)	INFORMATION REQUIRED IF APPLICABLE		
☒ Owner of Property	Name: <u>Sherri Masters</u>	Email: <u>[REDACTED]</u>	
	Address: <u>905 N. McLean St.</u>	Phone: <u>[REDACTED]</u>	
☐ General Contractor	Name:	Email:	
	Address:	Phone:	

REQUIRED ITEMS TO BE SUBMITTED BY APPLICANT IF APPLICABLE	
	Site Plan showing the location of home, parking and other structures Must have Dimensions and be drawn to scale.
	Building Plans (Foundation, Framing, Elevations)
Yes <u>NO</u>	Located on a Corner Lot
Yes <u>NO</u>	Located in a Mobile Home Park If Yes, Park Approval and Signature is required
<u>Yes</u> No	Located in a Historical S-4 Area If Yes, Certificate of Appropriateness Needed <u>attached</u>

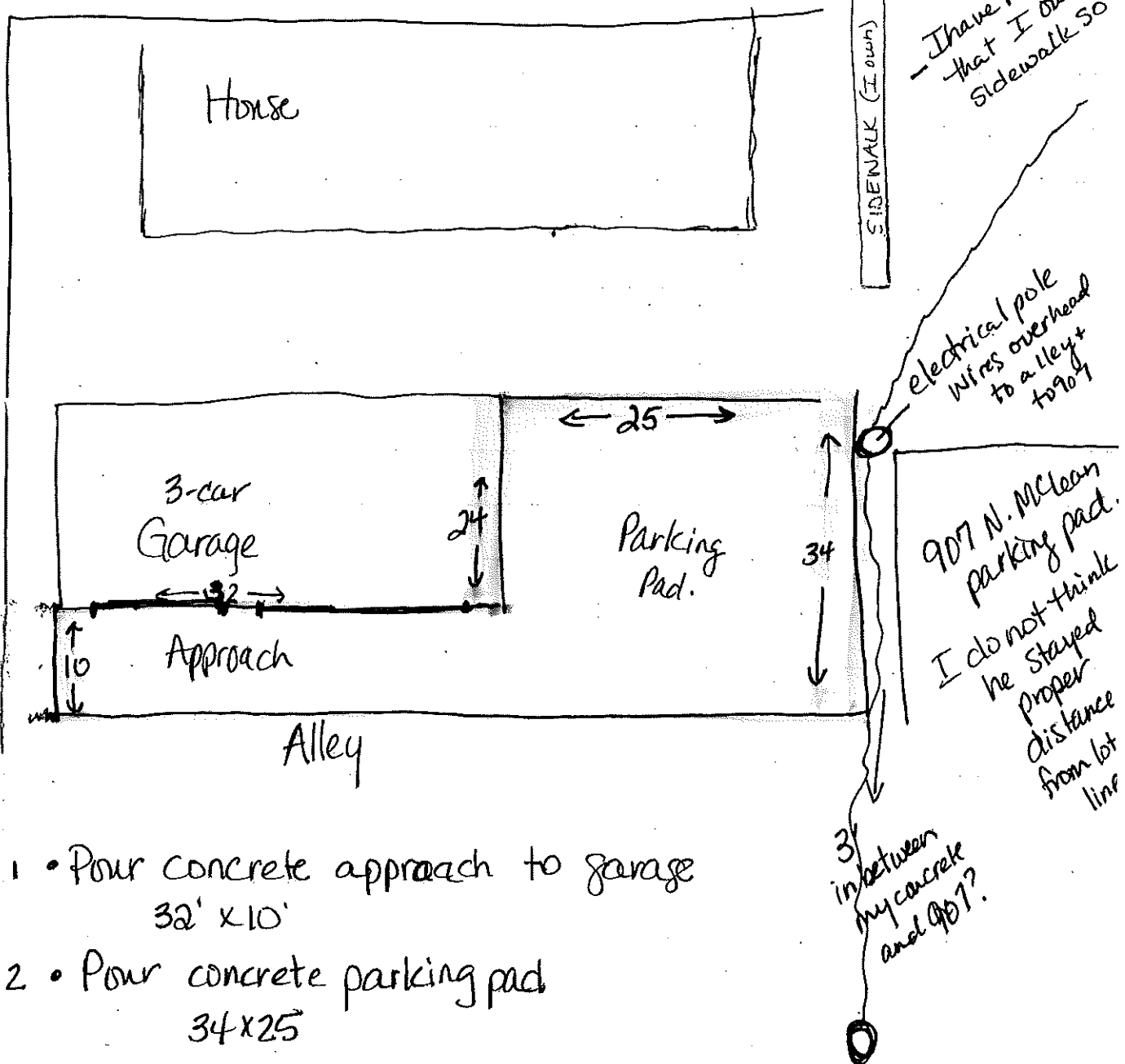
Contractor/Applicant Signature: [REDACTED]

dotloop verified
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 3LCT-WGEZ-3VJM-9CDQ



- PLEASE ATTACH PLANS / SKETCHES TO THIS APPLICATION.
- **NOTE: PERMITS MUST BE OBTAINED BEFORE WORK BEGINS.**
- SUBMISSION OF THIS FORM DOES NOT GUARANTEE OR GRANT APPROVAL TO START WORK.
- ACCEPTANCE OF PAYMENT DOES NOT CONSTITUTE A PERMIT.
- APPLICATION VOID IF WORK IS NOT STARTED WITHIN 6-MONTHS AFTER PERMIT ISSUANCE.

W Sherri Masters
S → N 905 N. McLean St.
E Bloomington, IL 61701



- 1 • Pour concrete approach to garage
32' x 10'
- 2 • Pour concrete parking pad
34 x 25

estimated time 05-01-2021 - 07-31-2021

Submitted 04-16-2021



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 *(I am told this.)*
- ☒ Work on this project has not been started nor been completed
- ☒ The project complies with the City of Bloomington Architectural Review Guidelines
- ☒ For significant changes to buildings and/or property such as room additions, new buildings, or driveways include a scaled drawing depicting your lot, location of all building, structures, driveways, parking areas, and other improvements showing all dimensions
- ☒ Specifications as to the type, quantity, dimensions, and durability of the materials are described in the drawings or an associated narrative

Application

Property Address:

Historic District (if applicable):

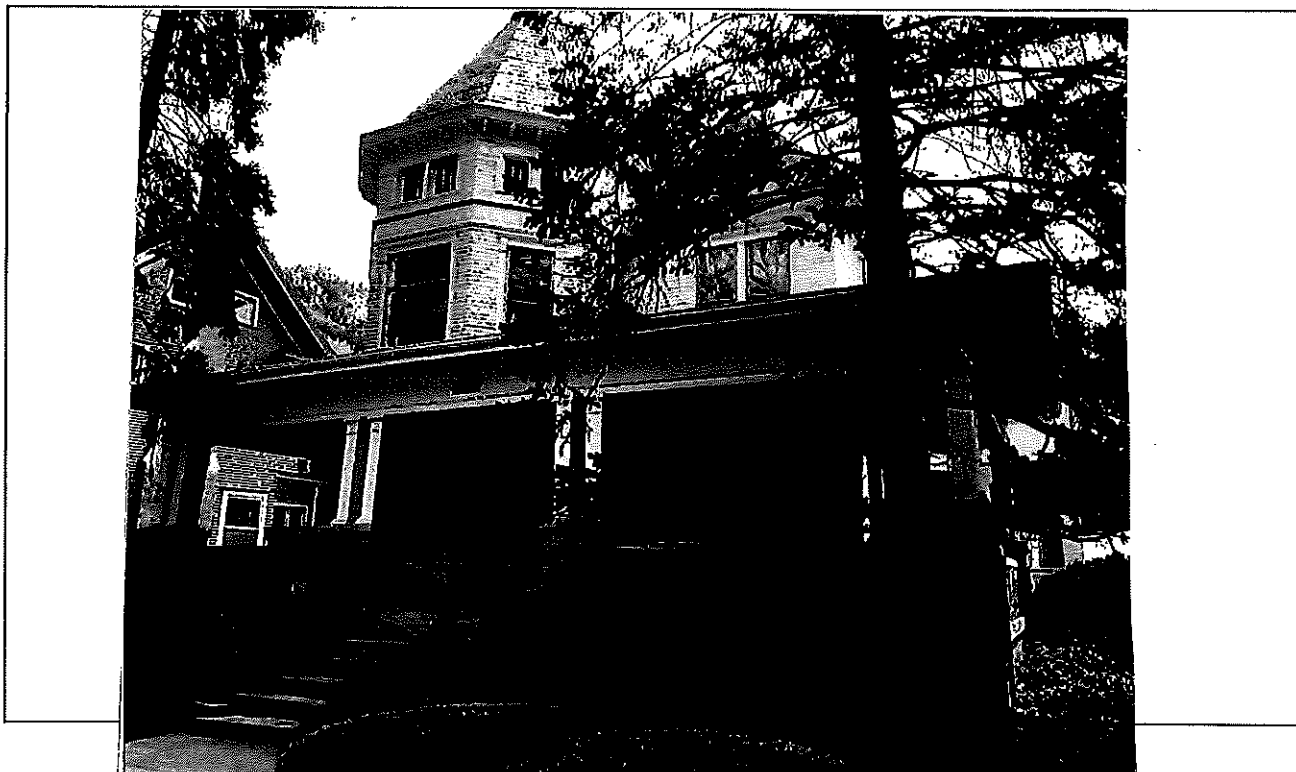
- ☐ Davis-Jefferson Historic District
- ☐ Downtown Bloomington Historic District
- ☐ East Grove Historic District
- ☒ Franklin Square Historic District
- ☐ North Roosevelt Ave Historic District
- ☐ White Place Historic District

Year Built

1895

Architectural Style:

Queen Anne (per appraisal
2020)



Proposed Restoration Work:

Rear of home: concrete parking pad and
approach to garage to be poured.

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Rear of home

- Pour concrete for the approach of garage on East side, 32' x 10'
- Pour concrete on North of side of garage 34' x 25'
- All 4" thick.

Please see attached diagram

Project Start Date: 05.01.2021 Expected Project Completion Date: 07.31.2021

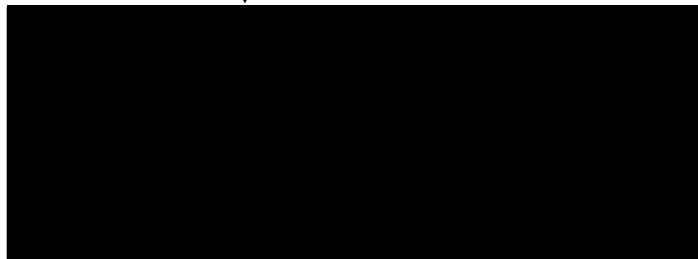
Please attach the following information to the application.

- ☒ Historic photos supporting the application (if available) ? Front photo - page 1

Applicant Name:

Sherri Masters

Applicant Address:



Certificate of Appropriateness Application

Phone:



Email:



Applicant Signature* Date



04/16/2021

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

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