

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, APRIL 21, 2016, 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER BY CHAIRPERSON

2. ROLL CALL BY RECORDING SECRETARY

3. PUBLIC COMMENT

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

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

4. MINUTES:

Consideration, review and approval of minutes of the March 17, 2016, regular meeting of the Bloomington Historic Preservation Commission.

5. REGULAR AGENDA:

- A. BHP-05-16.** Consideration, review and approval of the application submitted by Linda Girard requesting a Certificate of Appropriateness for repairing and replacing front porch roof to the Daniel M. Davidson property located at 402 E Walnut, c. 1913, Corn Belt Cube.
- B. BHP-06-16.** Consideration, review and approval of the application submitted by Linda Girard requesting a Funk Grant for \$1480.00 for repairing and replacing front porch roof to the Daniel M. Davidson property located at 402 E Walnut, c. 1913, Corn Belt Cube.

6. OLD BUSINESS:

7. NEW BUSINESS:

Information only and general discussion for comments for **Hanson Engineering** for the Hamilton Road Extension—Bunn Street to Commerce Parkway.

Information only and general discussion for **BBJ Group** for the 503 N. Prospect Road Cell Phone Collocation.

8. ADJOURNMENT:

For further information contact:

Katie Simpson, City Planner

Community Development Department

115 E. Washington Street, Bloomington, IL 61701

Phone (309) 434 -2226

E- mail: ksimpson@cityblm.org

MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, March 17, 2016, 5:04 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: None

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

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

ROLL CALL: Mr. Dabareiner called the roll and with all seven members present there was a quorum.

PUBLIC COMMENT: No public comment, however Chairman Williams took this opportunity to welcome Mr. Cawley and Ms. Cline to the Historic Preservation Commission. He also asked for a certificate of appreciation for the former chairman, Mr. Kennedy.

MINUTES: The Commission reviewed the minutes from the February 18, 2016 meeting. Mr. Elterich moved for approval of the minutes as amended with two corrections; seconded by Ms. Graehling. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Sturgeon—yes, Mr. Cawley—yea, Ms. Cline—yes, Chairman Williams—yes.

REGULAR AGENDA:

BHP-03-16. Consideration, review and approval of the application for the application submitted by Nancy Sultan requesting a Certificate of Appropriateness for north chimney repairs for the property located at 4 White Place, C. 1909. Four Square Colonial Revival Style.

Chairman Williams introduced the first case and requested the staff presentation. Ms. Simpson, noted that both cases will be presented together because they are the same property. She presented a description of the house, along with the usual restrictions associated with chimney repair. Mr. Simpson indicated staff recommends in favor in both cases.

Nancy Sultan presented her case. She noted the chimney is leaking and requires maintenance, along with tuck-pointing and a new cap. Ms. Sultan noted the costs include \$1,100 for labor and \$350 for materials. Mr. Elterich clarified whether the contractor was working on both chimneys

or just the north chimney; Ms. Sultan responded that the contractor was working only on the north chimney.

Mr. Sturgeon moved for approval of Case BHP-02-16; seconded by Mr. Elterich. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes, Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yea, Ms. Cline—yes, Chairman Williams—yes.

BHP-04-16. Consideration, review and approval of the application for the application submitted by Nancy Sultan requesting a Funk Grant for \$1,450 for north chimney repairs for the property located at 4 White Place, C. 1909. Four Square Colonial Revival Style.

Mr. Sturgeon moved for approval of Case BHP-04-16, as amended to \$725 total; seconded by Mr. Elterich. The motion was **approved** by a vote of 7-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes, Mr. Elterich—yes; Ms. Graehling—yes; Ms. Bailen—yes; Mr. Cawley—yea, Ms. Cline—yes, Chairman Williams—yes.

OLD BUSINESS:

None

NEW BUSINESS:

Chairman Williams noted that there is a request for information from Raymaker Associates regarding a property with a cell tower. The inquiry regards the historic value, if any of the Stahley building next to the tower. Mr. Dabareiner noted that no formal action is required, that staff receives these inquiries frequently so staff is seeking any knowledge available from Commissioners. He noted Raymaker is adding an antenna to the existing cell tower. There was discussion confirming the location of the tower. Mr. Elterich indicated he does not believe the building has historic value. Ms. Simpson noted that the building is not listed as “contributing” or have any other historic value. Chairman Williams believes it is useful for the Commissioners to consider this and similar matters.

Chairman Williams indicated that his research suggests that the Commission’s decisions are final unless overturned by the City Council. He mentioned the requirement for a railing on a project he is involved in, where a railing was not part of the original design; the railing is required under the current building code. Mr. Elterich indicated he believes some codes are in place for building safety, rather than just cosmetic purposes, and that conflicts are inherent in any decisions made here. Ms. Graehling mentioned a similar type of case. Ms. Simpson noted there is a difference between residential and public assembly uses.

Ms. Graehling asked about the timeframe for using the grant once it is awarded. Mr. Dabareiner mentioned that it is one year, but that it is important that work starts and a bill is received prior to April 30, with the remaining funds encumbered for use in the subsequent fiscal year. Chairman Williams noted that this process and requirement is a problem when properties are awarded funding late in the fiscal year.

Ms. Cline spoke about her background and interests in historic preservation. She is an architectural historian, lives on the west side and is professor at ISU. Mr. Cawley followed, explaining he is a construction manager for a construction company, has fixed up many old homes and has a strong interest in the topic.

ADJOURNMENT: Ms. Graehling made a motion to adjourn; Mr. Sturgeon seconded the motion, which passed unanimously. The meeting adjourned at 5:50 p.m.

Respectfully submitted,

Tom Dabareiner AICP
Community Development Director

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
April 21, 2016

SUBJECT:	TYPE:	SUBMITTED BY:
BHP-05-16 BHP-06-16	A Certificate of Appropriateness and Funk Grant requesting \$1480.00 for repairing and replacing front porch roof to the Daniel M. Davidson property located at 402 E Walnut, c. 1913, Corn Belt Cube.	Katie Simpson City Planner

REQUEST: A Certificate of Appropriateness and Funk Grant requesting \$1480.00 for repairing and replacing front porch roof to the Daniel M. Davidson property located at 402 E Walnut, c. 1913, Corn Belt Cube

GENERAL INFORMATION

Owner and Applicant: Linda Girard

PROPERTY INFORMATION

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

Existing Land Use: Multifamily Dwelling

Property Size: 5300 sq ft

PIN: 21-04-203-012

Historic District: National and Local Register

Year Built: 1913

Architectural Style: Corn Belt Cube

Architect:

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2, Mixed Residential, S-4 Overlay

South: S-2, Public Land

East: R-2, Mixed Residential, S-4 Overlay

West: R-2, Mixed Residential, S-4 Overlay

Land Uses

North: Single family home

South: Park

East: Single family home

West: Single family home

Analysis:

Submittals

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

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

PROJECT DESCRIPTION:

The petitioner proposes to replace and repair the existing front porch roof at 402 E. Walnut, which has not been replaced since the petitioner acquired the property in 1975. Proposed work to

be completed by Corn Belt Roofing, includes: removing the existing shingles, replacing 15# felt, installing a new metal edge to the perimeter and new Certainteed Landmark 30 architectural shingles, and re-flashing existing object.

Analysis

Action by Historic Preservation Commission:

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; proposed shingles should match existing in shape, color, and size. The standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; the standard is met.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; 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; replacing some of the roofing materials is necessary, as the part of the roof is beyond repair. 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 proposed shingles are comparable in size, color and shape. The standard is met.

The Funk Grant reimburses for up to half of the expenses of the project. This project is eligible for reimbursement of \$740.00.

STAFF RECOMMENDATION:

Staff **supports** the Certificate of Appropriateness and Funk Grant requesting \$740.00 for repairing and replacing front porch roof to the Daniel M. Davidson property located at 402 E Walnut, c. 1913, Corn Belt Cube.

Respectfully Submitted,

Katie Simpson
City Planner

Attachments:

- Certificate of Appropriateness Application
- Funk Grant Application
- Itemized Budget
- Photos



CITY OF BLOOMINGTON

Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 402 E. Walnut Street

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

Year Built 1913 Architectural Style: Corn Belt Cube

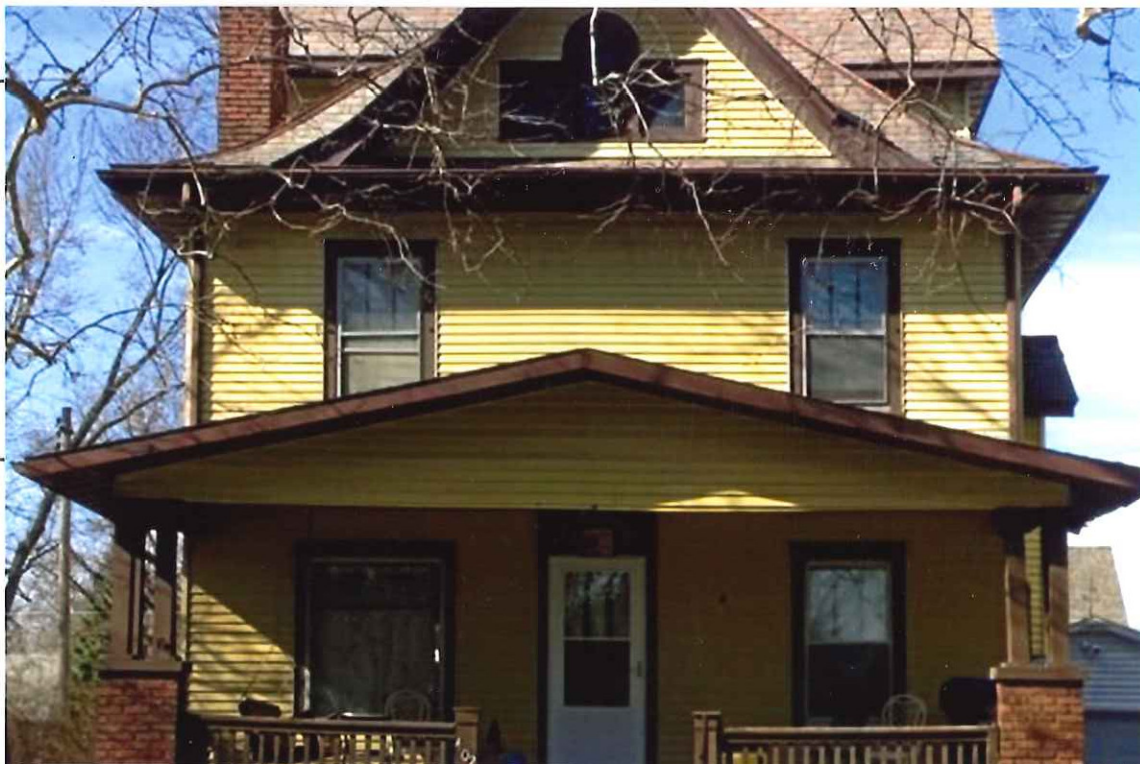
Proposed Restoration Work: repair front porch roof

Detailed description required on following page

Applicant Name: Linda Girard

Address: 404 E. Walnut Street

Phone: 309-824-4727 Fax: 309-827-4727 Email: girard@reagan.com



Revised 07/22/2011

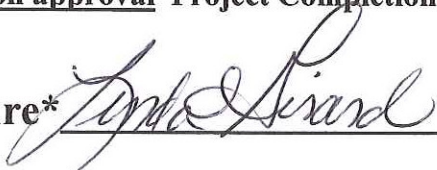
Certificate of Appropriateness Number _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Replace shingles on the front porch roof with identical shingles. Repair any damage. I purchased the house at 404 E. Walnut in 1975, forty one years ago. The roof at 402 has never been repaired or replaced since that time. It is in desperate need before in ruins the structure of the porch roof and ceiling. Attached is the proposal from Corn Belt Roofing to do just that. The end product is for it to look exactly as it did. Same color and same type shingle. Our home is next door and has the same roof. They are mirror images and will remain that way.

Project Start Date: upon approval Project Completion Date: next day

Applicant Signature*  Date 3/29/16

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

We Hereby Propose



CORN BELT ROOFING, LLC

P.O. Box 1792
Bloomington, IL 61702
Phone (309) 663-1731
IL Roofers Cont. Lic. No. 104-015365

LLC Members
Michael Riddle
John Popejoy

Proposal Submitted To Linda Gerrard	Phone 824-4727	Date 2-24-16
Street 404 E. Walnut	Job Name 402 E. Walnut-front porch only!	
City, State, Zip Bloomington, IL 61701	Job Location Bloomington, IL 61701	

- 1) Remove the existing shingles. Any deck work required shall be replaced with OSB board at an additional cost of \$2.50 per sq. ft.
- 2) Nail one ply of 15# felt over the deck.
- 3) Install new metal edging to the perimeter.
- 4) Install new Certainteed Landmark 30 architectural shingles. Shingles shall be the color of your choice with no less than five nails per shingle.
- 5) Re-flash all existing objects.
- 6) Clean up and haul away trash.

PAYMENT DUE IN FULL UPON COMPLETION!

WARRANTY IS AS FOLLOWS: PLEASE READ REVERSE SIDE FOR PROVISIONS OF THIS PROPOSAL AND WARRANTY.

10 years on workmanship / 30 year manufacturer's shingle warranty

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of

ONE THOUSAND FOUR HUNDRED EIGHTY----- dollars. (\$ 1,480.00)

Please Read:

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above or there will be a \$50.00 per day penalty charge for each and every day that payment is late according to this contract. Plus expenses incidental to collection, including reasonable attorney's fees. I fully understand and agree to the terms of this contract.

Signature

Title

Date of Acceptance

CORN BELT ROOFING, LLC

Authorized Signature:

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



CITY OF BLOOMINGTON

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

Historic Preservation Commission

Case No: _____

Property Address: 402 E. Walnut Street

Historic District: Franklin Square X East Grove Street ____

North Roosevelt ____ Davis-Jefferson ____

White Place ____ Downtown ____ N/A ____

Year Built 1913 Architectural Style: Corn Belt Cube

Grant Amount Requested: approx \$1480.00 per estimate

Proposed Restoration Work: reair and replce front porch roof.
Detailed description required on following page

Applicant Name: Linda Girard

Address: 404 E. Walnut Street

Phone: 309-824-4727 Fax: 309-827-4727 Email: girard@reagan.com



02/2011

Detailed Description of Proposed Restoration Work:

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

Replace shingles on the front porch roof with identical shingles. Repair any damage. I purchased the house at 404 E. Walnut in 1975, forty one years ago. That roof at 402 has never been repaired or replaced since that time. It is in desperate need before in ruins the structure of the porch roof and ceiling. Attached is the proposal from Corn Belt Roofing to do just that.

Project Start Date: upon approval **Project Completion Date:** same day

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at www.cr.nps.gov/hps/tps/tax/rehabstandards.htm from the office listed below.
- I have read and am familiar with the relevant portion of the Commission's Architectural Review Guidelines.
X (Check here)

Applicant Signature  **Date** 3/29/16

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

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

Certificate of Appropriateness Number _____

We Hereby Propose



CORN BELT ROOFING, LLC

P.O. Box 1792
Bloomington, IL 61702
Phone (309) 663-1731
IL Roofers Cont. Lic. No. 104-015365

LLC Members
Michael Riddle
John Popejoy

Proposal Submitted To Linda Gerrard	Phone 824-4727	Date 2-24-16
Street 404 E. Walnut	Job Name 402 E. Walnut-front porch only!	
City, State, Zip Bloomington, IL 61701	Job Location Bloomington, IL 61701	

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- 5) Re-flash all existing objects.
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***** PAYMENT DUE IN FULL UPON COMPLETION! *****

WARRANTY IS AS FOLLOWS: PLEASE READ REVERSE SIDE FOR PROVISIONS OF THIS PROPOSAL AND WARRANTY.
10 years on workmanship / 30 year manufacturer's shingle warranty

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I fully understand and agree to the terms of this contract.

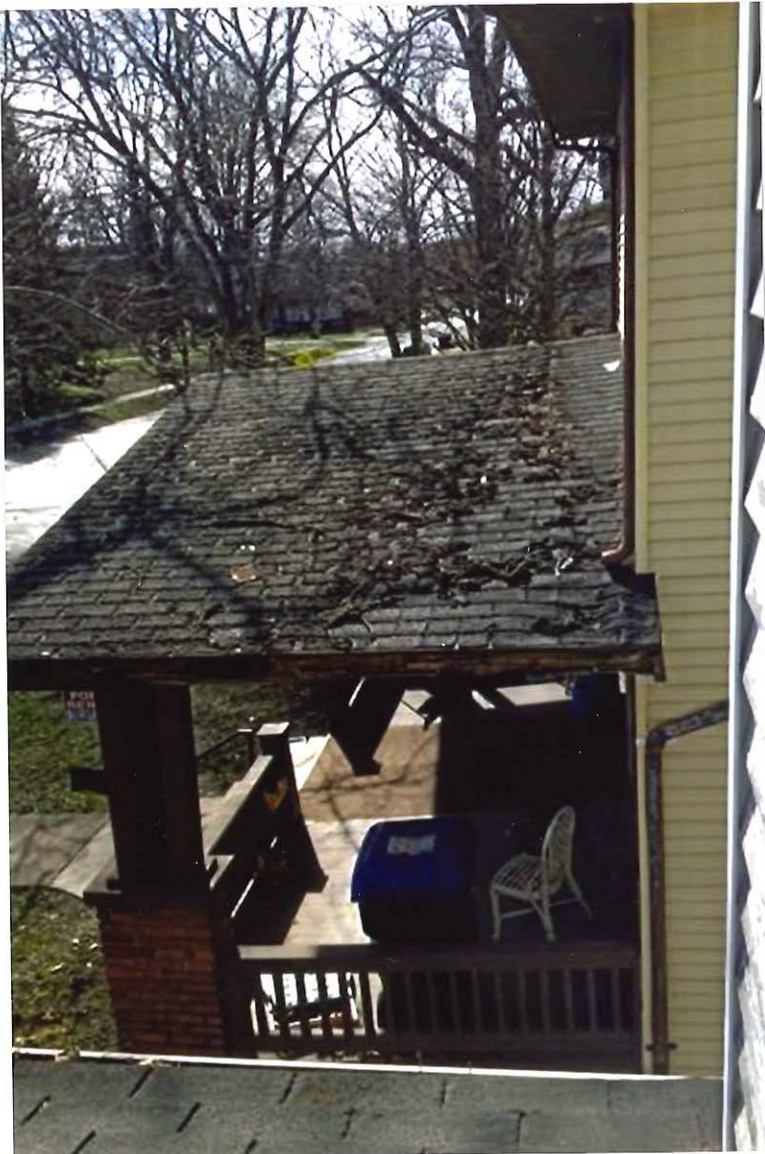
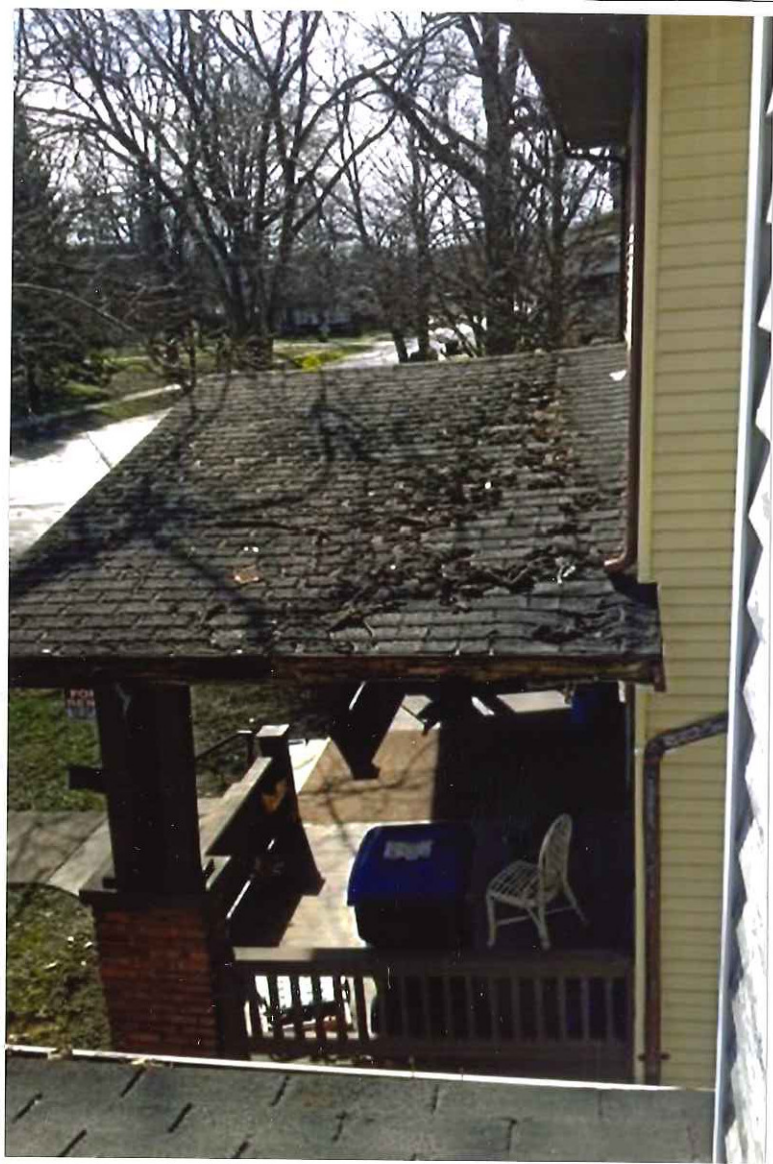
Signature _____ Title _____
Date of Acceptance _____

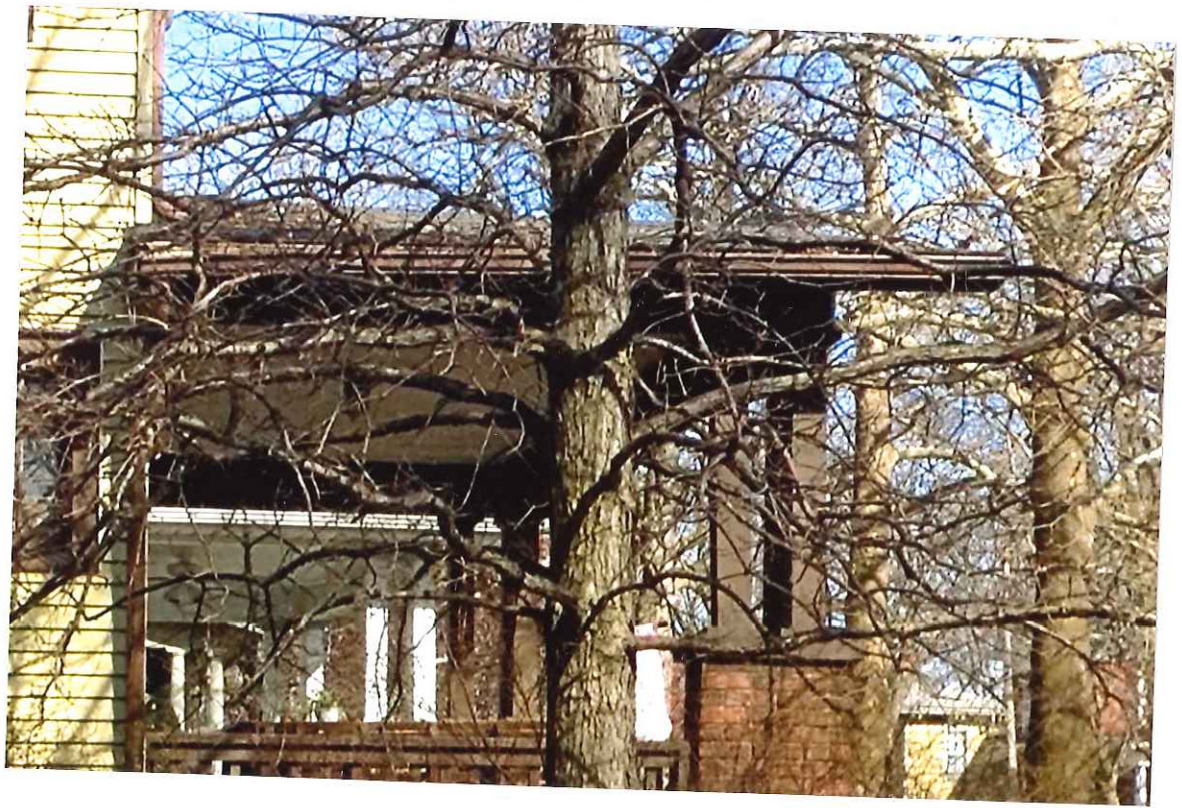
CORN BELT ROOFING, LLC

Authorized Signature:

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









Engineering | Architecture | Planning | Allied Services

Hanson Professional Services Inc.
7625 N. University St., Suite 200
Peoria, IL 61614
(309) 691-0902
Fax: (309) 691-1327
www.hanson-inc.com

March 25, 2016

Ms. Katie Simpson
Bloomington Historic Preservation Commission
115 E. Washington St., Suite 201
Bloomington, IL 61701

Re: Hamilton Road Extension – Bunn Street to Commerce Parkway
Section No. 16-00360-00-PV
Bloomington, McLean County, Illinois

Dear Ms. Simpson:

The City of Bloomington is conducting a study for the proposed extension of Hamilton Road from Bunn Street to Commerce Parkway (approximately 3,000 feet) in Bloomington, McLean County, Illinois. The project is located in the south-central portion of Bloomington and the approximate proposed extension is shown in the attached figure. The City is initiating the information gathering phase of an Environmental Assessment, which will be completed as part of this study. Because the project may affect your area of expertise, your facilities, or your activities or programs, we are requesting comments on this project.

A gap of about 0.5 mile currently exists on Hamilton Road between Bunn Street and Commerce Parkway. The project would eliminate the gap, by extending Hamilton Road from the existing intersection with Commerce Parkway to Bunn Street. The Hamilton Road extension would cross the Norfolk Southern (NS) railroad tracks. Alternatives will be studied to determine if the proposed improvements would include an at-grade crossing or an underpass of the NS railroad tracks. The NS yard/storage tracks would need to be relocated to accommodate an at-grade crossing; however, the extent of the relocation is not known at this time. In addition to the extension of Hamilton Road, a new intersection would be created at Rhodes Lane with the proposed Hamilton Road extension. Also, it is proposed to eliminate the intersection of Rhodes Lane and Morrissey Drive (US 150) by constructing a cul-de-sac at the east end of Rhodes Lane (near Morrissey Drive). The proposed roadway improvements would also include construction of a separated path for Constitution Trail, sidewalk, water main, a closed storm sewer system, curb and gutter, and street lighting.

This extension would provide several benefits to the Bloomington area. The project would improve travel to and from State Farm's south campus, State Farm Park, numerous small businesses and neighborhoods. It would relieve traffic on Veterans Parkway by connecting the west-east transportation corridors of Hamilton Road, create multi-modal options in south Bloomington, and provide a connection for the Constitution Trail in the south side of Bloomington. It would also eliminate the existing awkward Rhodes/Morrissey/NS intersection. The project is anticipated to accommodate development north and south of the project area. Proposed uses are office, industrial or manufacturing uses; commercial activity centers; and new neighborhoods.

We look forward to your response. If you have any questions or comments about the project, please contact the City's consultant project manager, Mr. Kurt Bialobreski of Hanson Professional Services Inc. (phone: (309) 713-1408; email: kbialobreski@hanson-inc.com; mail: Hanson Professional Services Inc., 7625 N. University St., Suite 200, Peoria, IL 61614).

Sincerely,


Kurt Bialobreski, P.E., PTOE
Project Manager

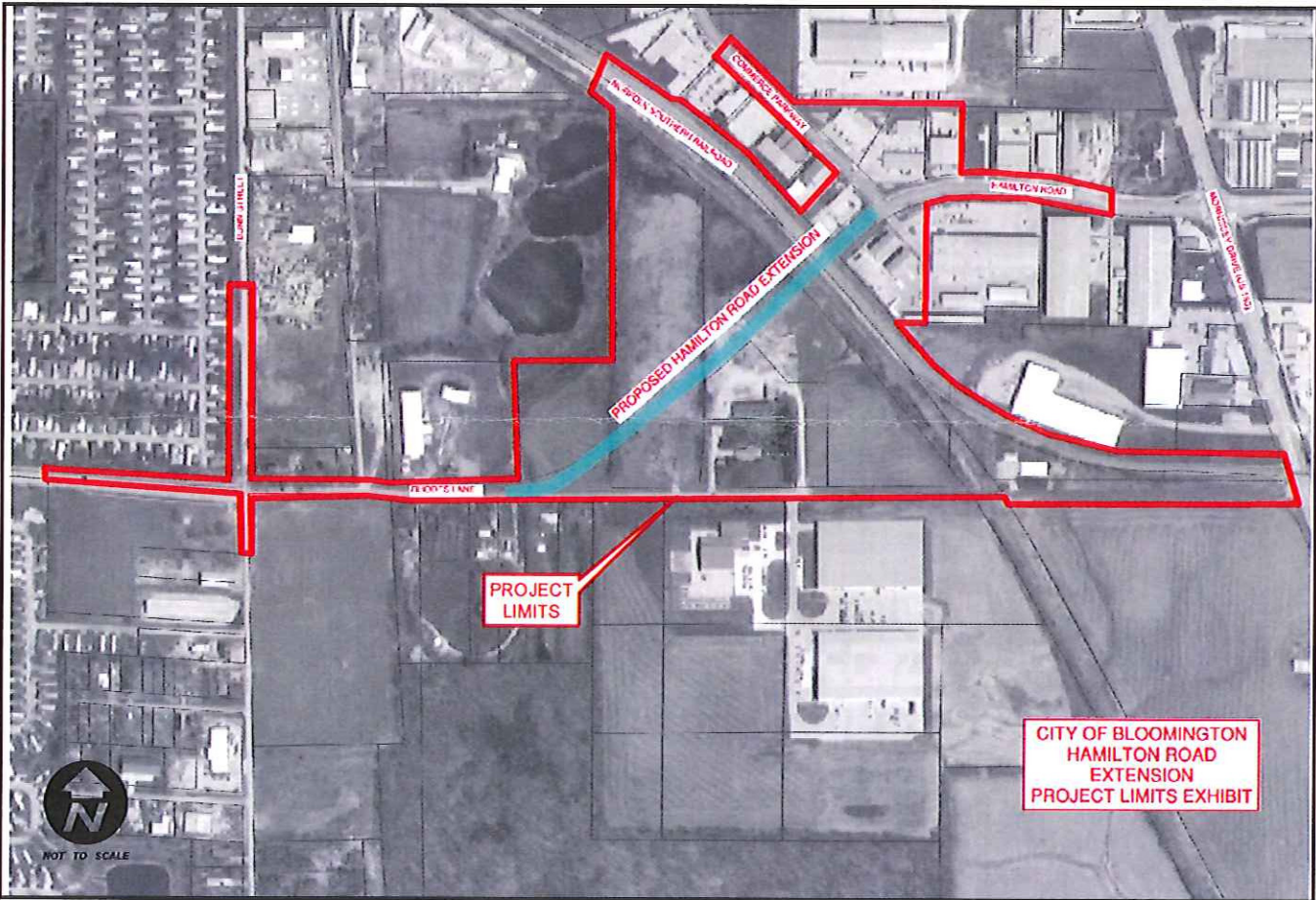
Attachment

cc: Mr. Ryan Otto, City of Bloomington

Figure 1. Project Location



Figure 2. Project Limits





April 1, 2016

Via U.S. Mail

Bloomington Historic Preservation Commission
Attn: Mr. Mark Woolard
115 E. Washington
Suite 201
Bloomington, IL 61701

Subject: **Proposed Cellular Collocation
503 North Prospect Road
Bloomington, McLean County, IL**

Dear Mark Woolard:

We are writing at this time to inquire as to whether the City of Bloomington would like to submit comments regarding potential effects on historic properties concerning the proposed antenna collocation at the 503 North Prospect Road in Bloomington, McLean County, Illinois. The project as proposed includes the addition of new antennas on an existing 133' Monopole Tower and the addition an equipment shelter. The proposed project includes an area of direct effects for facility construction along with access and utility easements and an area of indirect visual effects of 0.8 kilometer (0.5 mile) for the existing structure.

Enclosed please find site plans with antennae specifications and photos of the installation areas.

A review of the National Historic Landmarks (NHL), the National Register of Historic Places (NRHP), records at the Illinois Historic Preservation Agency principally in the form of the *Historic Architectural Resources Geographic Information System* (HARGIS), the Review and Compliance Determinations of Eligibility List, the National Register Positive Preliminary Opinion List, and the Bloomington Historic Preservation Commission records identified no historic properties within the proposed direct impact area and no eligible or potentially eligible structures within the 0.8 kilometer radius visual impact area of the proposed project (National Park Service 2016a, 2016b). A Phase I archaeological reconnaissance was performed on the proposed 0.17 hectares (0.42 acres) telecommunications collocation facility to be located at 503 North Prospect Road in Bloomington, McLean County, Illinois 60174. Survey of the project area found the area to be completely developed by a previous telecommunications facility and a commercial development. A finding of *No Historic Properties* is recommended for the area of direct effects. A review of archival documents found no historic properties in the indirect area of effects resulting in a recommendation of *No Historic Properties*. Based on these findings, the project is recommended for cultural resource clearance.

Should the City of Bloomington wish to submit comments regarding potential effects on historic properties concerning this proposed installation or would like to receive a copy of the FCC 621 form, please contact Victoria Kunz at 312-219-7765, vkunz@bbjgroup.com.



Sincerely,

BBJ Group

A handwritten signature in blue ink, appearing to read "Victoria L. Kunz".

Victoria L. Kunz
Section 106 Coordinator

Enclosures

