AGENDA
HISTORIC PRESERVATION
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
THURSDAY, MAY 16, 2019 at 5:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **MINUTES** Consideration, review and approval of Minutes of the April 18, 2019 meeting of the Bloomington Historic Preservation Commission.
5. **REGULAR AGENDA**

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

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

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

   D. BHP-10-19 Consideration, review and approval of a Funk Grant application in the amount of $1500.00 for removing the existing metal porch roof and replacing it with a TPO roof system at 1005 E. Jefferson St, David Davis III & IV House, Davis-Jefferson Historic District, Georgian Revival, c. 1872 (George Harvey architect for a major addition in 1898).

6. **OTHER BUSINESS**

7. **NEW BUSINESS**

   A. Reappointment Sherry Greahling for three-year term to expire on April 30, 2022.

   B. Election of Chairperson

8. **ADJOURNMENT**

DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, APRIL 18, 2019 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Mr. Levi Sturgeon

OTHERS PRESENT: Mr. Bob Mahrt, Community Development Director

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

ROLL CALL: Ms. Mahrt called the roll. Six members were present and quorum was established.

PUBLIC COMMENT: None

MINUTES:

The Commission reviewed the minutes of the March 21, 2019 meeting. There was general discussion on presenting scrivener errors directly to staff for revision, if they did not represent a substantial departure from the Commission's deliberations. Ms. Cline motioned to approve the minutes as corrected. Seconded by Mr. Scharnett. The motion was approved by voice vote.

REGULAR AGENDA:

OTHER BUSINESS:

A. Heritage Award Nomination Review

The Commission agreed to review and vote individually on the Heritage Award nominations based on the separate nomination categories. There was general discussion on considering prior years nominations for 2019 and discussion on reasons for redacting the names of the nominator.

The nomination for the Individual Committed to Preservation category was Greg Koos, former Executive Director of the McLean County Museum of History. There was consensus on this nomination being supported. Mr. Scharnett motioned to approve the nomination. Seconded by Ms. Cline. The motion was approved 6-0 with the following votes cast on roll call: Ms. Cline—

yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Ms. Ann Bailen —yes; Chairperson Graehling—yes.

The nomination for the Restoration category was Mike Manna for 417 North Main Street. There was discussion on the prior practice to not provide more than one award to a nominee. Mr. Manna had been nominated for both Restoration and Adaptive Re-Use. Ms. Cline motioned to approve the nomination for the Restoration award. Seconded by Ms. Chissell. The motion was approved 6-0 with the following votes cast on roll call: Ms. Cline—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Ms. Ann Bailen —yes; Chairperson Graehling—yes.

The nomination for the Rehabilitation category was Inn Front, LLC for 236 East Front Street. There was discussion on the quality of the rehabilitation that did not appear to fully meet preservation standards. The Commission reviewed the intent of the nomination category to determine appropriateness of the award and to evaluate the intended differences between a rehabilitation versus restoration project. Ms. Cline motioned to approve the nomination. Seconded by Mr. Elterich. The motion was approved 5-1 with the following votes cast on roll call: Ms. Cline—yes; Mr. Scharnett—no; Mr. Elterich—yes; Ms. Chissell—yes; Ms. Ann Bailen —yes; Chairperson Graehling—yes.

The nomination for the Adaptive Re-use category was Mike Manna for 417 North Main Street. There was continued discussion on the prior practice to not provide more than one award to a nominee. There was general consensus to not award for Adaptive Re-Use in 2019. Mr. Scharnett motioned to deny the nomination. Seconded by Ms. Bailen. The motion to deny the nomination was approved 5-1 with the following votes cast on roll call: Ms. Cline—yes; Mr. Scharnett—yes; Mr. Elterich—Abstain; Ms. Chissell—yes; Ms. Ann Bailen —yes; Chairperson Graehling—yes.

The nomination for the Landscape Restoration category was the City of Bloomington Township – Evergreen Cemetery and Funk's Grove Cemetery Association – 7218 North 400 East Road, McLean, Illinois. There was discussion on the past practice to not support nominations outside of the Commission's jurisdiction in relation to the Funk's Grove Cemetery Association nomination. The Commission further discussed the potential for reaching out to either the McLean County Board and/or the McLean County Museum of History to accept nominations outside the City limits.

The Commission continued discussion on the merits of the Landscape Restoration nomination for the City of Bloomington Township – Evergreen Cemetery. It was identified that Evergreen Cemetery had experienced neglect over time, which was addressed during the recent landscape restoration. Mr. Scharnett motioned to approve the nomination for Evergreen Cemetery. Seconded by Ms. Bailen.. The motion was approved 6-0 with the following votes cast on roll call: Ms. Cline—yes; Mr. Scharnett—yes; Mr. Elterich—yes; Ms. Chissell—yes; Ms. Ann Bailen —yes; Chairperson Graehling—yes.

The nomination for the Legacy/Multigenerational category was Funk's Grove Cemetery Association – 7218 North 400 East Road, McLean, Illinois**.** There was continued discussion on the past practice to not support nominations outside of the Commission's jurisdiction. The

Commission also discussed the need to promote the Legacy/Multigenerational category to encourage nominations in the future. Mr. Scharnett motioned to deny the nomination. Seconded by Ms. Bailen. The motion to deny the nomination was approved 6-0. with the following votes cast on roll call: Ms. Cline—yes; Mr. Scharnett—yes; Mr. Elterich—Abstain; Ms. Chissell—yes; Ms. Ann Bailen —yes; Chairperson Graehling—yes.

B. National Historic Preservation Month

1. Farmers' Market – May 11, 2019

   Director Mahrt indicated that there would be an outreach effort during the May 11, 2019 Farmer's Market. Commissioner's were requested to contact City Planner Simpson to participate.

2. City Council – Proclamation – May 13, 2019

   The National Historic Preservation Month Proclamation will be made during the May 13, 2019 City Council meeting. Chairperson Graehling was requested to attend the meeting to accept the proclamation.

3. Heritage Awards Ceremony – May 14, 2019 McLean County Museum of History.

   Director Mahrt stated that the Heritage Awards Ceremony was scheduled for May 14, 2019. There was general discussion on coordination with the McLean County Museum of History and the Town of Normal to make the ceremony more of a celebration than as a meeting.

NEW BUSINESS:

Mr. Elterich indicated that the property at 809 North McLean had recently sold.

ADJOURNMENT:

Mr. Elterich motioned to adjourn. Seconded by Mr. Scharnett. The meeting was adjourned at 6:05 P.M. by voice vote.

Respectfully Submitted,
Bob Mahrt, Community Development Director

Prepared: 05/07/19
Agenda item 5A, 5B
REPORT

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MAY 16, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-07-19	COA	401 W. Graham	Porch pillar restoration	Katie Simpson, City Planner
BHP-08-19	FUNK Grant	401 W. Graham	$5000.00 for porch restoration	

REQUEST:	COA and Funk Grant in the amount of $5000.00 for porch pillar and foundation repairs at 401 W. Graham Street, Horatio G. Bent Home, Greek Revival with Gothic Revival porch and Italianate eaves, 1854.

STAFF RECOMMENDATION:	*Staff recommends the Historic Preservation Commission approve case BHP-07-19 and case BHP-08-19 for Certificate of Appropriateness and Funk Grant of $5000.00 for restoration work on the porch pillars at 401 W. Graham St.*

Prepared: 05/07/19
Agenda item 5A, 5B
REPORT

GENERAL INFORMATION
Owner and Applicant: Mark Branham

PROPERTY INFORMATION
Existing Zoning: R-2 w/ S-4
Existing Land Use: Multifamily/Apartments
Property Size: 11,385
PIN: 14-33-356-024
Historic District: North Roosevelt Ave

Year Built: unknown, 1854
Architectural Style: Greek revival with Gothic Revival porch and Italianate eaves
Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning
North: R-2 Mixed Residences
South: R-2 w/S-4
East: R-2 w/ S-4
West: R-2 Mixed Residences

Land Uses
North: Single family home
South: Single family home
East: Single family home
West: Single family home

Picture of Subject Property

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

1. Application for Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:
401 W. Graham Street is located on the northwest corner of W. Graham Street and N. Roosevelt Ave. The brick home is built in a Greek revival style. A Gothic revival wrap around wooden porch spans the entire front façade on N. Roosevelt Avenue and W. Graham Street. 401 W. Graham Street was constructed in 1854. The property has the S-4, Local Historic District Zoning Overlay designation, and was home to Horatio G. Bent former Bloomington School Board President. Bent Elementary school, located in the neighborhood, is named after Horatio G. Bent.

The proposed project involves masonry work on fourteen (14) 16' X 16' pillars, repairs to the brick walls, and repairs to the brick basement stairwell. All elements of the project are visible to the street. The brick columns supporting the porch are in a dire state and badly in need of repair. The pillars are deteriorating and some have already been

replaced with concrete blocks. The settling of the porch is causing strain on the roof and the decorative wooden columns have begun to bow. The home is also experiencing minor cracking due in the walls and foundations due to settling, as well as the age of the structure. The applicant proposes to dig the porch column foundations to the frost depth. The foundation would be rebuilt with concrete blocks and then the pillar would be reconstructed, up to 2 ft above grade, with salvageable bricks, or matching bricks. As per the Architectural Review Guidelines, the mason should use cement-lime mortar mix and attempt to match the existing bricks in color, texture, and size.

The property is a multifamily, non-owner occupied property. Prevailing wage is required for this project. The quote specifies that time will be billed at $55.00/hr. This figure exceeds prevailing wage for a Mason in McLean County. The applicant is requesting $5,000.00 funding; the total project is $10,250.00. The project is necessary and the improvements should help prevent future damage to the home and the porch. All tuck-pointing should be completed in accordance with National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* ***The standard is met.***

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;* the applicant should try to salvage as many of the existing bricks as possible. New bricks should match in size, color and texture. The mason should use a cement-lime mortar mix that also matches in color and texture. The applicant should avoid power washing or abrasive cleaning methods. Tuck-pointing should be completed in accordance with National Park Service Brief #2 and Illinois Preservation Brief #10 ***The standard is met.***

3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* The applicant proposes reusing existing bricks, when able, and matching the existing brick with new brick when necessary. ***The standard is met.***

4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* **the standard is met.**

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* repairing the porch foundations will help protect the decorative porch columns. ***The standard is met.***

6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;* The applicant acknowledges the standard in the scope of work. ***The standard is met.***

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken;* the applicant should avoid power washing or abrasive cleaning methods like sandblasting. The Commission may add a condition to the Certificate of Appropriateness, if necessary. ***The standard is met.***

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;* **the standard is not applicable.**

9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* ***The standard is met.***

STAFF RECOMMENDATION: *Staff recommends the Historic Preservation Commission approve case BHP-07-19 and case BHP-08-19 for Certificate of Appropriateness and Funk Grant of $5000.00 for restoration work on the porch pillars at 401 W. Graham St.*

Respectfully Submitted,
Katie Simpson
City Planner
Attachments: COA Application, Funk Grant Application, BID/Proposal, Photos

CITY OF BLOOMINGTON

Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

APR 2 2 2019

Application

Property Address:

Historic District (if applicable):

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

Year Built 1854 **Architectural Style:**

Proposed Restoration Work: Repair & replace brick columns for porch & masonry tuck pointing

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

- Replace (14) 16x16 columns (dug to 40" frost code)
- Install block (appropriate) up to grade and finish with approximately 2ft of brick (cleaned & reused original brick)
- Repair various deteriorated brick corners of the home
- Tear out & reinstall brick wing walls along basement entry

Project Start Date: 6/1/19 **Expected Project Completion Date:** 9/1/19

Please attach the following information to the application.

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

Applicant Name: Mark Branham

Applicant Address: 401 West Graham

Phone: [redacted]

Email: [redacted]

Applicant Signature* Date

[redacted] 4/22/19

Return to:

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

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

CITY OF BLOOMINGTON

EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

☒ Property is zoned S-4, Local Historic Preservation District

☒ The project is an **exterior** preservation, restoration or rehabilitation project to:

- The original structure, or;
- Historically significant features of the property such as original fencing, or;
- Architecturally compatible additions to the original structure, or;
- A historically significant or architecturally compatible auxiliary building to the primary structure such as a carriage house

☒ A Certificate of Appropriateness application has also been submitted for this project

☒ Work on this project has not been started nor been completed

☒ The project complies with the City of Bloomington Architectural Review Guidelines

Funding assistance is not available to exterior projects on:

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

APR 2 2 2019

APPLICATION

Property Address:

Historic District (if applicable):

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

Year Built 1854 **Architectural Style:**

Cost of Proposed Work: $10,250.00

Grant Amount Requested: $5000.00

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

Proposed Restoration Work: Repair masonry issues throughout property

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

-(14) 16x16 columns to be dug to 40" frost code

-Install block up to grade & then re-use original brick (cleaned on-site) for remaining 2ft of shaun masonry

-Repair various corners of building via tuckpoint

-Tear out & re-install brick wing walls holding back earth along sides of basement entry

Project Start Date: **Expected Project Completion Date:**

Please attach the following information to the application.

- [x] **Detailed budget of project**
- [x] **Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness**

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

Applicant Name: Mark Branham

Applicant Address: 401 West Graham

Phone: [redacted]

Email: [redacted]

Applicant Signature **Date**

[redacted] 4/22/19

RETURN TO:

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

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

Keystone Construction Enterprises, Inc.

Adrian Rabe
Specializing in Masonry

PO Box 327
Towanda, IL 61776
(309) 826-4168

04/04/19

Estimate for: 401 West Graham
Bloomington IL 61702
Re: masonry repairs

LABOR & MATERIAL

14 - 16x16 columns dug down to frost(40" code). Install block up to grade and then finish with approximately 2ft of brick. $475 per column labor/material with the brick cleaned and reused onsite.	$6,650.00
Rough estimate to repair various deteriorated brick corners on the house	$1,100.00
Rough estimate to tear out and reinstall brick on the wing walls holding back earth along the basement access door.	$2,500.00

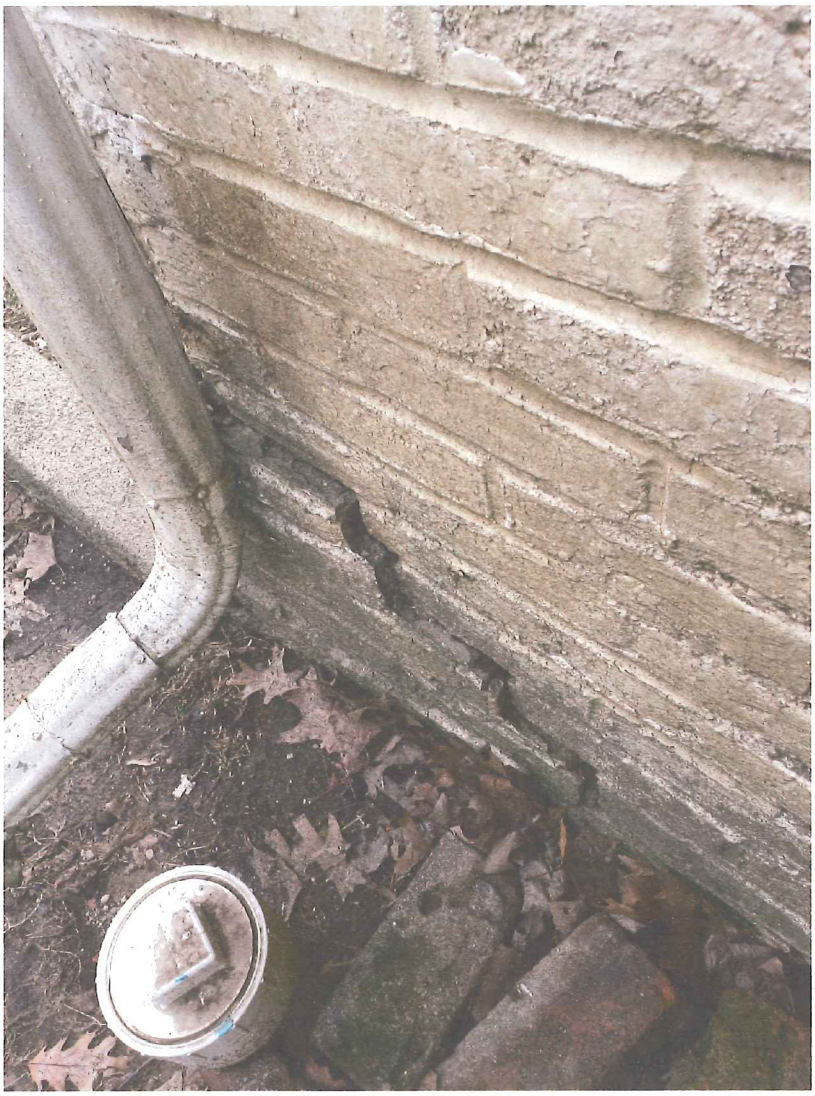
* if other masonry work is needed and pending the approval of the homeowner/contractor, additional time will be billed at $55 hr

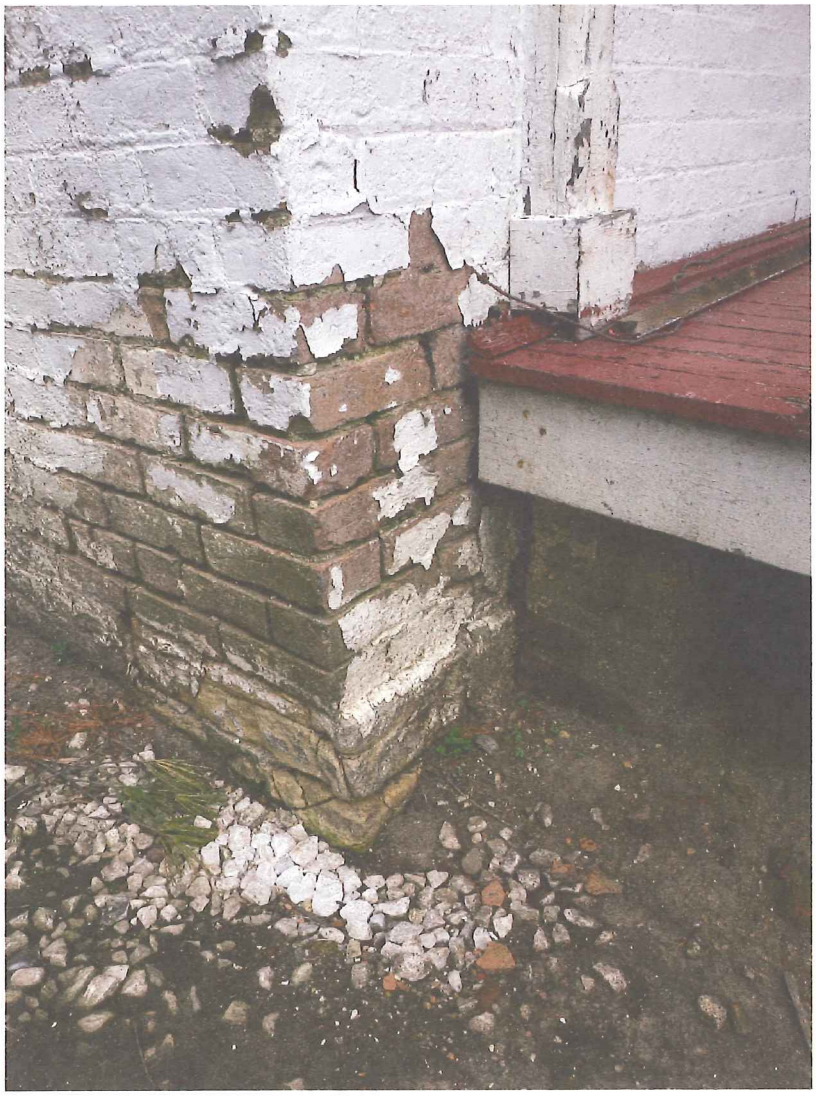
Total (includes taxes/delivery): ***$10,250.00***

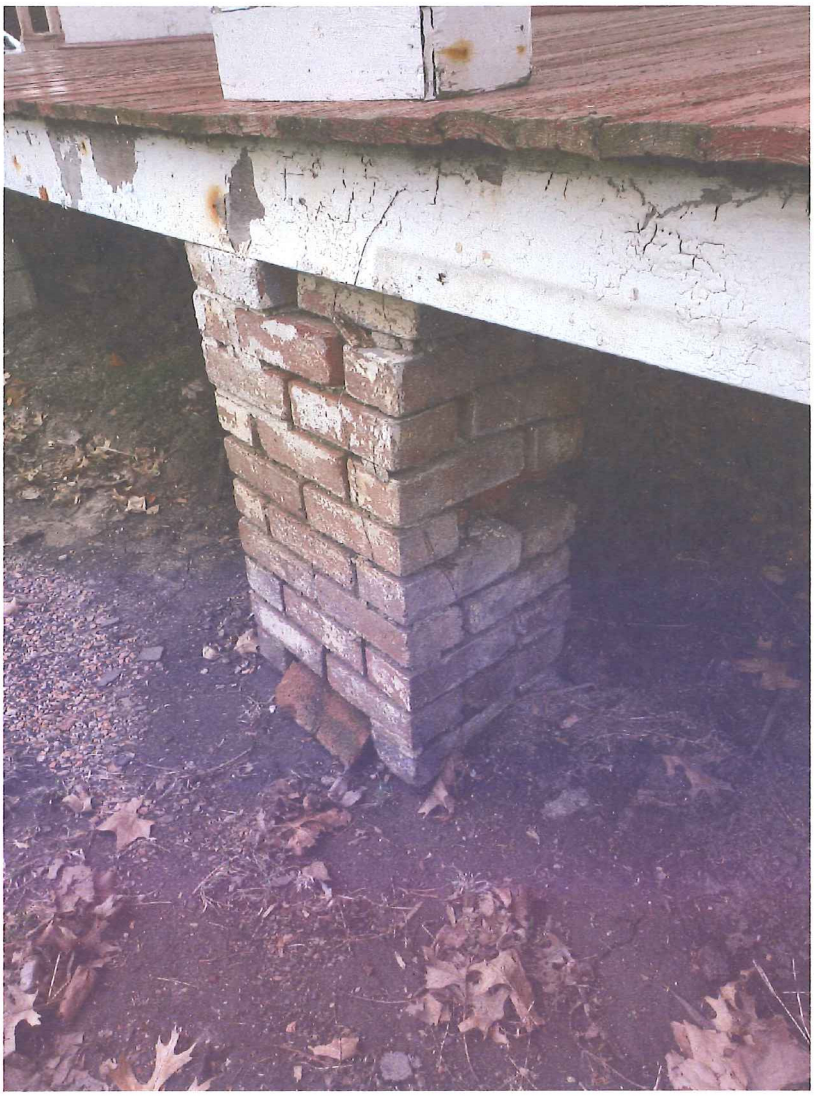
*

This estimate is authorized by Keystone Construction Enterprises, Inc. and will be completed upon signed approval. Adrian Rabe, Owner Date	This estimate is approved and Keystone Construction Enterprises, Inc. is authorized to complete the project as specified. Contractor/Homeowner Date

Please note: Any modifications made to project plans may add or subtract cost to this estimate and must be agreed upon by all parties involved. All excess material left after completion of the project shall remain the property of and be removed by Keystone Construction Enterprises, Inc. Payment is to be made in full upon completion of project and receiving of invoice. Any unpaid balance not paid within thirty (30) days after receipt of invoice will be subject to a late fee of 8% interest. Should Keystone Construction Enterprises, Inc. be required to take legal action to enforce the terms of this contract, the contractor, homeowner, and/or person who authorized this bid allowing Keystone Construction Enterprises, Inc. to complete the work agrees to pay any costs incurred by Keystone Construction Enterprises, Inc., including, but not limited to, reasonable attorneys fees and court costs. All work is covered under a ONE (1) YEAR warranty for any defects in workmanship. ***This bid is void after sixty (60) days.***







Prepared: 05/07/19
Agenda item 5C, 5D
REPORT

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
MAY 16, 2019

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-09-19	COA	1005 E. Jefferson St.	Porch Roof	Katie Simpson, City Planner
BHP-10-19	FUNK	1005 E. Jefferson St.	Porch Roof	

REQUEST:	COA and FUNK Grant in the amount of $1500.00 to replace the porch roof at 1005 E. Jefferson, David Davis III & IV House; Georgian Revival; 1872 (George Harvey, architect for major 1898 remodeling to present appearance)

STAFF RECOMMENDATION:	*Staff recommends the Historic Preservation Commission approve case BHP-09-19 and case BHP-10-19 for a COA and Funk Grant for $1500.00 to replace the porch roof at 1005 E. Jefferson St.*

Picture of Subject Property

Prepared: 05/07/19
Agenda item 5C, 5D
REPORT

GENERAL INFORMATION
Owner and Applicant: Carol and Chris Nyweide

PROPERTY INFORMATION
Existing Zoning: R-3A w/ S-4 Overlay
Existing Land Use: Single Family Home
Property Size: 13,923
PIN: 21-03-304-003

Historic District: Davis-Jefferson Historic District
Year Built: 1872; remodeled 1898
Architectural Style: Georgian revival
Architect: George Harvey (1898 remodel)

SURROUNDING ZONING AND LAND USES

Zoning
North: R-1B, Single Family Residential
South:R-1C, Single Family Residential
East: R-1C w/ S-4
West: R-3A w/ S-4

Land Uses
North: Single Family homes
South: Single Family homes
East: Single family homes
West: vacant lot, multifamily home

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

1. Application for Certificate of Appropriateness and Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:
1005 E. Jefferson St. is located in the Davis-Jefferson Historic District. The property is also listed on the National Register of Historic Places. 1005 E. Jefferson is constructed in the Georgian revival style. A large front porch spans the front and west side of the home. The porch has a flat roof, which the applicant would like to replace. The applicant is requesting a Certificate of Appropriateness and Funk Grant in the amount of $1500.00. The proposed scope of work involves removing the existing roof system and replacing it with 1inch ISO board tapered to ½ inch. A TPO (thermoplastic olefin) completely adhesive adhered low slope roof system will be added to the front porch deck. A custom made drip edge is proposed for the outside perimeter of the porch. Cover tape will be installed on the outside perimeter of the roof and over the drip edge. The proposal also includes removing siding and running the TPO approximately 1ft up the wall and flashing properly. A water cut will be applied where needed. The total cost of the project is $4910.78.

According to www.tporoofing.com, "TPO is a single ply roofing system consisting of a thermoplastic polyolefin membrane. The membrane contains three layers: 1). TPO polymer base; 2). Polyester-reinforced fabric center (scrim); 3). Thermoplastic polyolefin compounded top ply." The system is available in three colors: white; light gray; and black. The roof system is not visible from the street. Although the original roof system being removed is metal, the

Bloomington Architectural Review Guidelines allow flat roofs which are not visible from the street to be replaced with any new material (M.4f). Additionally, the cover tape should match the white fascia, gutters and soffit systems in case it is visible. The applicant should use care when removing any wood siding. If possible, the applicant should try to minimize the visibility of the flashing and/or TPO systems.

Analysis

Action by the Historic Preservation Commission: The City of Bloomington Historic Preservation Commission shall make a determination regarding the appropriateness of the proposed work based on the architectural review guidelines and Rehabilitation Standards from the Secretary of the Interior

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* **the standard is met.**

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;* The applicant should use care when removing wooden siding and applying the TPO system. Although the existing roof is more historically appropriate, the Bloomington Architectural Review guidelines allow alternative materials on roofs not visible from the street. **The standard is met.**

3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;* flat metal roofs were more common after WWI; nonetheless, the roof is not visible from the street. **The standard is met.**

4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the applicant should use care to ensure no significant and damaging changes occur on the addition or the structure when removing siding or applying the TPO system. **The standard is met.**

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* **the standard is met.**

6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;* **the standard is met.**

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken;* **the standard is met.**

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;* **the standard is met.**

9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* **The standard is met.**

STAFF RECOMMENDATION: *Staff recommends the Historic Preservation Commission approve case BHP-09-19 and case BHP-10-19 for a COA and Funk Grant for $1,500.00 to replace the porch roof at 1005 E. Jefferson St.*

Respectfully Submitted,

Katie Simpson
City Planner

Attachments: COA Application, FUNK Application, Bids/Proposal, Photos of building

CITY OF BLOOMINGTON

Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

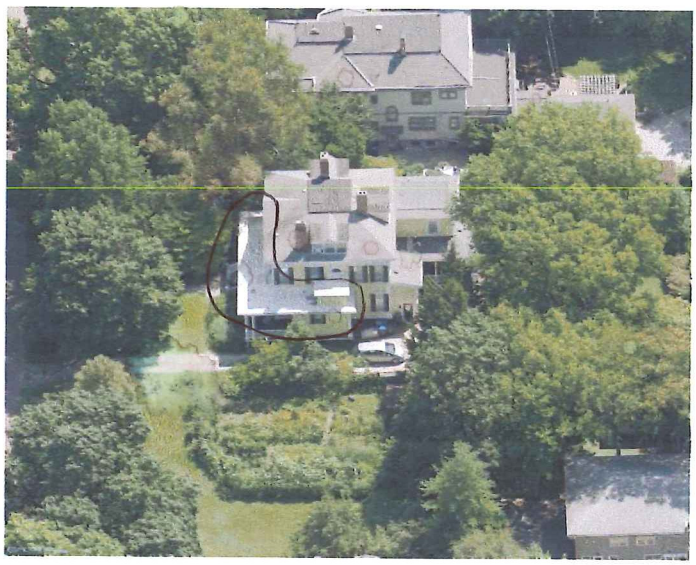
Property Address:

Historic District (if applicable):

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

Year Built 1872 **Architectural Style:** Georgian Revival

West Side



Proposed Restoration Work: Front porch roof

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Please see attached Wolf Roofing Proposal.

Project Start Date: ?

Expected Project Completion Date:

Please attach the following information to the application.

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

Applicant Name: Chris + Carol Nywende

Applicant Address: 1005 E. Jefferson St.

Phone: (309) 828-0363

Email: [redacted]

Applicant Signature* Date

[redacted] [redacted]

Return to:

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

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

CITY OF BLOOMINGTON

EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

APPLICATION

Property Address:

Historic District (if applicable):

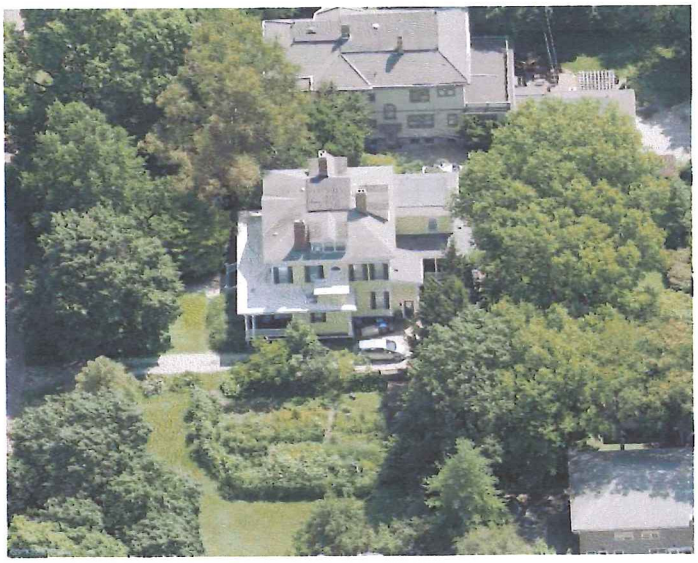
- ☑ **Davis-Jefferson Historic District**
- ☐ **Downtown Bloomington Historic District**
- ☐ **East Grove Historic District**
- ☐ **Franklin Square Historic District**
- ☐ **North Roosevelt Ave Historic District**
- ☐ **White Place Historic District**

Year Built 1872 **Architectural Style:** Georgian Revival

Cost of Proposed Work: $4,510.78

Grant Amount Requested: $1,500.00

West Side



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

Proposed Restoration Work: Porch roof

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Please see attached Wolf Roofing proposal.

Project Start Date: ?

Expected Project Completion Date:

Please attach the following information to the application.

- ☑ **Detailed budget of project** - per the attached proposal
- ☐ **Copy of Certificate of Appropriateness or Application for a Certificate of Appropriateness**

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

Applicant Name: Chris & Carol Nywende

Applicant Address: 1005 E. Jefferson St.

Phone: [redacted]

Email: [redacted]

Applicant Signature **Date**

[redacted] [redacted]-19

RETURN TO:

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

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7/22/2019	8/15/2019
8/26/2019	9/19/2019
9/23/2019	10/17/2019
10/21/2019	11/21/2019
11/25/2019	12/19/2019

1005

1005

Office (309)706-0252 Tyler (309)642-5533 Brice (405)537-5523
1632 Towanda Barnes Road Normal, Ill

TJs Roofing LIC # 104-017515

ESTIMATED FRONT PORCH WITH TPO

Chris Nyweide 3/28/2019
1005 E Jefferson
Bloomington Ill
(309)828-0363

We at Wolf Roofing have inspected the FRONT PORCH and, we recommend the following work to be performed. Remove existing 1layer of roof Metal and 1 layer of rolled roofing off of the front porch. Install 1 inch recovery ISO board Tapered to ½ inch to the entire roof deck with deck plates and screws. Install a TPO completely adhesive adhered low slope roof system to the front porch deck. Heat weld all seams (Where needed). Install custom made drip edge to the outside perimeter of the porch. The addition on the front porch roof .We will do the top of structure with TPO and Drip edge and tie in the bottom part of structure (With Turn Bar application if needed) to roof deck with TPO low slope roof material. Apply cover tape primer to the outside perimeter of the roof. Install cover tape to over the drip edge. Remove siding and run the TPO approx. 1 ft. up the wall and flash properly. Apply water cut where needed.
Clean the job site completely.
This roof system comes with a 30 year warranty thru manufacture
Workmanship warranty thru TJs Roofing
Front porch Lower (8 sq. Includes Overhang and up the wall)

TPO MATERIAL COST	$2,630.78
Labor cost for installation	$2,000.00
Disposal	$225.00
Permit	$55.00
Grand Total	$ 4,910.78

I don't think a Resheet is needed if so there will be additional charge of $~~800~~.00
$ 400.00
Initial _____

Need Color of TPO _____
Need Color of Drip Edge _____
Gutters should not need to be removed _____

Brice Wolf

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

TJs Roofing is certified as a CertainTeed SELECT Shingle Master company.

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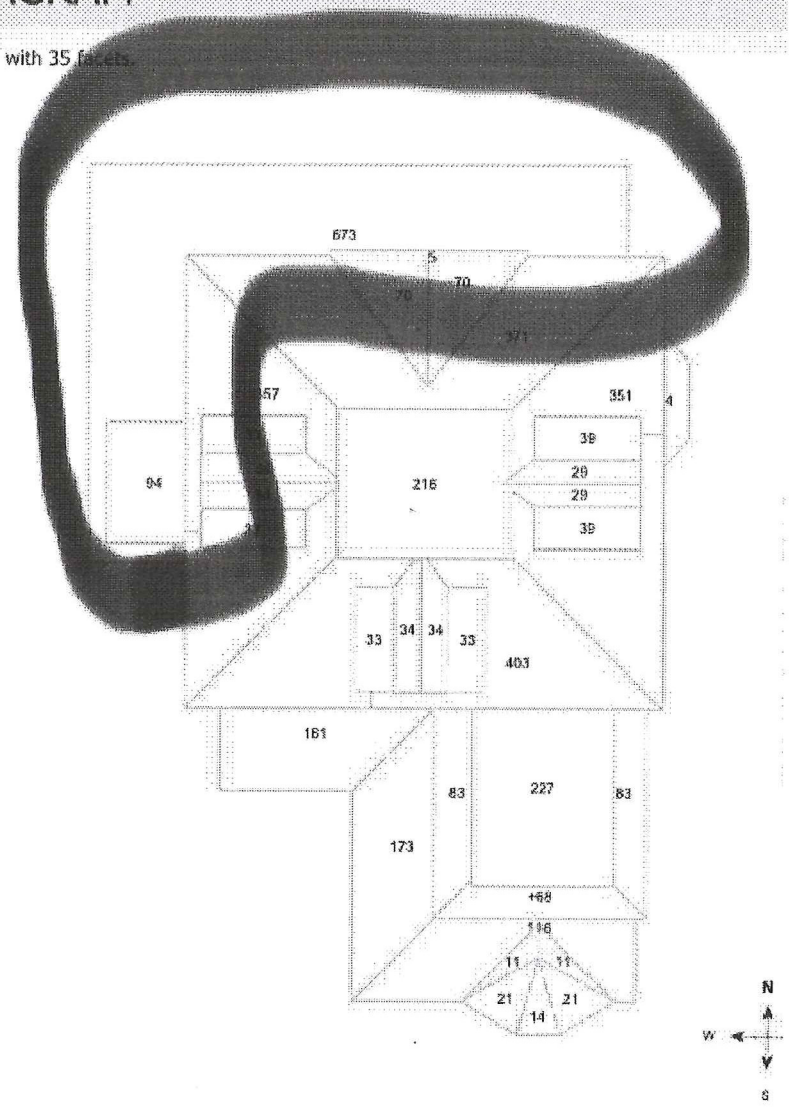
EAGLEVIEW®

Pren

efferson St, Bloomington, IL 61701-4142 Re

A DIAGRAM

,099 sq ft, with 35 facets.



agram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in sq
is based on the non-rounded values of each roof facet (rounded to the nearest square foot after be

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