



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, MAY 18, 2023, 5:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the April 20, 2023, regular meeting of the Bloomington Historic Preservation Commission, as requested by the Economic & Community Development Department. (Recommended Motion: Motion to accept the minutes, as presented)
- B. **BHP-15-23** - Consideration, review and action on a request submitted by Zac Alvis, for a **Certificate of Appropriateness** for priming and painting on the east side of the home, as well as repairing broken box gutters, fascia, soffit, window, and railings on the exterior of the home on the property located at 809 N. Mclean Street (PIN: 21-04-210-001), as requested by the Economic & Community Development Department. (Recommended Motion: Motion to **affirm the request for a Certificate of Appropriateness as approved by the subcommittee created to review the project at the April 20, 2023, Regular Meeting**)

5. Regular Session

- A. **BHP-17-23** - Consideration, review and action on a request submitted by Jeffrey Deaver, for a **Certificate of Appropriateness** for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street (PIN: 21-03-304-008), as requested by the Economic & Community Development Department. (Recommended Motion: Motion to **approve the scope of work and request for a Certificate of Appropriateness**)
- B. **BHP-18-23** - Consideration, review and action on a request submitted by Jeffrey Deaver for a **Funk Grant** in the amount of \$5,000 for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street (PIN: 21-03-304-

008), as requested by the Economic & Community Development Department. (Recommended Motion: Motion to **approve** the request, as presented, in the amount of up to \$5,000)

- C. **BHP-19-23** - Consideration, review and action on a request submitted by Dave Bogenrief, for a **Certificate of Appropriateness** for soffit, siding, and trim repair and replacement on the property located at 1104 E. Jefferson Street (PIN: 21-03-326-002), as requested by the Economic & Community Development Department. (Recommended Motion: Motion to **approve** the scope of work and request for a Certificate of Appropriateness)
- D. **BHP-20-23** - Consideration, review and action on a request submitted by Dave Bogenrief for a **Funk Grant** in the amount of \$5,000 for soffit, siding, and trim repair and replacement on the property located at 1104 E. Jefferson Street (PIN: 21-03-326-002), as requested by the Economic & Community Development Department. (Recommended Motion: Motion to **approve** the request, as presented, in the amount of up to \$5,000)
- E. **BHP-21-23** - Consideration, review and action on a request submitted by Sherri Masters, for a **Certificate of Appropriateness** for installation of a new perimeter fence on the property located at 905 N. McLean Street (PIN: 21-04-207-004), as requested by the Economic & Community Development Department. (Recommended Motion: Motion to **approve** the scope of work and request for a Certificate of Appropriateness)
- F. Consideration, review, and possible action on updates and amendments to the Eugene D. Funk, Jr. Historic Preservation Grant Program Guidelines, as requested by the Economic & Community Development Department. (Recommended Motion: Motion to approve the content of the amendments to the Funk Grant Guidelines, as presented, and direct Staff to return with proposed language to effect the changes. Motion to establish a subcommittee to identify what constitutes a “qualified professional,” as related to the Preservation Maintenance Plan item, and any criteria that should be required of a plan itself to be eligible for reimbursement)

6. New Business

- A. Rust Grant Guidelines Defining Priorities Discussion, as requested by the Economic & Community Development Department. (Recommended Motion: N/A)

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City’s ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the April 20, 2023, regular meeting of the Bloomington Historic Preservation Commission, as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to accept the minutes, as presented.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: N/A

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[04.20.23 DRAFT Minutes](#)



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MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S EAST STREET, BLOOMINGTON, IL 61701
THURSDAY, APRIL 20, 2023 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Osborn Room at the Bloomington Police Department, at 5:00 p.m., Thursday, April 20, 2023, with the following physically present staff members: Ms. Melissa Hon, Director of Economic & Community Development; Ms. Alissa Pemberton, City Planner; Mr. Jon Branham, City Planner; Ms. Jordan Buffington, Miscellaneous Tech.

The meeting was called to order by Chair Koos at 5:02 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Greg Koos	Chair	Present
Mr. Paul Scharnett	Vice Chair	Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present

PUBLIC COMMENT

None.

Ms. Peters arrived at 5:02pm.

MINUTES

The Commission reviewed the minutes of the February 16, 2023, Historic Preservation Commission meeting. Commissioner Graehling noted grammatic corrections. Commissioner Elterich made a motion to accept the minutes, as amended. Seconded by Commissioner Graehling. Voice vote. All were in favor (6-0).

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MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, APRIL 20, 2023**

REGULAR AGENDA

5A. BHP-04-23 - Consideration, review and action on a request submitted by Vicki James for a Certificate of Appropriateness for gutter and fascia replacement on the garage at the property located at 1301 N. Clinton Boulevard. PIN: 14-33-479-019.

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness and associated Funk Grant.

Mr. Koos opened the floor for testimony.

Brad Williams (613 E. Grove Street) provided further information on the project, including the methods and materials planned for usage in the project. The garage is original to the home, with a stucco soffit and tile roof. Bulk of the cost is materials.

Commissioner Scharnett asked for clarification on how this project is different from the one approved in recent years. Mr. Williams noted that those repairs, while similar, were on the main house and the subject repairs are for the detached garage.

Commissioner Scharnett made a motion to approve the scope of work and request for a Certificate of Appropriateness. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5B. BHP-06-23 - Consideration, review and action on a request submitted by Vicki James for a Funk Grant in the amount of \$1,460 for gutter and fascia replacement on the garage at the property located at 1301 N. Clinton Boulevard. PIN: 14-33-479-019.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the request by Janina King for a Funk Grant in the amount of up to \$1,460 for gutter and fascia replacement on the garage at the property located at 1301 N. Clinton Blvd. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5C. BHP-07-23 - Consideration, review and action on a request submitted by Gerardo Castaneda, for a Certificate of Appropriateness for roof repair and replacement on the property located at 310 E. Walnut Street (PIN: 21-04-202-016)

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness and associated Funk Grant.

Gerardo Castaneda (808 E. Jefferson Street) provided further information on the project and future plans for improvements on the property. He recently purchased the property and is looking forward to restoring it. Willing to adjust materials, as needed, and interested in taking feedback and information from the Commission as he moves forward with the repairs.

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Commissioner Scharnett inquired about the “low sloped roof” part of the quote. Ms. Pemberton pointed out the flat roof section of on the property pictures. Mr. Castaneda noted there is an approximately 50 square foot flat roof with vent at the top of the home. He noted that additional venting will be added to ridges as part of this project. Mr. Scharnett recommended evaluating alternate materials for the flat roof surfacing since the proposed membrane is a 2-year maximum life span, where others can be up to a 30-year lifespan.

Chair Koos recommended reviewing the materials before submitting the scope of work for the damaged fascia and soft wood. He provided background on the construction materials and process during the time when this property was constructed. Cedar or composite materials would be more appropriate than plywood.

Commissioner Scharnett noted that the termination of the roof at widow’s walk should be flashed in something that matches with rest of the roof and retains the details of the roof edge.

Commissioner Graehling made a motion to approve the scope of work—with modifications, including reevaluating the kind of membrane planned for use on the flat roof needs and the condition that the edge detail/flashing along the “widows walk” be constructed of a non-contrasting color and material—and the request for a Certificate of Appropriateness. Commissioner Scharnett seconded.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5D. BHP-08-23 - Consideration, review and action on a request submitted by Gerardo Castaneda for a Funk Grant in the amount of \$10,000 for [major restoration] roof repair and replacement on the property located at 310 E. Walnut Street. PIN: 21-04-202-016.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the request by Gerardo Castaneda for a Funk Grant in the amount of up to \$10,000 for [major restoration] roof repair and replacement on the property located at 310 E. Walnut Street. Seconded by Commissioner Graehling.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5E. BHP-09A-23 - Consideration, review and action on a request submitted by Adkisson Construction for a Certificate of Appropriateness for fence replacement for the property located at 1101 E. Jefferson Street. PIN: 21-03-328-001.

Ms. Pemberton noted that the applicant has withdrawn the application, opting to replace like with like of the same profile and material, and therefor a CoA is not required.

5F. BHP-09A-23 - Consideration, review and action on a request submitted by Adkisson Construction for a Certificate of Appropriateness for fence replacement for the property located at 1101 E. Jefferson Street. PIN: 21-03-328-001.

Ms. Pemberton noted that the applicant has withdrawn the application; since a CoA is no longer required funding is no longer available.

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5G. BHP-10-23 - Consideration, review and action on a request submitted by Clayton Jefferson, LLC, for a Certificate of Appropriateness for storm door replacement on the property located at 317 E. Chestnut Street (PIN: 21-04-209-019)

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness and associated Funk Grant. She explained that the reason for the initial recommendation of denial was based on the lack of information regarding whether the storm doors are original and if repair has been attempted prior to proposing replacement. New information indicates the current storm doors were added in the 1980s and are not historic materials.

Mr. Koos opened the floor for testimony.

Brad Williams (613 E. Grove Street) provided further information on the project, including continuing issues with the condition and repair of the current wooden doors. He explained that the new aluminum doors would be similarly shaped and sized and will serve to better protect the original French Doors that are interior to the storms. No indication of original home having storm doors, 1970s images do not show storm doors present.

Commissioner Koos and Mr. Williams discussed the history and architecture of the property. Commissioner Graehling concurred that she does not remember there being storm doors earlier than the 1980s.

Commissioner Scharnett asked whether the aluminum doors would be pre-painted. Mr. Williams confirmed and elaborated on the source and specifications. Commissioner Scharnett expressed concerns about the visual of the material and sheen, compared to what is present, but emphasized the importance of preserving the interior doors which the proposal will do. Chair Koos noted that there are sometimes concerns with muntins not lining up with storm doors. Mr. Williams stated the new doors will closely match and have a better visual than the current.

Ms. Pemberton highlighted the architectural review standards for storm door replacement, as well as the criteria for approving “Architecturally compatible additions to the original structure” in the Funk Grant guidelines.

Chair Koos inquired whether there has been an attempt to see if wood storm door replacements were available. Mr. Williams explained that the cost of replacing the current wood with a new would be cost prohibitive. He noted the Commission had recently approved aluminum storm doors for the property next door.

Commissioner Graehling stated she felt the current proposal is a good way of meeting the objectives and made a motion to approve the scope of work and request for a Certificate of Appropriateness. Seconded by Commissioner Elterich, who noted storm doors can always be removed. Commissioner Scharnett noted that he is supportive of the motion as a means to preserve the interior original historic materials (a preservation measure).

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

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5H. BHP-11-23 - Consideration, review and action on a request submitted by Clayton Jefferson, LLC, for a Funk Grant in the amount of \$4,750 for storm door replacement on the property located at 317 E. Chestnut Street (PIN: 21-04-209-019) Graehling.

Commissioner Graehling made a motion to establish findings that the project is eligible and to approve the request by Clayton Jefferson, LLC, for a Funk Grant in the amount of up to \$4,750 for storm door replacement on the property located at 317 E. Chestnut Street. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5I. BHP-12-23 - Consideration, review and action on a request submitted by Jeffrey Deaver, for a Certificate of Appropriateness for installation of a perimeter fence on the property located at 1007 E. Jefferson Street. PIN: 21-03-304-008.

Ms. Pemberton presented the staff report, with recommendation for approval of the Certificate of Appropriateness. She noted that the profile of the fence selected is appropriate for the architectural style of the home.

Jeff Deaver (1007 E. Jefferson Street) provided further background on the desire and design of the proposed fence.

Commissioner Elterich inquired whether the applicant also owned the carriage house behind the house. Mr. Deaver confirmed.

Chair Koos asked for clarification that the fence meets required setbacks. Ms. Pemberton confirmed that the proposed location and height meet the subject zoning code requirements.

Commissioner Scharnett made a motion to approve the scope of work and request for a Certificate of Appropriateness. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5J. BHP-15-23 - Consideration, review and action on a request submitted by Zac Alvis, for a Certificate of Appropriateness for priming and painting on the property located at 809 N. Mclean Street. PIN: 21-04-210-001.

Ms. Pemberton presented the staff report, with recommendation to continue the case until additional information on the materials and methods to be used can be provided to Staff for review. She explained the property has been recently sold, but the prior owners continue to be involved in the ownership and associated projects. Information provided as part of the application included a broad scope of work, but details related to the kinds of materials, methods to be used for cleaning, preparation, and painting, or the number and kind of materials and windows that cannot be repaired and will need to be replaced have not been provided. Staff can not recommend approval or denial at this time.

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Dan Burkhart (1409 Butchers Lane) explained that the work they are currently trying to complete is related to a Compliance Order from the City. He provided background on the process and reason for recent property transfer and related Code Enforcement processes. Plans are to relist and sell the house again, but they are trying to address existing compliance issues now. He provided additional detail on the repairs that needed to be completed on the property.

Commissioner Scharnett explained that more information was needed to be able to evaluate whether the proposed repairs are appropriate. He gave the example of needing to know how the siding was going to be prepared and what kind of paint would be used to complete the task.

Chair Koos stated that Mr. Burkhart needed to provide a written description of the types and locations of repairs they plan, including the materials they plan to use and how they plan to complete the repairs. He noted that the property is eligible for Funk Grant assistance for the work.

Mr. Burkhart stated he is willing to use the materials and methods recommended by the Commission. He is not interested in obtaining Funk Grant funding.

The Commission and applicant discussed additional requirements for providing a complete application for a Certificate of Appropriateness and options for assistance and relief. Mr. Burkhart noted time constraints for completing the projects. Staff offered to meet and work with the applicant and contractor to identify methods and materials that meet the subject standards and guidelines.

Commissioner Miller made a motion to create a special subcommittee to review an updated scope of work and approve a Certificate of Appropriateness, prior to the next Regular Meeting of the HPC, if the applicant can reach the point of readiness prior to that date. Commissioner Elterich seconded. Commissioner Scharnett and Commissioner Graehling volunteered to staff the subcommittee.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

Commissioner Scharnett made a motion to continue to case to the next meeting. Commissioner Graehling seconded.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5K. BHP-13-23 - Consideration, review and action on a request submitted by Jamison Mathy, for a Rust Grant in the amount of \$12,207.50 for glass restoration and entryway work on the property located at 301 N. Main Street. PIN: 21-04-329-002.

Ms. Pemberton presented the staff report, with recommendation for approval of the Rust Grant. She noted the unique history and various alterations that occurred at the property over the years.

Jamison Mathy (611 E. Washington Street) provided further information on the project to rehabilitation the space and develop a toy store and potential other uses. He stated the building was a former Woolworth's department store for many years and several other uses following the

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closure of Woolworth's. He added details about the history of building. He described details about the vision of the building restoration.

The Commission discussed additional details of the project. Commission Scharnett inquired how the Petitioner was handling accessibility alterations. Mr. Mathy explained the adjustments. Commissioner Scharnett also had questions regarding the existing types of materials. Mr. Mathy provided further details. There was additional discussion about the windows at the property.

Ms. Pemberton inquired about the total cost of the project and how it related to the amount being requested. Mr. Mathy stated the total cost was closer to \$1.5 million. He stated there were challenges identifying amounts appropriate for grant purposes.

The Commission discussed adjusting the total cost of the grant, given the larger total cost and adjustments needed for accessibility. They reviewed the grant guidelines to confirm this was acceptable. They stated this was a good case to provide the maximum amount.

Commissioner Elterich made a motion to approve a Rust Grant in the amount of up to \$28,700.00 for glass restoration and entryway work. Seconded by Commissioner Peters.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5L. BHP-14-23 - Consideration, review and action on a request submitted by the Ensenberger Board of Directors for a Rust Grant in the amount of \$7,800 for tuckpointing, brick repair, and replacement on the property located at 212 N. Center Street. PIN: 21-04-325-000.

Ms. Pemberton presented the staff report, with recommendation for approval of the Rust Grant. She explained the subject area is not on the primary façade of the structure but is visible from the street. She noted that she has spoken with the applicant's preferred contractor who has proposed a type "N" mortar but is willing to use an alternate mortar if recommended by the Commission.

Ryan Prevo (2006 Oakwood Avenue) explained the need for repair and tuckpointing in the area. Additional minor repairs are needed outside the project area visible in the submitted image, but a majority of the repairs are on the upper elevator tower shown in the Staff Report. Have worked with Illini Brick who provided additional guidance on historically appropriate mortar and brick options and matching.

Commissioner Scharnett inquired which proposal the applicant prefers. Mr. Prevo explained they have chosen the higher bid because the portions of the estimate related to safety items are more complete and appropriate; this is key for this project which requires working at 6-7 stories in the air. Commissioner Scharnett pointed out that selection of the lesser estimate is typical but he concurred with the importance of safety in this case.

Commissioner Scharnett expressed concerns about the use of "hard brick" to replace damaged bricks; today's "hard brick" is much harder than what is likely present which could cause long-term issues with differential compression and additional spalling around the project area. Mr. Prevo noted that the information obtained from Illini Brick reflects what Mr. Scharnett is saying.

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Discussion with Illini has been since receipt of the original quotes for the work. Commissioner Scharnett requested they try to match structural integrity and recommended formal testing of the bricks before selecting a replacement type.

Commissioner Scharnett asked for clarification that they are not intending to seal the brick. Mr. Prevo confirmed. Scharnett recommended reviewing other brick in the area (above and below particularly) for damage, given the poor condition of the subject area.

Commissioner Scharnett made a motion to approve a Rust Grant in the amount of up to \$7,800.00, with the condition that the applicant have the mortar and brick tested to ensure replacement materials match the rigidity of the existing materials. Seconded by Commissioner Elterich. Chair Koos noted that documentation of the testing should be provided to Staff.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

5M. BHP-16-23 - Consideration, review and action on a request submitted by Donny Bounds for a Rust Grant in the amount of \$25,000 for roof repair and replacement on the property located at 206 N. Gridley Street. PIN: 21-04-406-005.

Ms. Pemberton presented the staff report, with recommendation for approval of the Rust Grant. She explained the consideration of the grant for residential properties within the target area.

Paul Stoffer (1920 Dunraven Road) provided further details on the request and explained the nature of the existing roofing materials and the proposed scope of work.

Commissioner Scharnett inquired how the Petitioner was complying with energy codes. Mr. Stoffer stated how the project would meet code requirements.

The Commission discussed additional details about the application, including the size of the roof, cap detail, drainage, and insulation. The Commission stated the color of the coping should be era appropriate, which would likely be brownish-red or chocolate brown.

Commissioner Scharnett stated the project would need to meet energy code criteria.

Commissioner Scharnett made a motion to approve a Rust Grant in the amount of up to \$25,000.00, with the condition that the applicant meet current energy codes. Seconded by Commissioner Graehling.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, Ms. Peters - Yes, and Chair Koos - Yes. (6-0). The motion passed.

Chair Koos stated the Commission would take a five-minute recess.

The Commission returned to order with the same quorum present.

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OLD BUSINESS

Ms. Pemberton provided updates on various projects related to the Community Preservation Plan. Staff has identified Ordinances zoning 102 properties to the S-4 (Historic Preservation District) overlay. The public GIS layer is now accurate for historic overlay. A proactive communication process has been initiated for new owners of historic properties.

A request for feedback on the best way to pursue amendment and recordation of designating ordinances was made of the Commission. Discussion ensued. The decision was made to identify all amendments that need to be made and initiate them as a single update, then record. Chair Koos stated this method would build community good will and help talk about investment and disinvestment by discussing all of the properties together. Commissioner Scharnett stated his hope that by drawing attention through a large amendment they may be able to leverage additional funding.

Ms. Pemberton noted that Staff is still looking into Ordinances related to deconstruction and demolition by neglect.

NEW BUSINESS

Chair Koos provided an update on the National Register nomination for Miller Park. A draft of the nomination should be ready for HPC review in the near future.

ADJOURNMENT

Ms. Peters motioned to adjourn. Mr. Scharnett seconded. All were in favor (6-0).

The meeting was adjourned at 7:50 pm.

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REGULAR AGENDA ITEM NO. 4.B.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-15-23 - Consideration, review and action on a request submitted by Zac Alvis, for a **Certificate of Appropriateness** for priming and painting on the east side of the home, as well as repairing broken box gutters, fascia, soffit, window, and railings on the exterior of the home on the property located at 809 N. Mclean Street (PIN: 21-04-210-001), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to affirm the request for a **Certificate of Appropriateness** as approved by the subcommittee created to review the project at the April 20, 2023, Regular Meeting.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: *This case has been continued from the April 20, 2023, regular meeting.*

The applicant is requesting a Certificate of Appropriateness (CoA) for painting on the east side of the home, as well as repairing broken box gutters, fascia, soffit, window, and railings on the exterior of the home. A subcommittee was created to work with the applicant and to approve a CoA in order to permit work prior to the next Regular Meeting, if appropriate. Staff and the Applicant worked to revise the original application and the subcommittee approved of scope of work, with conditions. The updated scope of work and conditions are discussed in the attached Staff Report.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-15-23 - Staff Report - 809 N McLean - UPDATED MAY](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 18, 2023 (Updated from April 20, 2023)

CASE NO: BHP-15-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Zack Alvis for a Certificate of Appropriateness for priming and painting on the east side of the home, as well as repairing broken box gutters, fascia, soffit, window, and railings on the exterior of the home on the property located at 809 N. McLean Street. PIN: 21-04-210-001. Franklin Square Historic District.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 809 N. McLean Street

Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-Family Residence

Property Size: 110' x 165' (18,150 square feet)

HISTORIC INFORMATION

Year Built: 1882
Architectural Style: Gothic and Romanesque Revival, with Victorian influence
Architect: Unknown
Historic District: Franklin Square
Alternate Name: Kerrick-Barry House

PROJECT DESCRIPTION

Background

The residence was constructed as a two and one-half story, irregular framed, shiplap sided structure. It had been significantly altered by the time it was zoned S-4 in 1979 (Ord. No. 1979-11), but still retains many of the elements addressed in the National Register of Historic Places 1970s survey documentation, including: wooden siding, cornice boxed eaves and (most) brackets, and decorative wood lintels.

The property fell into significant disrepair between 2013-2019, over the course of multiple tax sales and foreclosure. The applicant purchased the property in February of 2019 and made substantial improvements to the interior of the home, as well as completing a reroof project in late 2019. Additional preservation and restoration needs have been noted since that time. No other Certificates of Appropriateness (CoA) have been applied for since BHP-20-19.

This request for a CoA was initially submitted and heard at the April 20, 2023, regular meeting and was found to contain insufficient detail on the materials and methods to determine whether the subject standards were met. The case was continued to allow the applicant to provide additional information and to work with Staff to identify appropriate solutions. A subcommittee was created to approve the CoA—if appropriate—in order to permit work prior to the next Regular Meeting. Staff and the Applicant worked to revise the original application and the subcommittee has subsequently approved of scope of work, with conditions.

Request

The applicant is requesting a Certificate of Appropriateness priming and painting on the east side of the home, as well as repairing broken box gutters, fascia, soffit, window, and railings on the exterior of the home.

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.

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 scope of work includes repairing and reusing original materials, when feasible, including fascia and soffit boards. Windows with broken glass will be repaired.

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 would not alter the appearance of the building to an earlier period.

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 proposed work would not alter the appearance of the building to an earlier period.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

Existing brackets and decorations will be retained and reinstalled/reattached, but not recreated for missing locations at this time.

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 scope of work for this project addresses basic repair and maintenance requirements; recreation or restoration of architectural features are not within this scope.

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.

Scraping and light-pressure (hose) wash methods have been selected for painting preparation.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

N/A.

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.

No contemporary alteration or addition is proposed.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant complies with the subject policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

...The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided...

... Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved...

...Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible...

STAFF RECOMMENDATION

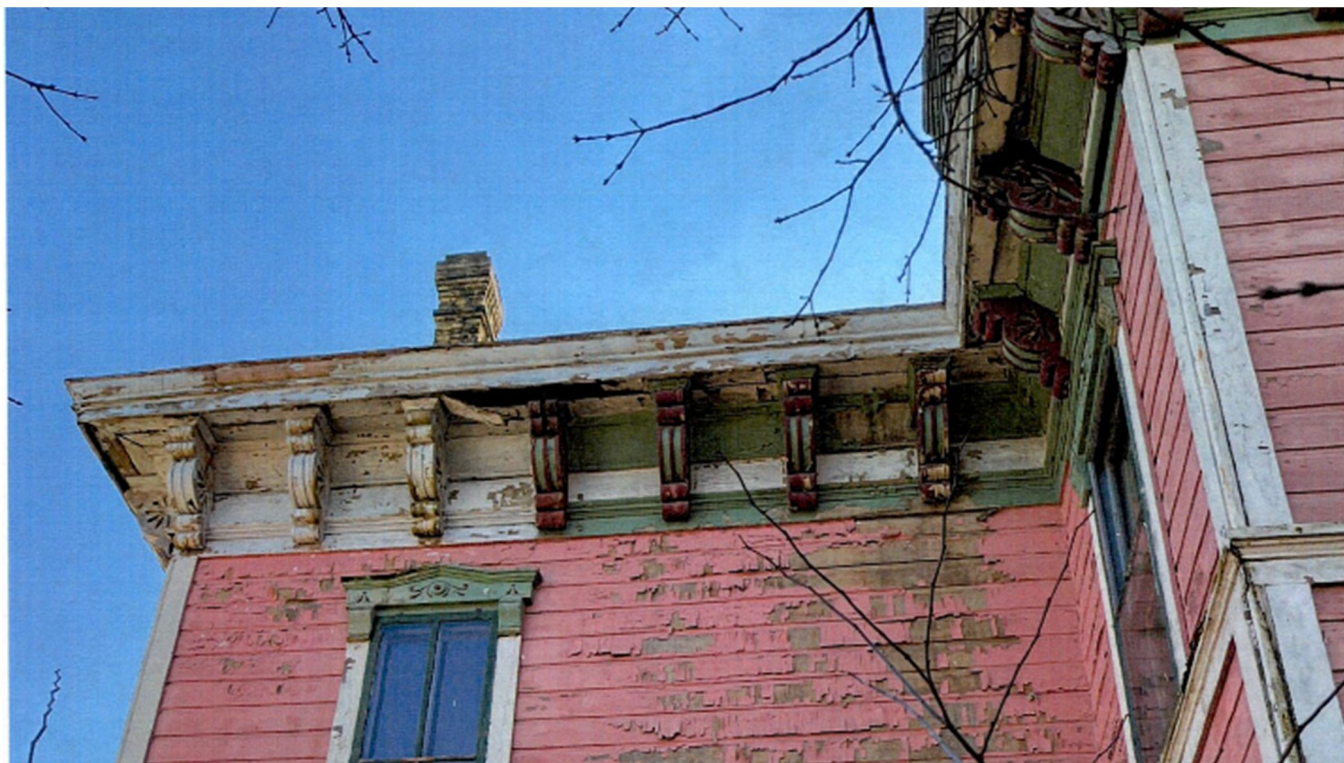
On May 10, 2023, the subcommittee assigned for further review this CoA approved the updated scope of work, with conditions, and the CoA was issued. A copy is attached to this report.

Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to affirm the request for a Certificate of Appropriateness, as submitted by Zac Alvis for priming and painting on the east side of the home, as well as repairing broken box gutters, fascia, soffit, window, and railings on the exterior of the home, for the property located at 809 N. McLean Street, as approved by the subcommittee created to review the project at the April 20, 2023, Regular Meeting.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Images of Existing Project Area





BLOOMINGTON HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS

Case Number: BHP-15-23 (MUNIS App: 74912)

Address of Property: 809 N. McLean Street

Name(s) of Applicant(s): Daniel Burkhart/Zac Alvis

Address of Applicant(s): 1409 Butchers Lane

On April 20, 2023, 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 created a subcommittee to further review. The subcommittee reviewed the additional information provided by the application and made the following finding:

☒ Proposed work is appropriate, with conditions (see below)

☐ Proposed work is inappropriate

Scope of Work:

- Repairing broken box gutters - Sheet metal, (steel/Al dissimilar metals can accelerate corrosion) it is currently steel. Brake metal to original design contour with added drip edge. Joints will be riveted and bonded/sealed with White Lightning® Silicone Ultra Gutter & Flashing Sealant. Proper clearance and slotted holes will be used to account for thermal expansion.
- Repairing fascia and soffits - Repair damaged soffit and fascia using existing materials where possible and use composite materials where damage is beyond repair. Replace missing crown molding using a like design or using a break to form steel to mimic original design only 10 ft. needed (if a material with a matching profile is available, we will use it). Repair decorative cornice brackets and reinstall to preserve the features of the house.
- Repairing windows - Replace broken glass pane(s) with matching glass, per architectural guidelines. No specialty (wavy/decorative) glass is the subject of these repairs. Prime and paint board in large third floor window opening, as a temporary repair, to prevent water damage using outdoor white latex paint.
- Handrails on the exterior of the home - Repair and reinstall existing metal railings. Replace missing metal handrails with new handrails that match as close as possible to the existing rails. Aluminum is appropriate for replacement if cost is significantly different than an exact materials match.
- Priming and painting on the east side of the home - no high pressure washing or heat removal methods will be used. Caulk voids, as needed. Paint using 1 coat of water-based primer and 2 coats water based premium finish paint. CONDITION - primer and paint should have a WVP perm (permeability) rating of at least 20; examples include Sherwin Williams Emerald or Benjamin Moore Regal Select.

A handwritten signature in blue ink that reads "Alissa Pemberton".

Alissa Pemberton
City Planner

115 E. Washington St. STE. 201 | Bloomington, IL 61701

www.bloomingtonil.gov

P: (309) 434-2226 | F: (309) 434-2802



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: Ward 4

SUBJECT: BHP-17-23 - Consideration, review and action on a request submitted by Jeffrey Deaver, for a **Certificate of Appropriateness** for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street (PIN: 21-03-304-008), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to **approve** the scope of work and request for a Certificate of Appropriateness.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The applicant is requesting a Certificate of Appropriateness to scrape and paint the entire exterior of the home and repair siding where it is missing or broken. Methods include hand scraping and soft wash prior to priming and painting with Sherwin William Premium Grade exterior paint(s). Painting of architectural details (dentals, trim) are included in this scope of work. "Minor wood repair throughout house including soft spots on front porch" does not specify method or materials to be used but this omission may not be concerning for this scope of work, based on the applicant's level of commitment to compliance with Secretary of the Interior's standards and historic preservation.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-17-23 - Staff Report - 1007 E Jefferson St](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 18, 2023

CASE NO: BHP-17-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Jeffrey Deaver for a Certificate of Appropriateness for siding repair/replacement, and painting for the property located at 1007 E. Jefferson Street. PIN: 21-03-304-008.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1007 E. Jefferson Street

Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-Family Residence

Property Size: 91' x 240' (21,840 square feet)

HISTORIC INFORMATION

Year Built: 1885-1886 (q. 1872)
Architectural Style: Italianate
Architect: Unknown
Historic District: Davis-Jefferson
Alternate Name: George Simeral House (q. H.O. Davis House)

PROJECT DESCRIPTION

Background

The residence was constructed c. 1885 as a two-story, balloon frame, clapboard sided structure. The property was zoned S-4 in 1984 (Ord. No. 1984-114).

In 2000, Certificates of Appropriateness (CoA) were approved to attend to the flat roof of the carriage house, including raising the side under the windows 14 inches to give the carriage roof pitch, fixing/replacing deteriorated siding, removing the door to the roof and converting it back into a widow, foundation drainage work to lead into a cistern, and the addition of a back porch. A CoA was recently approved for the addition of a new architecturally appropriate perimeter fence (BHP-12-23).

Request

The applicant is requesting a Certificate of Appropriateness to scrape and paint the entire exterior of the home and repair siding where it is missing or broken. Methods include hand scraping and soft wash prior to priming and painting with Sherwin William Premium Grade exterior paint(s). Painting of architectural details (dentals, trim) are included in this scope of work. “Minor wood repair throughout house including soft spots on front porch” does not specify method or materials to be used but this omission may not be concerning for this scope of work, based on the applicant’s level of commitment to compliance with Secretary of the Interior’s (SOI) standards and historic preservation.

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.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

No changes to the distinctive architectural features of the home are proposed. The proposal will *protect* original qualities and materials through exterior maintenance and protection using appropriate methods and materials.

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 would not alter the appearance of the building to an earlier period.

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.

N/A

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

No changes to the distinctive architectural features of the home are proposed.

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.

Minor repair of original siding and caulking of voids is included in the scope of work, complying with the intent to repair rather than replace. Appropriate materials could be specified by the Commission as a condition of approval, should any replacement be required.

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.

Hand scraping and soft wash with water comply with SOI's Standards and the City's Architectural Guidelines for appropriate methods.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

N/A.

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.

N/A

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant complies with the subject policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

Repair rather than replace siding and soffit materials unless it is technically infeasible to do so...

Do not high-pressure water blast siding and soffits...

Prior to repainting remove only loose paint from surfaces that have been historically painted. Complete removal of all paint from a surface is not necessary prior to re-painting. Where bare wood is exposed in preparation process, prime wood before painting finished coats...

The methods and materials specified comply with the key criteria above, as well as other relevant criteria within the Guidelines.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to approve the request for a Certificate of Appropriateness, as submitted by Jeffrey Deaver for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Example images of exterior home condition
2. Scope of Work, per Contractor Estimate

Attachment 1: Example images of exterior home condition



Attachment 2: Scope of Work, per Contractor Estimate



RMS Painting & Remodeling

Michael Koss
14051 Prairie Commercial Park,
Bloomington IL 61705
309-310-5576
rmspainting309@gmail.com

ESTIMATE

EST0349

DATE

Mar 12, 2023

TOTAL

USD \$34,995.00

TO

Jeff Deaver

1007 E Jefferson St. Bloomington, IL

DESCRIPTION	RATE	QTY	AMOUNT
Prep & Paint Exterior Home	\$34,995.00	1	\$34,995.00
Prep home by soft washing entire exterior to remove all dirt and protect the existing historical wood			
Hand scrape all loose paint throughout entire home			
Caulk any imperfections on the homes exterior			
Minor wood repair throughout house including soft spots on front porch			
Mask off areas to control over spray leaving a professional clean outcome.			
Paint exterior body using a Sherwin Williams Premium Grade exterior paint. (Color Chosen by Client)			
Prep & Paint all fascia & soffits throughout entire home using a Sherwin Williams Premium Grade exterior paint.			
Prep & Paint all dentals & trim work throughout entire home using a Sherwin Williams Premium Grade exterior paint.			
Prep & Paint front porch using a Sherwin Williams Premium Grade exterior paint.			

DESCRIPTION	RATE	QTY	AMOUNT
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Prep & Paint windows using a Sherwin Williams Premium Grade exterior paint.

**This estimate includes a MAX of 3 colors. Color variation can be chosen by client.

**All labor, supplies, & materials are included in this estimate.

TOTAL	USD \$34,995.00
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Customer satisfaction is our foundation.

50% deposit required.

Balance due upon completion.

Client

RMS

Deposit Made: (date)

(Amount)



REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: Ward 4

SUBJECT: BHP-18-23 - Consideration, review and action on a request submitted by Jeffrey Deaver for a Funk Grant in the amount of \$5,000 for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street (PIN: 21-03-304-008), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to **approve** the request, as presented, in the amount of up to \$5,000.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested as case BHP-17-23. The Applicant recently received a COA for installation of a new fence (BHP-12-23). The Applicant has not previously received Funk Grants for this property.

The applicant is requesting a Funk Grant in the amount of \$5,000 siding repair/replacement and painting. Costs include labor, equipment, and materials.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-18-23 - 1007 E Jefferson - FUNK Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 18, 2023

CASE NO: BHP-18-23, Funk Grant

REQUEST: Consideration, review and action on a request submitted by Jeffrey Deaver, for a Funk Grant in the amount of \$5,000 for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street. PIN: 21-03-304-008.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1007 E. Jefferson Street

Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-Family Residence

Property Size: 91' x 240' (21,840 square feet)

HISTORIC INFORMATION

Year Built: 1885-1886 (q. 1872)
Architectural Style: Italianate
Architect: Unknown
Historic District: Davis-Jefferson
Alternate Name: George Simeral House (q. H.O. Davis House)

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-17-23** and **has been recommended for approval**. The applicant has not previously received Funk grants.

Request

The applicant is requesting a **Funk Grant in the amount of \$5,000** for siding repair/replacement, and painting on the property. Costs include labor, equipment, and materials. The applicant has provided a single quote, but is currently seeking a second.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program.**

This property is in the locally-designated (S-4) Davis-Jefferson Historic District.

2. **The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal will protect original qualities and materials through exterior maintenance and protection using appropriate methods and materials.

3. **Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

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.**

No CoAs or Funk Grants for exterior painting or staining on this property were found during a search of the last 10 years of HPC agendas.

5. **Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are materials and skilled labor. As the structure is owner-occupied, the project does not require prevailing wage.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

The request meets all eligibility criteria and conditions; no limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take the following actions:

Motion to establish findings that the project is eligible and to approve the request by Jeffrey Deaver, for a Funk Grant in the amount of up to **\$5,000** for siding repair/replacement, and painting on the property located at 1007 E. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Project cost estimate from RMS Painting & Remodeling



RMS Painting & Remodeling

Michael Koss
14051 Prairie Commercial Park,
Bloomington IL 61705
309-310-5576
rmspainting309@gmail.com

ESTIMATE

EST0349

DATE

Mar 12, 2023

TOTAL

USD \$34,995.00

TO

Jeff Deaver

1007 E Jefferson St. Bloomington, IL



DESCRIPTION	RATE	QTY	AMOUNT
Prep & Paint Exterior Home Prep home by soft washing entire exterior to remove all dirt and protect the existing historical wood Hand scrape all loose paint throughout entire home Caulk any imperfections on the homes exterior Minor wood repair throughout house including soft spots on front porch Mask off areas to control over spray leaving a professional clean outcome. Paint exterior body using a Sherwin Williams Premium Grade exterior paint. (Color Chosen by Client) Prep & Paint all fascia & soffits throughout entire home using a Sherwin Williams Premium Grade exterior paint. Prep & Paint all dentals & trim work throughout entire home using a Sherwin Williams Premium Grade exterior paint. Prep & Paint front porch using a Sherwin Williams Premium Grade exterior paint.	\$34,995.00	1	\$34,995.00

DESCRIPTION	RATE	QTY	AMOUNT
-------------	------	-----	--------

Prep & Paint windows using a Sherwin Williams Premium Grade exterior paint.

**This estimate includes a MAX of 3 colors. Color variation can be chosen by client.

**All labor, supplies, & materials are included in this estimate.

TOTAL	USD \$34,995.00
-------	-----------------

Customer satisfaction is our foundation.

50% deposit required.

Balance due upon completion.

Client

RMS

Deposit Made: (date)

(Amount)



REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: Ward 4

SUBJECT: BHP-19-23 - Consideration, review and action on a request submitted by Dave Bogenrief, for a **Certificate of Appropriateness** for soffit, siding, and trim repair and replacement on the property located at 1104 E. Jefferson Street (PIN: 21-03-326-002), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to **approve** the scope of work and request for a Certificate of Appropriateness.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The applicant is requesting a Certificate of Appropriateness for generalized soffit, siding, and trim repair and replacement throughout the exterior of the home. Siding, shingle, window sill, architectural feature, and crown repair/replacement are included. Replacement materials will be cedar wood. Crown molding will be replicated and replaced where damage is beyond the point of repair.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-19-23 - Staff Report - 1104 E Jefferson Street.docx](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 18, 2023

CASE NO: BHP-19-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Dave Bogenrief for soffit, siding, and trim repair and replacement for the property located at 1104 E. Jefferson Street. PIN: 21-03-326-002.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1104 E. Jefferson Street

Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-Family Residence

Property Size: 80' x 154' (12,320 square feet)

HISTORIC INFORMATION

Year Built: 1887-1891
Architectural Style: Queen Anne
Architect: Unknown
Historic District: Davis-Jefferson
Alternate Name: John A. Wilcox House

PROJECT DESCRIPTION

Background

The residence was constructed between 1887-1891 as a two-story, clapboard sided structure with fish-scale shingles siding on the gables and decorative vergeboards. The property was zoned S-4 in 1984 (Ord. No. 1984-113) and remains largely unchanged since at least the 1970s, and likely before, except for the original slate roof which was removed at some point and has been re-roofed at least twice since.

Certificates of Appropriateness (CoA) have been approved for this property a number of times, including items like replacement of an existing air conditioner compressor (BHP-09-87), a currently unknown alteration (BHP-10-91), and reroof and gutter replacement (BHP-01-17). The current applicant purchased the property in 2021 and has not received CoA or Funk Grants previously.

Request

The applicant is requesting a Certificate of Appropriateness for generalized soffit, siding, and trim repair and replacement throughout the exterior of the home. Siding, shingle, window sill, architectural feature, and crown repair/replacement are included. Replacement materials will be cedar. Crown molding will be replicated and replaced where damage is beyond the point of repair.

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.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

No changes to the distinctive architectural features of the home are proposed. The proposal will repair or replicate original qualities using appropriate methods and materials, including an emphasis on repair when feasible.

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 would not alter the appearance of the building to an earlier period.

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.

N/A

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

No changes to the distinctive architectural features of the home are proposed.

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.

A majority of the items listed on the scope of work are for repair of original features and materials, complying with the intent to repair rather than replace. Identical match materials are unavailable; cedar wood has been selected as an appropriate match for the purpose and visual quality. Some features do require replacement or replication; special creation of matching molding is included in the scope of work.

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.

N/A. Cleaning and/or painting is not included in this scope of work.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

N/A.

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.

N/A

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant complies with the subject policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

Repair rather than replace siding and soffit materials unless it is technically infeasible to do so.

If replacement of siding and soffit materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, unless it is technically infeasible to do so...

Rebuild or repair portions of existing window frames, sashes, sills, or portions thereof, rather than replace complete windows unless it is technically infeasible to do so...

The methods and materials specified comply with the key criteria above, as well as other relevant criteria within the Guidelines.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to approve the request for a Certificate of Appropriateness, as submitted by Dave Bogenrief for soffit, siding, and trim repair and replacement on the property located at 1104 E. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Example images of exterior home condition
2. Scope of Work, per Contractor Estimate

Attachment 1: Example images of exterior home condition



Corner areas on the back dormer on the roof are showing small pen area that should be properly sealed to prevent pests access to the inner attic space area



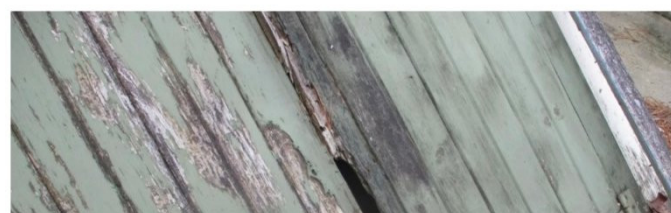
Wear and seam separation at the lower left corner area of home by the front picture window



Both of the outer corners on the lower crown trim below the rest bump out showed wear/rot that will need repair to ensure no further water leakage into the woodwork



Wood frames on the basement windows around the home are in need of scraping/painting



Wear areas on the front upper fascia band on the front SE corner of the home that is in need of future repair

Attachment 2: Scope of Work, per Contractor Estimate

<u>PROPOSAL</u>	
	BRAD WILLIAMS CONSTRUCTION Carpentry & Woodworking 613 East Grove Street Bloomington, IL 61701 Home ph: 309-828-1506 Cell: 309-830-1706
1104 E. Jefferson St. Bloomington, IL 61701 	Proposal for exterior repairs
Email:	Date: 3-12-2022 revised 4-1-2023
<u>House:</u> • North side...Lower siding repair..... \$825.00 • North side...Shingle repair.....<u>.....</u>\$570.00 • North side...Replace water table by basement doors & dryer <u>vent</u>...\$1,015.00 • West side...Replace six basement window sills.....\$1,905.00 • West side...water table repair.....\$890.00 • West side...bottom of angled bay window repair..... \$2,160.00 • West side...replace curved water table..... \$2,285.00 • West side...replace curved window sills on first floor.....\$1,525.00 • West side...wood shingle repair on curved bay..... \$510.00 • South side...window sill replacement on picture window.....\$825.00 • South side...wood shingle repair.....\$700.00 • South side...gable ceiling repair..... \$250.00 • South side...water table repair on porch..... \$320.00 • South side...siding repair..... \$1,015.00 • South side...curved crown repair..... \$2,285.00 • East side...water table repair.....\$900.00 • East side...siding repair..... \$1,650.00 • East side...wood shingle repairs..... \$760.00 • Northeast column.... base repair.....\$1,200.00 • Three molding knives and labor to make molding..... \$2,660.00	



REGULAR AGENDA ITEM NO. 5.D.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: Ward 4

SUBJECT: BHP-20-23 - Consideration, review and action on a request submitted by Dave Bogenrief for a **Funk Grant** in the amount of \$5,000 for soffit, siding, and trim repair and replacement on the property located at 1104 E. Jefferson Street (PIN: 21-03-326-002), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to **approve** the request, as presented, in the amount of up to \$5,000.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A Certificate of Appropriateness is requested as case BHP-19-23. The Applicant has not previously received Funk Grants for this property.

The applicant is requesting a Funk Grant in the amount of \$5,000 for soffit, siding, and trim repair and replacement. Costs include labor, equipment, and materials.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-20-23 - 1104 E Jefferson - FUNK Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 18, 2023

CASE NO: BHP-20-23, Funk Grant

REQUEST: Consideration, review and action on a request submitted by Dave Bogenrief, for a Funk Grant in the amount of \$5,000 for soffit, siding, and trim repair and replacement for the property located at 1104 E. Jefferson Street. PIN: 21-03-326-002.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 1104 E. Jefferson Street

Existing Zoning: R-1C (Single-Family Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-Family Residence

Property Size: 80' x 154' (12,320 square feet)

HISTORIC INFORMATION

Year Built: 1887-1891
Architectural Style: Queen Anne
Architect: Unknown
Historic District: Davis-Jefferson
Alternate Name: John A. Wilcox House

PROJECT DESCRIPTION

Background

Certificates of Appropriateness are required prerequisites for all projects funded through the Eugene D. Funk, Jr. Grant Program. A **Certificate of Appropriateness** is requested as case **BHP-19-23** and **has been recommended for approval**. The applicant has not previously received Funk grants.

Request

The applicant is requesting a **Funk Grant in the amount of \$5,000** for soffit, siding, and trim repair and replacement on the property. Costs include labor, equipment, and materials. The applicant has provided a single quote and sole-source justification due to the nature of the subject repairs.

STANDARDS FOR REVIEW

For each Eugene D. Funk, Jr. Historic Preservation Grant Program awarded, the Historic Preservation Commission shall be guided by the Eligibility Criteria, Limitations, Terms and Conditions stated in the Program Guidelines:

1. **Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program.**

This property is in the locally-designated (S-4) Davis-Jefferson Historic District.

2. **The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project.**

The proposal will protect original qualities through exterior repair of original materials, or will appropriately replace missing or exceptionally damaged materials with like profiles, if required.

3. **Roofing and Gutter Projects are eligible for consideration, under certain conditions.**

N/A

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.**

N/A

5. **Project expenses are those eligible for funding, according to Funk Grant program criteria.**

Costs associated with this project are materials and skilled labor. As the structure is owner-occupied, the project does not require prevailing wage.

6. The project is not barred from gaining funding by one of the program limitations, or by failing to meet requirements, terms, or conditions.

The request meets all eligibility criteria and conditions; no limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Eugene. D. Funk, Jr. Historic Preservation Grant Program and recommends that the Commission take the following actions:

Motion to establish findings that the project is eligible and to approve the request by Dave Bogenrief, for a Funk Grant in the amount of up to **\$5,000** for soffit, siding, and trim repair and replacement for the property located at 1104 E. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Project cost estimate from Brad William Construction

<u>PROPOSAL</u>	
	BRAD WILLIAMS CONSTRUCTION Carpentry & Woodworking 613 East Grove Street Bloomington, IL 61701 Home ph: 309-828-1506 Cell: 309-830-1706
1104 E. Jefferson St. Bloomington, IL 61701 	Proposal for exterior repairs
Email:	Date: 3-12-2022 revised 4-1-2023
<u>House:</u> • North side...Lower siding repair..... \$825.00 • North side...Shingle repair.....<u> </u> \$570.00 • North side...Replace water table by basement doors & dryer <u>vent.</u> \$1,015.00 • West side...Replace six basement window sills..... \$1,905.00 • West side...water table repair..... \$890.00 • West side...bottom of angled bay window repair..... \$2,160.00 • West side...replace curved water table..... \$2,285.00 • West side...replace curved window sills on first floor..... \$1,525.00 • West side...wood shingle repair on curved bay..... \$510.00 • South side...window sill replacement on picture window..... \$825.00 • South side...wood shingle repair..... \$700.00 • South side...gable ceiling repair..... \$250.00 • South side...water table repair on porch..... \$320.00 • South side...siding repair..... \$1,015.00 • South side...curved crown repair..... \$2,285.00 • East side...water table repair..... \$900.00 • East side...siding repair..... \$1,650.00 • East side...wood shingle repairs..... \$760.00 • Northeast column.... base repair..... \$1,200.00 • Three molding knives and labor to make molding..... \$2,660.00	



REGULAR AGENDA ITEM NO. 5.E.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-21-23 - Consideration, review and action on a request submitted by Sherri Masters, for a **Certificate of Appropriateness** for installation of a new perimeter fence on the property located at 905 N. McLean Street (PIN: 21-04-207-004), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to **approve** the scope of work and request for a Certificate of Appropriateness.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The applicant is requesting a Certificate of Appropriateness for installation of new perimeter fences and repair/extension of existing perimeter fencing. Privacy fence panels for replacement and extension will be the same profile as the existing, and located to the side and rear of the property. This profile has also recently been installed on other similar properties. New fencing proposed for near the front of the property is antique iron fencing that is architecturally appropriate for the style of the home.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural requirements. No public notice is required.

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 18, 2023

CASE NO: BHP-21-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Sherri Masters, for a Certificate of Appropriateness for installation of a new perimeter fence on the property located at 905 N. McLean Street. PIN: 21-04-207-004.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 905 N. McLean Street

Existing Zoning: R-2 (Mixed Residence) District with S-4 (Historic Preservation Overlay) District

Existing Land Use: Single-Family Residence

Property Size: 65' x 165' (10,725 square feet)

HISTORIC INFORMATION

Year Built: 1893
Architectural Style: Queen Anne, with Gothic influence
Architect: Unknown
Historic District: Franklin Square
Alternate Name: Frank Baker House

PROJECT DESCRIPTION

Background

The residence was constructed about 1893 as a two-story balloon-framed house, with clapboard siding, a slate roof, and decorative features through the eaves, windows, roof, and gables. The property was zoned S-4 in 1979 (Ord. No. 1979-11) and has had at least one major alteration when an addition was added in the rear of the building. The slate roof on the main structure was replaced with architectural shingles in 2017.

In recent years, Certificates of Appropriateness (CoA) have been approved for reroofing (BHP-05-17) and a new driveway and parking pad (BHP-15-21). The current applicant purchased the property in 2020 and has received one CoA, but has not previously received Funk Grant funding.

Request

The applicant is requesting a Certificate of Appropriateness for installation of new perimeter fences and repair/extension of existing perimeter fencing. Privacy fence panels for replacement and extension will be the same profile as the existing, and located to the side and rear of the property. This profile has also recently been installed on other similar properties. New fencing proposed for near the front of the property is antique iron fencing that is architecturally appropriate for the style of the home.

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.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

No changes to the distinctive architectural features of the home are proposed. The proposal does result in a visual change, but to a component not original to the structure or property, and in a way that harmonizes with the architecture.

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 would not alter the appearance of the building to an earlier period.

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 fence encompassing the side and rear yards of the property have been documented prior to this proposal.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

The fence is not original to the structure, nor a noted architectural feature.

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 fence is not original to the structure, nor a noted architectural feature.

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.

N/A.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

N/A.

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.

Many iron fences date to the Victorian era when progress in metal technology and architectural styles of embellishment came together to create ornamental “mass produced” fences in cast iron. Stylistic elements appropriate for this structure would include decorative spindlework, turned posts, pointed arches, and tracery. The profile of the fencing proposed for the front yard of the property contains many of these stylistic elements and is compatible with the character and style of the property and neighborhood.

ARCHITECTURAL REVIEW GUIDELINES

The final standard for review requires that, for landmarks, the Commission shall ensure consistency with the Secretary of Interior's Guidelines for the Treatment of Historic Properties and the Bloomington Architectural Review Guidelines. The Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing material as possible, and repairing where feasible.

The scope of work proposed by the applicant complies with the subject policies as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Under the Architectural Review Guidelines, the following criteria is provided:

New hardscaping shall be ... characteristic of the period of significance...

...Where Zoning Ordinance permits, solid wood fencing or walls which are visible from a street may be approved if they are designed in character with the historic building.

Characteristics of the Queen Anne and Gothic styles, and period of significance, have been taken into consideration during selection of the proposed fence. Zoning Code for this property permits an up-to 6-foot fence in the side and rear yards, with 4-foot in the front yard; the proposed fence would comply with Zoning requirements.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

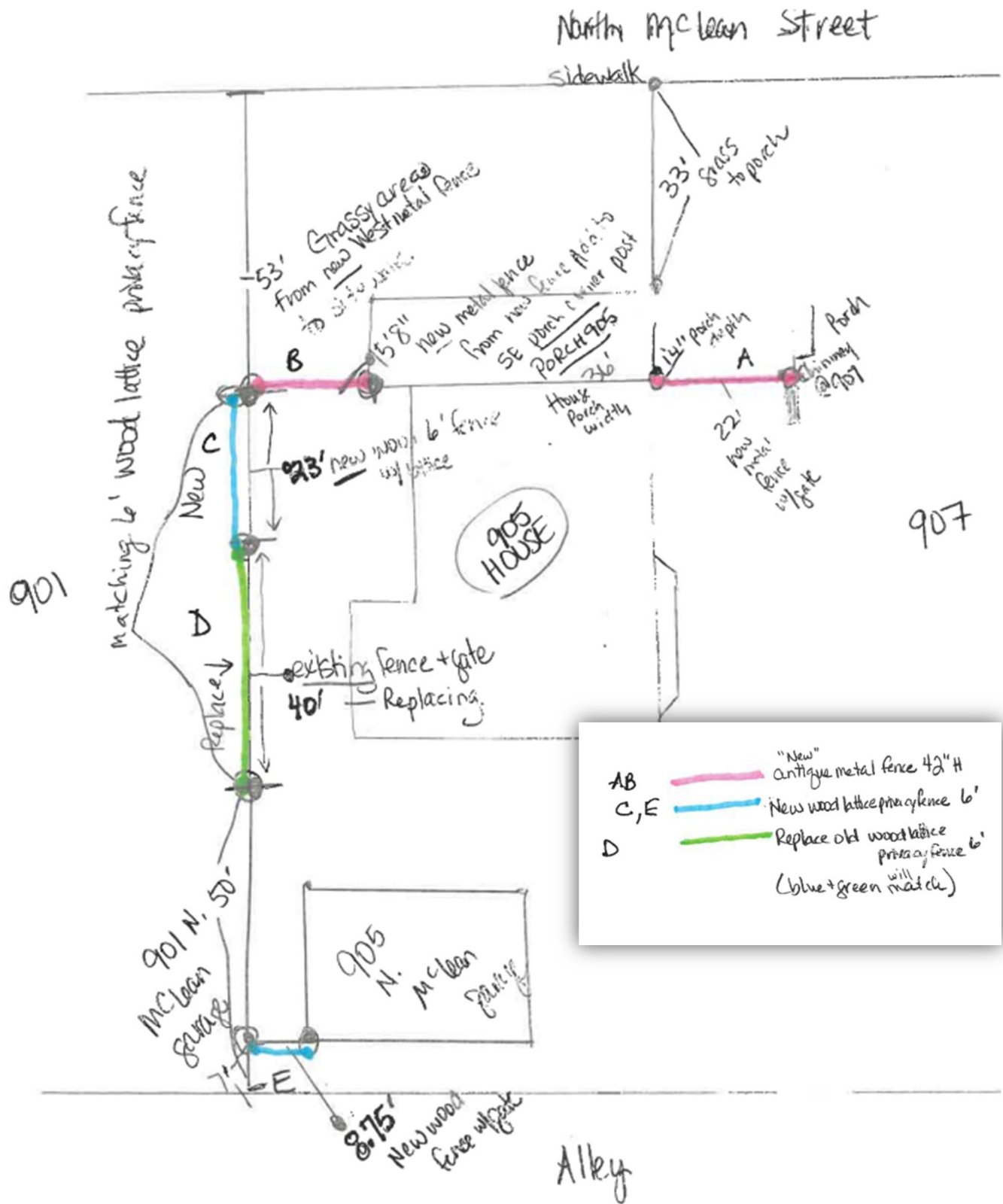
Motion to approve the request for a Certificate of Appropriateness, submitted by Sherri Masters, for a Certificate of Appropriateness for installation of a new perimeter fence on the property located at 905 N. McLean Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Petitioner Submitted Site Plan
2. Images of Current Property Condition and Proposed Location for Fencing
3. Proposed Materials for Installation

Attachment 1: Petitioner Submitted Site Plan

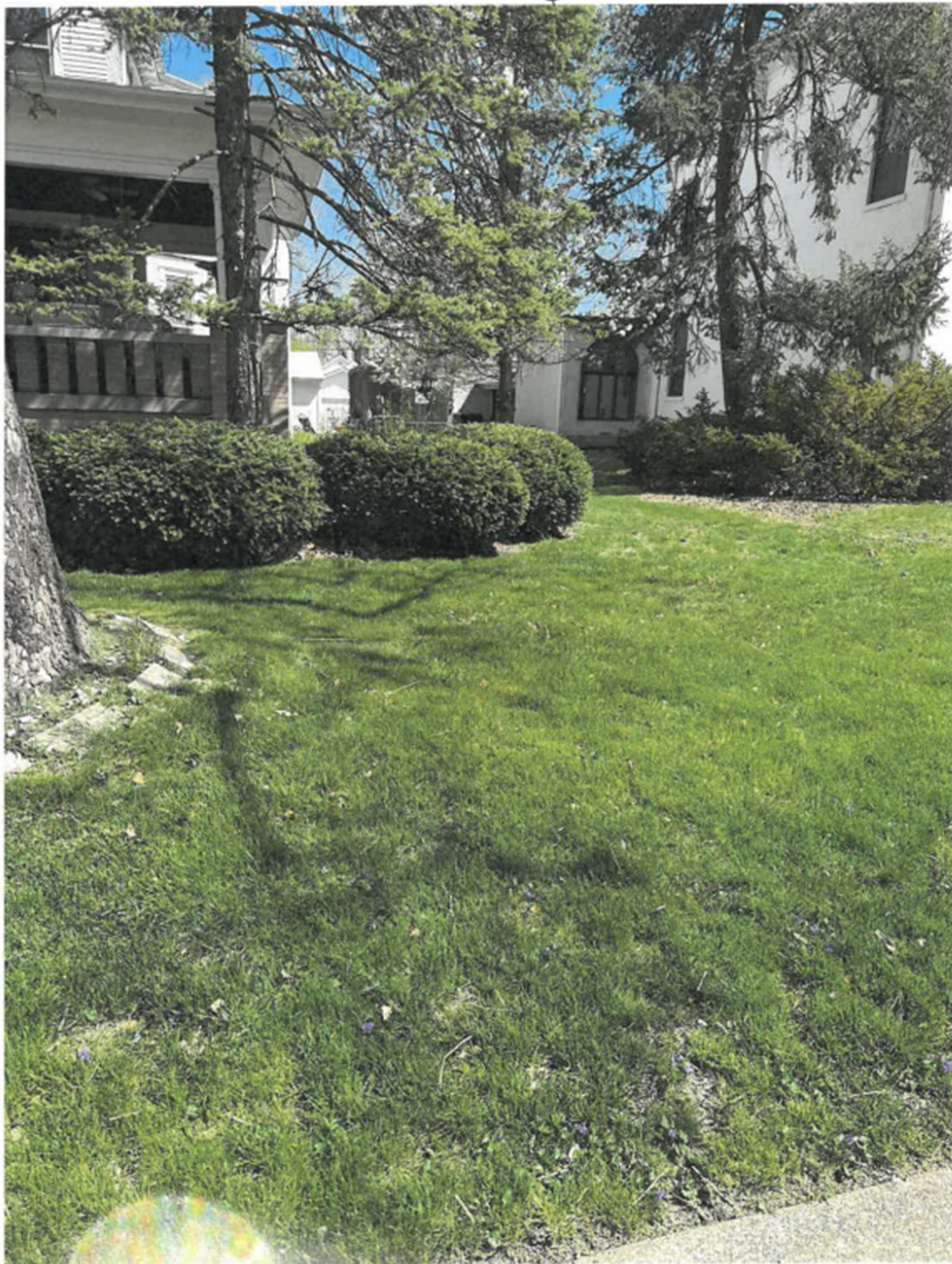


Attachment 2: Images of Current Property Condition and Proposed Location for Fencing

A



B



D



E



Attachment 3: Proposed Materials for Installation





REGULAR AGENDA ITEM NO. 5.F.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration, review, and possible action on updates and amendments to the Eugene D. Funk, Jr. Historic Preservation Grant Program Guidelines , as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to approve the content of the amendments to the Funk Grant Guidelines, as presented, and direct Staff to return with proposed language to effect the changes. Motion to establish a subcommittee to identify what constitutes a “qualified professional,” as related to the Preservation Maintenance Plan item, and any criteria that should be required of a plan itself to be eligible for reimbursement.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

Goal 6. Prosperous Downtown Bloomington

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 4c. Preservation of property/home valuations

Objective 6e. Preservation of historic buildings

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: The Funk Grant program was created in 1995 and has been updated a number of times (including 2007, 2012, 2014, and 2018) to account for changes in State statute and other clarifications the Commission has deemed necessary. Additional updates and amendments are recommended to increase the effectiveness of the program as an incentive for appropriate preservation and restoration of the City’s historic resources, to reflect today’s standards of care and trends in historic preservation, and to streamline the award and payment process. This memo is an explanation of the content proposed for amendment and the reasoning behind such. A vote on the content and context should be considered at this time; a vote on the precise language for implementation will be requested at a future meeting.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: The results of the community’s preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community’s economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods

and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Funk Grant Guidelines Update Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: May 18, 2023

REQUEST: Consideration, review and action on amendments to the Eugene D. Funk, Jr. Historic Preservation Grant Program Guidelines (Eligibility Criteria, Conditions and Limitations)

BACKGROUND

The Funk Grant program was created in 1995 and has been updated a number of times (including 2007, 2012, 2014, and 2018) to account for changes in State statute and other clarifications the Commission has deemed necessary. Additional updates and amendments are recommended to increase the effectiveness of the program as an incentive for appropriate preservation and restoration of the City's historic resources, to reflect today's standards of care and trends in historic preservation, and to streamline the award and payment process. This memo is an explanation of the content proposed for amendment and the reasoning behind such. A vote on the content and context should be considered at this time; a vote on the precise language for implementation will be requested at a future meeting.

PROPOSED AMENDMENT #1 - Increase maximum award value from \$5,000 to \$7,500

In 1995 grants could be awarded in amounts of up to \$2,500. In 2015 this amount increased to \$5,000; the amount has remained unchanged since.

To calculate the current-day value of \$5,000 of construction grant money in 2015, a more precise inflation index was used than the general "Consumer Price Index," which provides an increase of only 28%, while use of the Turner Building Cost Index—which is more reflective of increase in costs related to skilled labor in trades and relevant materials—shows an increase of 42% over the 2015 rate of inflation. Detailed calculations are provided below:

- 2015 q 4 (increase to \$5,000 reflected in Funk Grant guidelines adopted 12/14/15)
construction cost index = 949
- 2023 q 1 construction cost index = 1349
- Past dollars in terms of recent dollars = Dollar amount × Ending-period CPI ÷ Beginning-period CPI.
- \$5,000 grant eligibility (2015q4) × 1349 (2023q1) / 949 (2015q4) = \$7,107 grant eligibility current-day

Further, the increase is justified by the case data over the last year which indicates "comprehensive" projects of any sort (full-house painting/roofing, gutters/soffits/siding combined) cost significantly more than they use to and are being granted at a cost-share percentage significantly lesser than the small projects that do not "max out" the eligible grant award. This could provide a *disincentive* for

comprehensive maintenance and repairs on historic homes which is precisely the opposite intent of the grant program which is designed as an incentive for maintenance and a high standard of care.

The full project cost for Funk Grants requested in the last 18 months include the following.

Comprehensive Projects	Limited/Single-Scope Projects
\$41,167	\$8,900
\$37,400	\$2,920
\$34,995	\$9,500
\$24,250	\$9,200
\$10,000	\$1,575
\$11,535	
Average Project Cost: \$26,578	Average Project Cost: \$6,419
Match Average: 18.8%	Match Average: 50%

At the current funding level (\$55,000 per year), funding of full request (\$7,500) grants would permit funding seven projects per year. In FY23 the HPC awarded 8 Funk Grants; more than half of those were not “full funding” requests.

PROPOSED AMENDMENT #2 - Add a 25% cost share for National Register properties (non-S-4)

As a Certified Local Government, the City of Bloomington has made a significant commitment to protecting local and national historic resources, but the funding allocated for such currently includes only properties that are locally designated (zoned S-4). The additional restrictions placed on S-4 properties do warrant the full amount of consideration, but the repair and restoration of historic structures that live up to the same standard of care may warrant some consideration as well. As 25% cost share option could be added, limited up to the same amount of total expenditure, for properties that are on the National Register of Historic Places but are not zoned S-4. Examples of such properties include: Bloomington High School (510 E. Washington), properties in the E. Grove Street Historic District, and the John M. Hamilton House (502 S. Clayton).

PROPOSED AMENDMENT #3 - Remove “Landscaping” from limitation of funding (9d) and add funding for designated landscaping only

When the Funk Grant program was created, the concept of preserving “Cultural Landscapes” had only begun to be codified in the United States as “historic” preservation. The 1992 edition of The Standards for the Treatment of Historic Properties—codified in 1995, the same year the Funk Grant was created—was the first edition to include guidelines and standards for historic landscapes. The importance of landscaping in placemaking has now been recognized for well over a decade, but protection of those landscapes in small communities across the nation is still far from habit. This past year the City of Bloomington Historic Preservation Commission designated the first non-“park” S-4 (Historic Preservation District) Overlay property to include landscaping as one of the significant features identified for protection. With these changes that have formalized the recognition of landscaping as historically relevant and important, the intent of the Funk Grant program is met by amending the eligibility and limitations section to permit project for the preservation and restoration of designated landscaping to be included as qualified for funding.

PROPOSED AMENDMENT #4 - Add periodic funding for "Preservation Maintenance Plans" as a separate line item.

Of the many processes used to “preserve” an historic building, maintenance is almost always the most effective and least destructive. The average home-owner does not have the expertise or experience to identify many of the maintenance and repair items required to properly care for a historic property. A Preservation Maintenance Plan is a document that sets forth a plan, including a time schedule, for maintenance and repairs of the premises, including ongoing compliance with Historic Preservation Certification Requirements, if applicable, and Applicable Laws and Requirements.

Staff proposes the creation of a template document, including an overarching discussion about historic building maintenance and local “how to” for S-4 properties, that would pair with reports prepared by qualified professionals to result in a checklist tailored to the needs of an individual building. Plans would be funded at 100%, up to \$500, if the plan and the drafter meet criteria set by the HPC. These plans would be designed to schedule for a 5-year horizon and would be funded on a rolling 5-year basis to permit owners to play a more proactive role in preserving the City’s historic resources. What constitutes a “qualified professional” for this item should be discussed. Plans would be expected to be presented to the HPC prior to reimbursement.

PROPOSED AMENDMENT #5 - Amend applicability/limitation to allow funding of phased painting projects.

The expense of painting some of the historic homes in the City has reached astronomical proportions in recent years. Quotes as high as \$80,000 have been seen for project with detail accents preferred, and quotes in the \$30-50,000 range are commonplace. With the increase in cost, combined with the importance of appropriate exterior maintenance and coating in the preservation of historic structures, Currently, the Guidelines fund only one painting/staining project, per property, every 10 years.

Staff proposes that the language be changed to allow the painting/staining of the same *location* to be funded only every 10 years. The ability of a property-owner to split the cost of a total project over multiple years, by doing one side/floor/element each year may improve the ability of property owners to complete a large project, resulting in better protection of historic building envelopes and local property values. This is a significant, intentional change from criteria that appears to have been added around 2012, which states “Painting one side at a time will not be considered eligible for grant funds.” This may warrant discussion as to the potential benefits and downfalls of incentivizing phased projects.

PROPOSED AMENDMENT #6 - Minor Updates and Changes

The following are items that require update, clarification, or structural reworking for ease of understanding, or to comply with requirements established elsewhere.

- Reorganize/reformat Funk Grant Guidelines for consistency with Rust Grant Guidelines
- Enhance Application Guidelines and Background sections.
- Clarify language on “major restoration project” and applicability of “two grant” consideration.
- Rework Application Process and Administrative Procedures section to reflect current realities, including information on expectations of applicants and application materials.

- Revise funding issuance section to allow phased payments for phased projects, with demonstration of completion still required at each milestone.
- Define “Preservation,” “Restoration,” “Rehabilitation,” and “Maintenance”
- Update contact information and where to find meeting and deadline dates.

STAFF RECOMMENDATION

Staff recommends that the Commission take the following actions:

Motion to approve the content of the amendments to the Funk Grant Guidelines, as presented, and direct Staff to return with proposed language to effect the changes.

Motion to establish a subcommittee to identify what constitutes a “qualified professional,” as related to the Preservation Maintenance Plan item, and any criteria that should be required of a plan itself to be eligible for reimbursement.

Respectfully submitted,
Alissa Pemberton
City Planner



REGULAR AGENDA ITEM NO. 6.A.

FOR HISTORIC PRESERVATION COMMISSION: May 18, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Rust Grant Guidelines Defining Priorities Discussion, as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: N/A.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

Goal 6. Prosperous Downtown Bloomington

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 4c. Preservation of property/home valuations

Objective 6e. Preservation of historic buildings

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: Under the "Criteria Used for Grant Approval" section of the Rust Grant Guidelines, it lists prioritization criteria that include terms not clearly defined within the Guidelines, Community Preservation Plan, or City Code for Bloomington. Due to updates to the submission process and timeline late last year, and related marketing efforts, the number and level of Rust Grant funding requests exceeds the allocated annual budget for the Grant Program.

The intent of this discussion is to ensure the Commission can go into review of the funding proposals with a clear understanding of the definitions of the following terms, and the eligible improvements that comprise each of these categories:

- Preservation
- Restoration
- Maintenance

Staff recommends the Commission take the following actions:

- Discuss examples of Eligible Improvements in the context of recent proposals.
- Attempt to develop clear definitions and/or rubric for applying general definitions of prioritization terms to funding proposals.
- Identify potential needs and information from applicants or Staff to assist in review of the coming round of funding proposals.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: The results of the community's preservation efforts are substantial as hundreds of preserved buildings and places contribute not only to telling the Bloomington story but also to the community's economic vitality and well-being. Historic buildings provide the starting points for revitalizing and regenerating downtowns and neighborhoods and are eminently adaptable to meet new needs and uses in constantly changing times. Historic buildings also serve as suitable start-up spaces for entrepreneurs in traditional downtowns and provide attainable housing in proximity to jobs, schools and neighborhood amenities.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Funk Grant Guidelines Defining Priorities Discussion](#)

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: May 18, 2023
REQUEST: Rust Grant Guidelines Defining Priorities Discussion

BACKGROUND

Under the "Criteria Used for Grant Approval" section of the Rust Grant Guidelines, it lists prioritization criteria that include terms not clearly defined within the Guidelines, Community Preservation Plan, or City Code for Bloomington. Due to updates to the submission process and timeline late last year, and related marketing efforts, the number and level of Rust Grant funding requests exceeds the allocated annual budget for the Grant Program.

The current funding level for the Harriett Fuller Rust Façade Grant Program is \$125,00 per fiscal year. If each of the current requests for Rust Grant funding are found to be sufficient and appropriate the prioritization criteria will need to be applied to select which projects receive funding. Use of the prioritization criteria has not been required in previous years but was intentionally reviewed and adjusted during last year's Guideline Updates.

The intent of this discussion is to ensure the Commission can go into review of the funding proposals with a clear understanding of the definitions of the following terms, and the eligible improvements that comprise each of these categories:

- Preservation
- Restoration
- Maintenance

LANGUAGE FROM THE CURRENT GUIDELINES:

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. Projects that improve ADA Compliance for a historic or non-historic property.
4. Preserving a non-historic property.
5. Restoring a non-historic property.
6. Maintenance of a historic property.
7. Maintenance of a non-historic property.

EXISTING DEFINITIONS FOR CONSIDERATION

Preservation (as Treatment)

- The act, process, or result of preserving something: keeping something valued alive, intact, or free from damage or decay. (Webster's Dictionary)
- **The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.** Work, including preliminary measures to protect and stabilize the property, generally focuses upon the **ongoing maintenance and repair of historic materials** and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. (The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995)

Restoration (as Treatment)

- A bringing back to a former position or condition; a representation or reconstruction of the original form. (Webster's Dictionary)
- The act or process of accurately **depicting the form, features, and character of a property as it appeared at a particular period of time** by means of the **removal of features** from other periods in its history **and reconstruction of missing features** from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. (The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995)

Maintenance

- Keep in an existing state (as of repair, efficiency, or validity): preserve from failure or decline. Upkeep of property or equipment. (Webster's Dictionary)
- Housekeeping and **routine and cyclic work scheduled to mitigate wear and deterioration** without altering the appearance of the resource, repair or **replacement-in-kind of broken or worn- out elements**, parts, or surfaces so as to keep the existing appearance and...function of the site of structure... (National Parks Service Regulations, Part 18 - Leases and Exchanges of Historic Property)

EXAMPLES OF ELIGIBLE IMPROVEMENTS FOR CONSIDERATION

Preservation

- "Work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair"
- Brick cleaning and tuck pointing of original brick structures and facades (protect and stabilize)
- Gutter repair resulting in the prevention of damage to historic materials (sustain integrity)
- Reroofing and flashing of masonry structures to prevent water intrusion (sustain integrity)
- Repair of original windows (ongoing maintenance and repair of historic materials)

Preservation, continued

- Repair or maintenance of original/historic exterior light fixtures (ongoing maintenance and repair of historic materials)
- Repair of awnings that are original to the structure (ongoing maintenance and repair of historic materials)
- Detailed architectural design work, structural inspection, analysis and reporting related to any historic structure, whether for existing or attached new construction (sustain the existing form, integrity, and materials)
- Asbestos and lead paint removal (retain/protect use, resulting in protection of *all* materials)
- Permanent exterior accommodations as needed to enhance the accessible means of egress of the building (retain/protect use, resulting in protection of *all* materials)
- Americans with Disabilities Act (ADA) accessibility improvements (retain/protect use, resulting in protection of *all* materials)

Restoration

- Restoration or original architectural features
- Restoration of windows to original locations that have since been closed/bricked over
- Replacement of a modern exterior light fixture with a time-period appropriate fixture
- Installation of awnings where there is evidence of original existence

Maintenance

- Window and/or door replacement using modern materials or not in pursuit of restoration
- Repair of routine maintenance (caulking/etc) or non-historic windows
- Brick cleaning and tuck pointing on non-historic portions of a structure or façade
- Display area remodeling
- Exterior lighting, unless to an original fixture
- Installation or repair of awnings where there is not evidence of original existence

STAFF RECOMMENDATION

Staff recommends that the Commission take the following actions:

- Discuss examples of Eligible Improvements in the context of recent proposals.
- Attempt to develop clear definitions and/or rubric for applying general definitions of prioritization terms to funding proposals.
- Identify potential needs and information from applicants or Staff to assist in review of the coming round of funding proposals.

Respectfully submitted,
Alissa Pemberton
City Planner