



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, APRIL 20, 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 by Historic Preservation Commission from the Consent Agenda for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the February 16, 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)

5. Regular Session

- A. **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), 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-06-23** Consideration, review and action on a request submitted by Vicki James for a **Funk Grant** in the amount of \$1,460 for replacement of garage fascia and rake boards on the property located at 1301 N. Clinton Boulevard (PIN: 14-33-479-019), as requested by the Economic & Community Development Department. (Recommended Motion: Motion to **approve** the request, as presented, in the amount of up to \$1,460.)
- C. **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), 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-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), as requested by the Economic & Community Development Department. (*Recommended Motion: Motion to **approve** the request, as presented, in the amount of up to \$10,000 as a major restoration project.*)
- E. **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), as requested by the Economic & Community Development Department. (*Recommended Motion: No action required; this request has been withdrawn.*)
- F. **BHP-09B-23** Consideration, review and action on a request submitted by Adkisson Construction for a **Funk Grant** in the amount of \$1,724.96 for fence replacement for the property located at 1101 E. Jefferson Street (PIN: 21-03-328-001), as requested by the Economic & Community Development Department. (*Recommended Motion: No action required; this request has been withdrawn.*)
- G. **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), as requested by the Economic & Community Development Department. (*Recommended Motion: Motion to **deny** the scope of work and request for a Certificate of Appropriateness for storm door replacement before repair has been attempted.*)
- H. **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), as requested by the Economic & Community Development Department. (*Recommended Motion: Motion to establish findings that the project is **not eligible** due to the lack of an associated Certificate of Appropriateness and to **deny** the request as presented.*)
- I. **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), as requested by the Economic & Community Development Department. (*Recommended Motion: Motion to **approve** the scope of work and request for a Certificate of Appropriateness.*)
- J. **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), as requested by the Economic & Community Development Department. (*Recommended Motion: Motion*

to continue the request for a Certificate of Appropriateness, as submitted by Zac Alvis for a Certificate of Appropriateness for priming and painting, box gutters, fascia, fascia board, and soffit repair for the property located at 809 N. McLean Street, until the applicant provides additional information on the proposed materials and methods)

- K. **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), as requested by the Economic & Community Development Department. *(Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request by Jamison Mathy for a Rust Grant in the amount of up to \$12,207.50 for glass restoration and entryway work on the property located at 301 N. Main Street)*
- L. **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), as requested by the Economic & Community Development Department. *(Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request 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)*
- M. **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), as requested by the Economic & Community Development Department. *(Recommended Motion: Motion to establish findings that the project is eligible and to **approve** the request 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)*

6. Old Business

- A. Updates regarding Bloomington Community Preservation Plan implementation, as requested by the Economic & Community Development Department. (Recommended Motion: No action required)

7. New Business

- A. Funk Grant Guidelines update discussion, as requested by the Economic & Community Development Department. (Recommended Motion: No action required)

8. 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: April 20, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the February 16, 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: The March 16, 2023, regular meeting of the Historic Preservation Commission was cancelled.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[02.16.23 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, FEBRUARY 16, 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, February 16, 2023, with the following physically present staff members Ms. Alissa Pemberton, Assistant City Planner; Mr. Glen Wetterow, City Planner; Ms. Kimberly Smith Assistant Director of Economic and Community Development.

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	Absent
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present

PUBLIC COMMENT

Mr. Howard Rogers thanked the Commission for being present, given the weather.

MINUTES

The Commission reviewed the minutes of the January 19, 2022, Historic Preservation Commission meeting. Commissioner Graehling noted corrections. Commissioner Elterich made a motion to accept the minutes, as amended. Seconded by Commissioner Scharnett. All were in favor (5-0).

REGULAR AGENDA

BHP-03-23 Consideration, review and action on an amendment to a request submitted by Janina King for a Funk Grant to increase the amount from \$5,000.00 to \$10,000 for siding and soffit repair

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MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
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and exterior painting for the property located at 901 E. Jefferson Street. PIN 21-04-303-014. (Ward 4.)

Ms. Pemberton presented the staff report, noting that the Funk Grant guidelines allow the award of up to two grants of \$5,000 per fiscal year for major restoration projects, of which 901 E. Jefferson could clearly be classified. The applicant has provided additional information and costs and requested that the approved amount be increased to \$10,000 to reflect the scope of work related to restoration occurring on the property.

Mr. Koos opened the floor for testimony. None was provided.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the amendment request by Janina King to increase the approved Funk Grant from \$5,000.00 to up to \$10,000 to permit inclusion of the costs of exterior painting for the property located at 901 E. Jefferson Street. Seconded by Commissioner Graehling.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, and Chair Koos - Yes. (5-0). The motion passed.

BHP-14-22 Consideration, review and action on an amendment to a request submitted by Howard Rodgers a Funk Grant, to increase the amount from \$1,890 to \$2,740.48 for porch repair and replacement for the property located at 510 Mason Avenue. PIN: 21-04-362-010. (Ward 6).

Ms. Pemberton presented the staff report, explaining the amendment is for the increased cost and scope of work. The total amount requested remains below the \$5,000 per year grant cap.

Mr. Koos opened the floor for testimony.

Howard Rogers (510 Mason Avenue) spoke on behalf of the request. He stated that additional damage was identified during porch restoration, and initial quote did not include painting of the materials which are important for long-term protection of the work.

Chair Koos asked whether any related monies had been disbursed yet. Staff confirmed it had not.

Commissioner Graehling noted corrections for the staff report and asked for clarification that this property is designated. Ms. Pemberton stated it is designated as an individual Landmark property.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the amendment request by Howard Rodgers to increase the approved Funk Grant from \$1,890 to \$2,740.48 for porch repair and replacement for the property located at 510 S. Mason Street. Seconded by Commissioner Elterich.

Mr. Scharnett - Yes, Ms. Graehling - Yes, Ms. Miller - Yes, Mr. Elterich - Yes, and Chair Koos - Yes. (5-0). The motion passed.

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BHP-34-22 Consideration of the historical or architectural significance for the structure located at 407 W. Market Street, in accordance with the demolition review procedures. PIN 21-04-158-006. (Ward 6.) CONTINUED FROM DECEMBER and JANUARY MEETINGS.

Ms. Pemberton presented a review of the staff report previously provided, including a recap of the history of the property and recent fire, and the current demolition request. She described the process for demolition review, and the certificate of economic hardship, to illustrate the difference, for purposes of discussion.

Mr. Koos asked for information on the Property Maintenance Board, why they have not been meeting, and why they are not part of the demolition process. Ms. Pemberton indicated she will research and report back at a future date.

Mr. Koos opened the public hearing.

Mr. Yousuf Sayeed (x) spoke on behalf of the petition, providing further history on the condition of the property at time of acquisition two years ago, through the present time. He explained the merits of the location and building, and plans that were in progress for repairs and upgrades. He stated the tenants were asked to leave due to the condition of the building in May of 2022. He stated substantial clean-up began in June and on June 29th the fire occurred. He provided details of the fire, and indicated the building was deemed a safety hazard from the damage. He stated he was advised the only way to save the building was to remove brick by brick and then repair the foundation. He referred to the report from an engineering firm determining it was infeasible to even provide an accurate estimate for the cost of repair and rebuild; the building was simply not savable. He stated there are photos of the foundation illustrating the weakness of the foundation, even before the fire and subsequent water damage.

Mr. Scharnett quoted the engineering report and asked if the interior assessment was presumptuous.

Ms. Pemberton clarified the building was deteriorated even prior to the fire. She also clarified the Petitioner was attending as a courtesy; the 60-day wait period for demolition had passed.

Mr. Scharnett referred to remediation allowances that would permit some repairs. He iterated that the report seemed to be based on presumptions because no one had gone inside. He asked the Petitioner about the value of the building.

Mr. Sayeed indicated the property value was unknown because they were in the beginning stages of clean up and assessment for new work. He stated it would now be a sizeable cost to mitigate to the building just be safe enough to enter for a thorough evaluation of what remains. He indicated his plan was to demolish and rebuild, as market conditions allow.

Mr. Elterich stated he appreciated the applicant's presence for discussion.

Mr. Scharnett noted he believed there are additional ways evaluation and reconstruction could still occur.

Mr. Sayeed reiterated the expense and stated his request to demolish is mostly based on assessments from his consultants. He stated it was his original intention to restore and use the existing building; it just isn't financially feasible now, and the building is increasingly unsafe.

Ms. Pemberton clarified the property is one block outside of the Rust grant area and no other possible sources of financial assistance from the City were identified.

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Mr. Koos discussed the long-term disinvestment in the Regeneration Area.

Mr. Scharnett described how the use of Tax Increment Financing helped the building he is currently in, which had a similar fate.

Mr. Koos discussed a tax credit option, which would first require designation, and asked the Petitioner if he was willing to consider the credits.

The Commission further discussed options for demolition and rebuilding.

Mr. Koos noted the interior masonry is mostly gone and the stability of the structure is problematic. He summarized that he believes the applicant made a good faith effort to turn this around but was thwarted by the fire.

Mr. Koos stated he would entertain a motion that the structure is historic but due to the fire damage, it is not a candidate for restoration and a demolition permit should be issued.

Ms. Graehling so moved. The motion failed for lack of a second.

After further discussion, the Commission determined the case is now closed due to expiration of the Demolition Review timeline, and no vote is required for the petitioner to proceed.

Mr. Sayeed noted an additional property he purchased in the City and is researching. Staff offered to provide additional information to the applicant from the Commission.

OLD BUSINESS

Updates regarding the Bloomington Community Preservation Plan implementation

Ms. Pemberton provided a brief status report, including work on locating and quantifying original designating ordinances for designated properties.

NEW BUSINESS

Happy 40th Birthday, HPC! - A short review of the “Birth Story” of Historic Preservation regulations in Bloomington and creation of the Historic Preservation Commission

Ms. Pemberton provided a “history of the history.” She explained the establishment of the Historic Preservation ordinance and subsequent iterations. She discussed the establishment of the Commission and as a Certified Local Government in 1985. She provided context to the continued evolution of the S-4 designation. She reviewed the Funk Grant addition in 1995, and subsequently the Rust Grant in 1991. Finally, she highlighted the adoption of 2004 Plan and the more recent Preservation Plan.

Update on Statewide Historic Preservation Plan process

Ms. Graehling noted the conference was well-attended, mostly from Bloomington, some from Springfield, Peoria and Normal. She explained the Lakota Group is the consultant for the state-wide plan, collecting input to guide the state in its programming, policy and decision making. She stated additional information can be found on www.illinoispreservationplan.com.

Ms. Pemberton indicated a draft document is expected this fall.

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Plans for National Historic Preservation Month (May)

Mr. Koos will present a PowerPoint to the Men's Club in May and offered to present to other venues. He stated he plans to use this as an opportunity to promote preservation and promote the Commission.

Ms. Pemberton discussed the possibility of presenting the HPC "Birth Story" and recognition of the current HPC to the City Council at one meeting.

The Commission discussed potential nomination categories for preservation awards.

Ms. Pemberton noted there is a new owner for 809 N. McLean Street, on a related matter.

Mr. Koos suggested a Preservationist of the Year Award. He stated this would be added to the agenda for next month.

Discussion on designating ordinance updates and amendments (Op 1.7 & 3.1)

Mr. Scharnett noted cost inflation and the need for better incentives to encourage applicants. He added costs are much higher than when the guidelines for Funk were adopted several years ago.

Mr. Koos suggested adding National Register properties as eligible for Funk Grants. The Commission discussed the issue and recommended providing additional options for S-4 and National properties.

ADJOURNMENT

Mr. Scharnett motioned to adjourn. Mr. Elterich seconded. All were in favor (5-0). The meeting was adjourned at 7:09 pm.

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REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 4

SUBJECT: 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), 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: *This item was continued from the 3/16/23 Cancelled Meeting.*

The applicant is requesting a Certificate of Appropriateness to add a metal strip over the top edge of the gutter and under the drip edge, replace the bottom of northeast rake board and decorative north fascia board, and replace the east side rake boards and fascia. The gutter will be removed and reinstalled. The material of the wood will be cedar. Painting is not provided and will be responsibility of owner.

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive

Plan 2035:

N-1.3 (Redevelop the neighborhoods in the Preservation area while carefully protecting their historic nature and character).

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[Staff Report_BHP-04-23_1301 N Clinton Blvd](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: April 20, 2023

CASE NO: BHP-04-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Vicki James for a Certificate of Appropriateness for gutter and fascia replacement on the garage for the property located at 1301 N. Clinton Blvd. PIN:14-33-479-019. White Place Historic District.



Above: The subject property at 1301 N Clinton Blvd

PROPERTY INFORMATION

Subject property: 1301 N Clinton Blvd
Existing Zoning: R-1C Single Family Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 70' x 110' (7,700 square feet)

HISTORIC INFORMATION

Year Built: c. 1914
Architectural Style: Craftsman-Prairie Style
Architect: Aaron T. Simmons
Historic District: White Place

PROJECT DESCRIPTION

Background

The Edwin & Mary Slick House was constructed in 1914 by local architect Aaron T. Simmons. Simmons also designed a number of homes in the Cedar Crest Historic District, located north of the White Place District, in the Town of Normal. Constructed of brick, 1301 N Clinton Blvd is built in the Craftsman Style, identified by its protruding dormer and gable roof. The home has a large front porch denoting a Prairie influence. The Prairie Style is mostly associated with Illinois architect Frank Lloyd Wright. In general, the house has maintained its original appearance and character. A number of notable features remain including leaded glass windows, decorative eaves, green Spanish-tile roof, and decorative “gingerbread” masonry elements on the porch, north and south sides of the home. One of the property’s most significant features is the wide, prominent, prairie style front porch.

The Petitioner received a COA and a Funk Grant in 2022 for work on the roof on the residence.

Request

The applicant is requesting a Certificate of Appropriateness to add a metal strip over the top edge of the gutter and under the drip edge, replace the bottom of northeast rake board and decorative north fascia board, and replace the east side rake boards and fascia. The gutter will be removed and reinstalled. The material of the wood will be cedar. Painting is not provided and will be responsibility of owner.

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 garage are proposed. The gutters will be removed and set aside for re-installation. Fascia and rake boards will be replaced with same quality of wood.

3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

The proposed work does not alter the earlier appearance of the structure.

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 changes have occurred to the subject portion of the garage.

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

Any original details will be retained, repaired if possible, and duplicated when damaged beyond repair.

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.

Any original details will be retained, repaired if possible, and duplicated when damaged beyond repair.

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.

The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features.

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 Soffit & Siding Policies as outlined in the Architectural Review Guidelines.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the Soffit & Siding Policies as presented in the Bloomington Architectural Review Guidelines, and recommends that the Commission take the following actions:

Motion to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Vicki James, for replacement of garage fascia and rake boards on the garage for the property located at 1301 N. Clinton Blvd.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Contractor Estimate
- Site Photos

<u>PROPOSAL</u>	
 BRAD WILLIAMS CONSTRUCTION Carpentry & Woodworking 613 East Grove Street Bloomington, IL 61701 Home ph: 309-828-1506 Cell: 309-830-1706	
Vicki James 1301 Clinton Blvd. Bloomington, IL Email: vickisunshine625@yahoo.com	Garage overhang repair
Phone: 309-824-7338	Date: 8-27-2022, revised 9-1-2022
Labor and materials to do the following: • Set up and tear down scaffolding. • Remove and reinstall gutter. • Add metal strip over top edge of gutter and under drip edge. • Repair/replace bottom of northeast rake board and decorative north fascia board. • Replace east side rake boards and fascia. Material to be cedar. Painting provided by homeowner. <u>Total price for labor and materials: \$2,920.00</u> This proposal is valid for 90 days. Authorized signature: _____	

Attachment 2 - Site Photos







REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: 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 replacement of garage fascia and rake boards on the property located at 1301 N. Clinton Boulevard (PIN: 14-33-479-019), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to **approve** the request, as presented, in the amount of up to \$1,460..

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-04-23. The Applicant received a COA and a Funk Grant in March of 2022, for roof work on the residence.

The applicant is requesting a Funk Grant in the amount of \$1,460 for replacement of garage fascia and rake boards. 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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive

Plan 2035:

N-1.3e (Continue to enhance the City's designated historic districts. City currently provides some funding for improvements in the historic districts through the Eugene D. Funk program...)

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Staff Report_BHP-06-23_1301 N Clinton Blvd](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 16, 2023

CASE NO: BHP-06-23, Funk Grant

REQUEST: Consideration, review and action on a petition submitted by Vicki James for a Funk Grant in the amount of \$1,460.00 for replacement of garage fascia and rake boards for the property located at 1301 N Clinton Blvd. PIN:14-33-479-019. White Place Historic District.



Above: The subject property at 1301 N Clinton Blvd

PROPERTY INFORMATION

Subject property: 1301 N Clinton Blvd
Existing Zoning: R-1C Single Family Residence District with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 70' x 110' (7,700 square feet)

HISTORIC INFORMATION

Year Built: c. 1914
Architectural Style: Craftsman-Prairie Style
Architect: Aaron T. Simmons
Historic District: White Place

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-04-23**. The Petitioner received a COA and a Funk Grant in March, 2022, for roof work on the residence.

Request

The applicant is requesting a **Funk Grant in the amount of \$1,460.00** to replace fascia and rake boards on the garage at the residence. Costs include labor and materials.

The applicant has used the Single Source Justification to supply a single quote for the subject project.

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 Nationally and 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.**

This project is an exterior project to preserve portions and characteristics of the original structure.

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

The project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase durability and useful life.

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 (individual proprietor, no sub-contractors). 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.**

All conditions have been met. 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 Janina King for a Funk Grant in the amount of **up to \$1,460.00** for replacement of fascia and rake boards for the property located at 1301 N Clinton Blvd.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Project cost information from Brad Williams 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	
Vicki James 1301 Clinton Blvd. Bloomington, IL Email: vickisunshine625@yahoo.com	Garage overhang repair
Phone: 309-824-7338	Date: 8-27-2022, revised 9-1-2022
Labor and materials to do the following: • Set up and tear down scaffolding. • Remove and reinstall gutter. • Add metal strip over top edge of gutter and under drip edge. • Repair/replace bottom of northeast rake board and decorative north fascia board. • Replace east side rake boards and fascia. Material to be cedar. Painting provided by homeowner. <u>Total price for labor and materials: \$2,920.00</u> This proposal is valid for 90 days. Authorized signature: _____	



REGULAR AGENDA ITEM NO. 5.C.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 7

SUBJECT: 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), 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 work on the roof of the central structure; the verandah roof is in acceptable condition. The scope includes removing three layers of asphalt shingles, rebuilding (as necessary) support structures, replacing decking, adding underlayment, and installing architectural asphalt shingles to match the existing verandah. No venting is present; the proposal includes installation of venting and insulation. The work will not alter the shape of the existing roof. CoA requests for soffit, siding, and window work are forthcoming.

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive

Plan 2035:

N-1.3 (Redevelop the neighborhoods in the Preservation area while carefully protecting their historic nature and character).

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-07-23 - Staff Report - 310 E. Walnut - CoA.pdf](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: April 20, 2023

CASE NO: BHP-07-23, Certificate of Appropriateness (COA)

REQUEST: 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. Franklin Square Historic District.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 310 E. Walnut Street (orig. 308 E. Walnut)

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

Existing Land Use: Multiple-family

Property Size: 46' x 150' (6,900 square feet)

HISTORIC INFORMATION

Year Built: ~~1884-1886~~ 1882-1883
Architectural Style: Victorian
Architect: ~~Unknown~~ H.A. Miner
Historic District: Franklin Square
Alternate Name: Mary Sweeny House

PROJECT DESCRIPTION

Background

According to the Franklin Square Neighborhood National Register of Historic Places (NRHP) nomination, the residence was constructed sometime between 1884-1886 by an unknown architect. Additional research, conducted as part of the Robert Greenlee house designation, identified the residence as constructed earlier and by a known local architect. The home was built as a two and one-half story balloon framed, clapboard sided home. As noted in the background from, the “house has a three bay main façade and is capped by a medium hipped cross-gabled roof...the house’s one-storey verandah has a hipped roof...” The property was zoned S-4 in 1979 (Ord. No. 1979-11).

Certificates of Appropriateness have previously been obtained for privacy fencing (BHP-08-03) and installation of a fire escape ladder on the north façade (BHP-03-08). This property is associated with a history of noncompliance and code enforcement violations, and was foreclosed upon in 2021. Over the course of the last few years the property has fallen into significant disrepair as the result of financial issues for the previous owner that eventually resulted in vacancy and foreclosure. The current owner recently purchased the property in the current condition and plans a multi-phased rehabilitation of the property, focusing on structure and envelope security first, followed by items of visual interest.

Request

The applicant is requesting a Certificate of Appropriateness for work on the roof of the central structure; the verandah roof is in acceptable condition. The scope includes removing three layers of asphalt shingles, rebuilding (as necessary) support structures, replacing decking, adding underlayment, and installing architectural asphalt shingles to match the existing verandah. No venting is present; the proposal includes installation of venting and insulation. The work will not alter the shape of the existing roof. CoA requests for soffit, siding, and window work are forthcoming.

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 current roof covering is not original, as the home predates the existence of the current materials. No changes to the shape or slope of the roof, overhangs, or gutters are proposed.

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 earlier appearance of the building.

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 original front porch was replaced c.1920 and a rear porch in an appropriate style has been added (date unknown). This project does not impact either structure.

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

N/A. This project does not impact stylistic features or skilled craftsmanship.

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 1896 Sanborn Map indicates a shingle roof on the primary structure. While some areas are indicated as slate on different years of the maps, the central roof has always been indicated as shingle or composite, and the front verandah had been converted to shingle by 1950.

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. (Ordinance No. 2006-137, Section 44.11-5D)

No visual change is proposed. Aluminum “K-Style” clip gutters and downspouts were attached in previous years; they will be retained. The replacement shingles will be similar and matching to those remaining on the verandah.

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 ***does comply with Roofing Policy*** as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

The Policies for roof work include the following:

1. Repair rather than replace roofing materials unless it is technically infeasible to do so.
2. If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so. ...
4. Re-roofing projects may be approved subject to the following requirements:
 - a. Existing roofing materials are so deteriorated or damaged that they cannot be economically repaired...
 - c. Proposed new roofing material matches as closely as possible the existing or historic roofing material in size, profile, and texture.
 - d. The original form and shape of the roof shall be retained...
6. Changes to the roof slope are not acceptable, unless earlier, non-historic changes are being reversed.

STAFF RECOMMENDATION

Staff finds that the scope of work ***does meet the Standards for Review and does comply with the Roof Policies*** as presented in the Bloomington Architectural Review Guidelines, and recommends that the Commission take the following actions:

Motion to ***approve*** the scope of work and request for a Certificate of Appropriateness, as submitted by Gerardo Castaneda, for roof repair and replacement on the property located at 310 E. Walnut Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Images of Existing Project Area

Current roof condition - main structure (hole covered by tarp)





Interior damage due to roof condition

Front Verandah Roof



Attachment 2: Petitioner Submission: Project Description and Information

The house needs multiple exterior repairs, a new roof, and outside painting. The house has been neglected for the last 30 years and needs lots of tender loving care. Some windows will need special attention because the wood is in really bad shape.

Roof replacement, all outside walls will need to be repair where wood is rotten with similar wood shapes. The fascia and soffits need to be repaired and gutters properly attached where they are falling down. Windows will need to be repair where possible and some may not be repairable. The house needs to be painted after all repairs have been done to the exterior.

The objective of the project is to maintain the outside of the house as it exists today as much as possible. Any wood that is replace will be replace by similar wood. Windows will be a challenge because some of them may not be able to repairable. The house needs lots of repairs because it has been neglected for a very long time

Task/Item: Roof

Execution/Method: Replacement

Effort/Material: Asphalt Shingles

Estimated Cost: \$35,000

Description/Notes: Process for the replacement of current Asphalt Shingles will be as follows:

- Remove 3 layers of old asphalt shingles
- Replaces any rotten wood that is part of the roof and enforce, as needed
- Add Ice and Water Shield Underlayment on roof edges and ridges
- Install 3-tab architectural asphalt shingles that match those that are installed on the roof for front and back porches of the house.

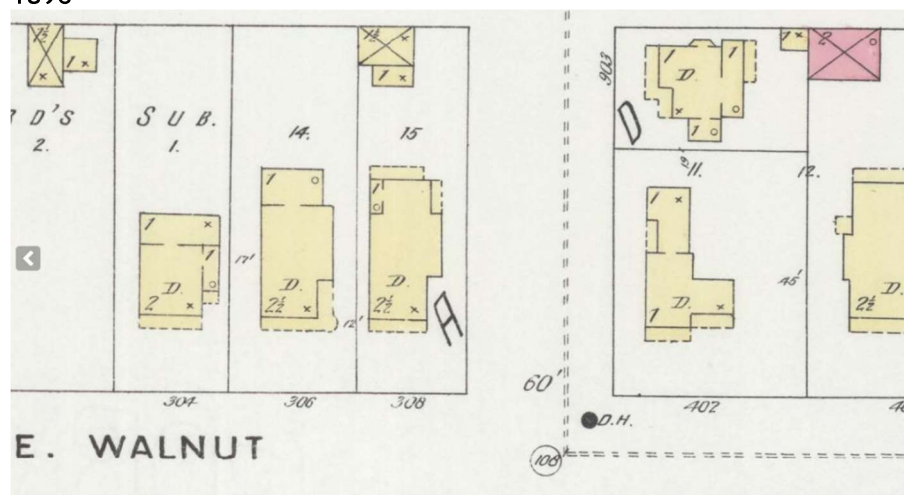
Future projects

- Fascia - Repair
- Soffit - Repair/Replace
- Siding - Repair/Replace
- Windows - Repair/Replace
- Doors - Repair
- Landscape - Trim and clean up
- Fence - Repair and paint

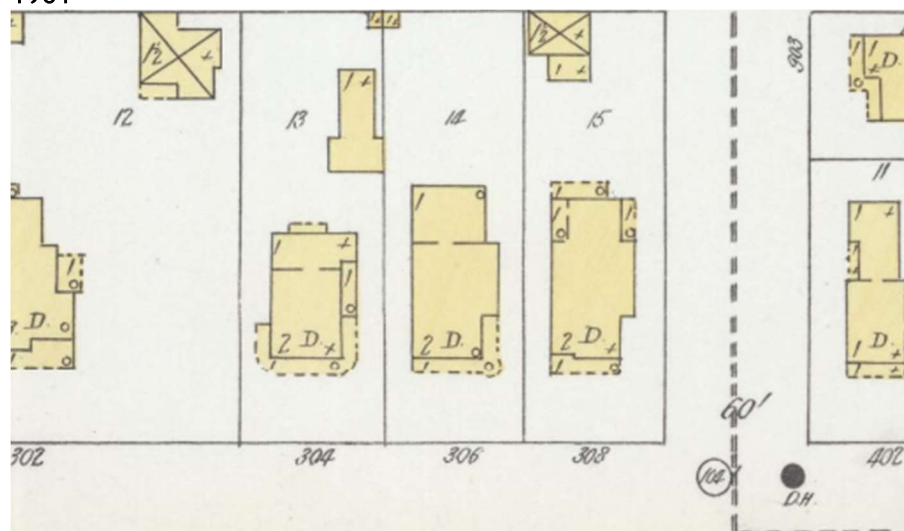


Attachment 3: Documentation of Historic Roofing Materials

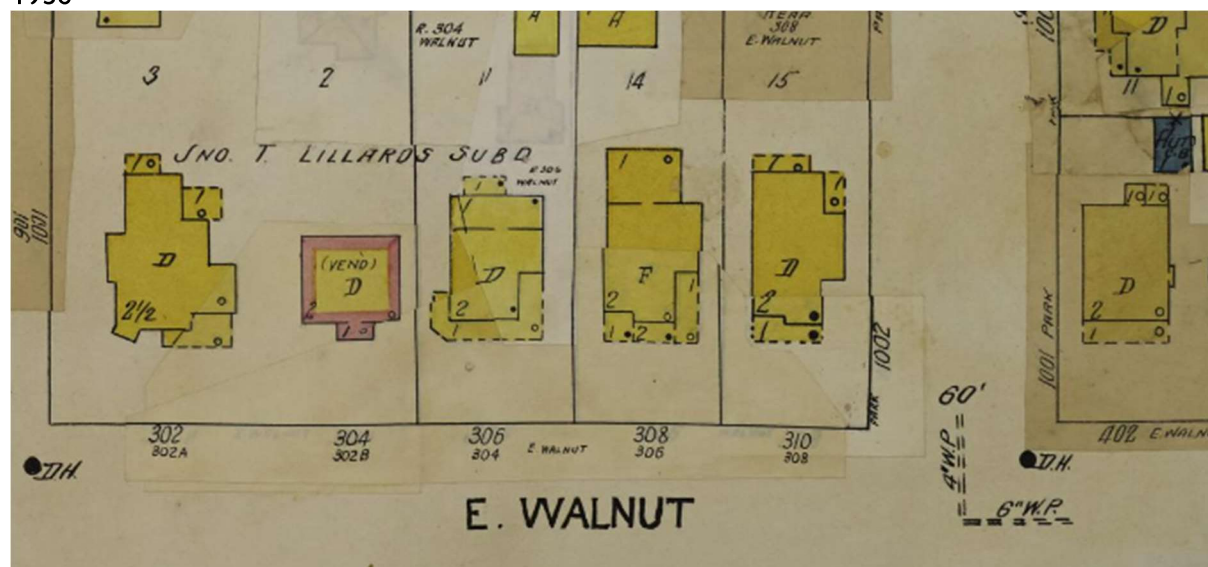
1896



1901



1950





REGULAR AGENDA ITEM NO. 5.D.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 7

SUBJECT: 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), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to **approve** the request, as presented, in the amount of up to \$10,000 as a major restoration project..

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-07-23. The applicant has not previously received a Funk grant.

The applicant is requesting a Funk Grant in the amount of \$10,000 for a major rehabilitation project to repair and replace the roof to restore the property to a habitable condition. 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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive

Plan 2035:

N-1.3e (Continue to enhance the City's designated historic districts. City currently provides some funding for improvements in the historic districts through the Eugene D. Funk program...)

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-08-23 310 E Walnut St FUNK Staff Report.](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: April 20, 2023

CASE NO: BHP-08-23, Funk Grant

REQUEST: Consideration, review and action on a request submitted by Gerardo Castaneda for a Funk Grant in the amount of \$10,000.00 for [major restoration] roof repair and replacement on the property located at 310 E. Walnut Street. PIN: 21-04-202-016. Franklin Square Historic District.



Above: The subject property at 905 E. Jefferson Street

PROPERTY INFORMATION

Subject property: 310 E. Walnut Street (orig. 308 E. Walnut)

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

Existing Land Use: Multiple-family

Property Size: 46' x 150' (6,900 square feet)

HISTORIC INFORMATION

Year Built: ~~1884-1886~~ 1882-1883
Architectural Style: Victorian
Architect: ~~Unknown~~ H.A. Miner
Historic District: Franklin Square
Alternate Name: Mary Sweeny 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-07-23**. The applicant has not previously received a Funk grant.

Request

The applicant is requesting a **Funk Grant in the amount of \$10,000.00 for a major rehabilitation project** to repair and replace the roof to restore the property to a habitable condition. Costs include labor, equipment, and materials.

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 Nationally and locally-designated (S-4) Franklin Square Historic District.

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

This project is an exterior project to rehabilitate an exterior feature of the original structure.

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

This project will repair, when possible, and will replace as needed, using shingles that match the existing roofing material on the projecting aspects of the home. The original structure was shingle-roofed (likely wood), but asphalt has been present for an extended period time.

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.**

This is not an exterior painting and/or staining project. N/A.

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

The costs associated with this project are materials (equipment rental) and skilled labor. Upon approval for habitation, the property is proposed for occupancy by the new owner.

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

While “repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement...are not eligible for grant awards,” the proposed work is not ordinary in nature, but true rehabilitation to restore a currently vacant and uninhabitable structure to a useful, actively cared-for home. The proposed roofing material is asphalt, but the scope of the project is not routine; the work to complete the structural repair, replacement of rotted decking and damaged underlayment, and removal of multiple layers of built-up and damaged shingles comprises the bulk of the cost associated with this project. Even without the cost of the finish layer of shingles (est. \$5,000) which is the project component that could be considered “asphalt roof replacement,” the cost of the project exceeds \$20,000 which would make it eligible for a major rehabilitation grant of up to \$10,000 (at 50% match). All other conditions have been met. 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 Gerardo Castaneda for a Funk Grant in the amount of **up to \$10,000.00** for [major restoration] roof repair and replacement on the property located at 310 E. Walnut Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Project cost estimate from York Roofing and product examples

Jerry Castaneda
310 e Walnut st,
Bloomington IL 61701
jerry.r.castaneda@gmail.com
630-915-6809
Charcoal Black Shingles-GAF

Estimate includes 188 Sq feet of flat rolled roofing and termination bar

Roof Replacement-Shingle Roof

Tear off and remove existing roof down to bare sheathing on entire

Property 50 year lifetime shingle 5 year workmanship warranty

- Approximately 41 SQ of (including ridge cap and starter)
- Remove any exposure nails.
- Install white drip edge at eaves.
- Install GAF Weatherwatch--ice and water barrier at all eaves, around all protrusions & along all walls. Ice & Watershield helps to prevent water and ice infiltration.
- Nail one GAF FeltBuster Synthetic Roofing Underlayment like a temporary roof during tear off and reroofing.
- Install precut Pro-Start® Starter Strip Shingles at eaves and all rake edges. Starter shingles will be installed at all perimeter areas for added wind resistance.
- Remove and replace all boots or vents pipes with new ones and seal with silicone.
- Install GAF Timberline® HDZTM Shingles/ 6 nails per shingle for a higher wind warranty. (GAF will provide a 50 year non-prorated warranty).

- Approximately 41 SQ of shingles (including ridge cap and starter)warranty on the entire roofing system.)

- WindProven Limited Wind Warranty eligible Max wind speed

- Lifetime limited transferable warranty with Smart Choice® Protection for the first ten years Ridge Vent System,shingle-over style

- Ridge ventilation system installed-

TOTAL COST \$16,400.00

DUMPSTER COST \$675

Plywood as required at a Prorated charge of \$80 per sheet, to redeck an estimated amount of 120 sheets for a total of 41 sq to redeck will be required on site.

\$9,600

Because of spaced decking, and 3 layers of roofing, the City of Bloomington requires a fully redecked roof deck, with osb plywood 7/16 - ½ according to building codes requirements.



Wolf Roofing and Construction/Bob Schaefer Roofing

Roof estimate For:

310 E Walnut
Bloomington
Jerry
630-915-6809

We at B Wolf Roofing and Construction and Bob Schaefer Roofing has inspected the property where work will be performed

Historic District (special permit will be needed before any work can be done)

The property roof has 3 layers of shingles and wood shake shingles on roof (4 Total)
Complete re-sheet of roof will be needed to applied for a proper roof replacement on house

Will be using 7/16 OSB for re-sheet (100 sheets of OSB is needed for re-sheet)

Eagleview report was pulled for accuracy on measuring and dimensions

Will copy you on this report

The following work will be performed

- Pull the proper permits for job site for roof replacement
- Complete removal of material on roof (27.75 Squares) 4 layers (all areas of house) including low slope flat roof area
- Remove gutters (cannot be saved) dispose of material
- Repair any rafters that are damaged or detearating from age by scabbing on to existing rafters and reinforcing with 2x6 or what sizes is needed to complete this project if needed add on to rafters to attach damaged fascia boards
- Install new decking 7/16 OSB fastened down with framing nails 3 inch or longer
- Repair or replace any damaged fascia fasten with #8 penny nails only damage not a complete replacement of all fascia on house
- Repair or replace any damaged soffit wood with plywood only damaged area not a complete replacement of all soffit on house
- Replace or repair damaged areas around west dormer (word work particularly up the wall not a full wall replacement) If needed full replacement of dormer wall will discuss issues found and cost for repairs see quote below for full replacement of walls
- Remove and replace the decking on the flat roof (low slope area)
- Install ice and water barrier where needed (Code to Bloomington)

- Install synthetic felt to roof deck
- Install new drip edge and gutter apron on eaves and rakes
- Install starter strip on eaves and rake (increases wind warranty)
- Install proper pipe boots and flashing on roof deck
- Install Certaineed Pros architectural shingles (250 Lb) 32 Sq. Waste included
- Low slope or flat roof area
- Install FlintLastic low slope material with nail base underlayment
- Access hole will block off if there is one up there in that area It was tarped off don't know if there is one up there or not
- Chimney will be counter flashed with custom bent metal coil
- Counter flash all walls with custom bent metal coil
- Install proper ventilation where needed (using ridge vent or box vents or what is appropriate for the area that is venting)
- Clean entire area of all debris
- Haul away all debris (recycle)

Total cost of project

Materials labor disposal permit (itemized)

Roof replacement 32 Sq

\$27,000.00 tear off and installed

Re-sheet entire deck with OSB 7/16

\$4000.00 installed

Wood replacement only or repairs on dormer and fascia and soffit

\$3,500.00 material and labor

Counter flash chimney and walls

\$875.00

Disposal (around 14 tons at \$125.00)

\$1,750.00

Permit for roofing

\$275.00 estimated cost need to know final cost for accurate price for permit

Grand total cost of project

\$37,400.00





REGULAR AGENDA ITEM NO. 5.E.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 4

SUBJECT: 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), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: No action required; this request has been withdrawn..

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

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

BACKGROUND: This application has been withdrawn; like for like replacement option selected.

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

FINANCIAL IMPACT: N/A

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton



REGULAR AGENDA ITEM NO. 5.F.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: BHP-09B-23 Consideration, review and action on a request submitted by Adkisson Construction for a Funk Grant in the amount of \$1,724.96 for fence replacement for the property located at 1101 E. Jefferson Street (PIN: 21-03-328-001), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: No action required; this request has been withdrawn..

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

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

BACKGROUND: Withdrawn; like for like replacement option selected.

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

FINANCIAL IMPACT: N/A

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton



REGULAR AGENDA ITEM NO. 5.G.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: 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), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to **deny** the scope of work and request for a Certificate of Appropriateness for storm door replacement before repair has been attempted..

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 “replace the existing wood storm doors with new aluminum storm doors on the four pairs of French Doors on the front side of the building.” The proposal does not state that the entry doors mentioned in the NRHP are to be replaced, but that the storm doors exterior to the original entry doors will be replaced. It is unclear when the storm doors were added, or if they are present in the available photos taken more than 50 years ago; based on minutes and staff reports, it appears the 2008 door replacement was related to the interior/security door component, an attempt to restore a more modern element to a visual more appropriate for the historic structure. The reason for replacement, rather than repair, has not been provided.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The application was filed in conformance with applicable procedural and public notice 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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N-1.3 (Redevelop the neighborhoods in the Preservation area while carefully protecting their historic nature and character).

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-10-23 - Staff Report - 317 E Chestnut - CoA](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: April 20, 2023

CASE NO: BHP-10-23, Certificate of Appropriateness (COA)

REQUEST: 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. Franklin Square Historic District.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 317 E. Chestnut Street

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

Existing Land Use: Multiple-family

Property Size: 70' x 155' (10,850 square feet)

HISTORIC INFORMATION

Year Built: 1923
Architectural Style: Italian Renaissance
Architect: Arthur F. Moratz
Historic District: Franklin Square
Alternate Name: Phi Gamma Delta House

PROJECT DESCRIPTION

Background

The residence was constructed in 1926 as a two-story brick home and was the first fire-resistant home in Bloomington. As noted in the background from the Franklin Square Neighborhood National Register of Historic Places (NRHP) nomination, the “main façade of the house has two sets of French doors with six over four lights on the ground floor.” The sets on the easter and west wing of the property have mimicked this profile since at least the 1970s. The property was zoned S-4 in 1979 (Ord. No. 1979-11).

The current owner purchased the property prior to S-4 zoning in 1979. Multiple prior Certificates of Appropriateness at the property was obtained, including for front door replacement in 2008 (BHP-05-08), roof and fence repairs (1986, 1990, 2001), and iron fence/gate installation (2017).

Request

The applicant is requesting a Certificate of Appropriateness to “replace the existing wood storm doors with new aluminum storm doors on the four pairs of French Doors on the front side of the building.” The proposal does not state that the entry doors mentioned in the NRHP are to be replaced, but that the storm doors exterior to the original entry doors will be replaced. It is unclear when the storm doors were added, or if they are present in the available photos taken more than 50 years ago; based on minutes and staff reports, it appears the 2008 door replacement was related to the interior/security door component, an attempt to restore a more modern element to a visual more appropriate for the historic structure. The reason for replacement, rather than repair, has not been provided.

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.

While the storm doors that are the subject of the request are not different in profile (replacement of single-lites with single-lites), the existence of storm doors is indicated since at least 1950 (70+ years) and no evidence of replacement since that time was found. Replacement of the existing storm doors could be considered removal of historic materials without justification for why repair is infeasible. Additional information has been requested.

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 earlier appearance of the building.

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 significant architectural changes have occurred at the residence. N/A.

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

The proposed profile and lite configuration are compatible with the existing storm doors.

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.

No evidence has been provided that options for repair have been considered or attempted.

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. (Ordinance No. 2006-137, Section 44.11-5D)

No significant visual changes are 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 does not comply with the Exterior Door Policy as outlined in the Architectural Review Guidelines, which stresses repair over replacement when feasible.

Repair procedures for exterior door work include the following:

1. Repair rather than replace doors (entry, storm and screen) unless it is technically infeasible to do so.
2. If repair of historic doors (entry, storm and screen) is technically infeasible, new replacement doors may be approved if they duplicate the existing size, shape, proportion, profiles, hardware, details, glazing panel type and design, and operation.
 - a. Painted or stained wood and aluminum-clad doors are acceptable replacements for historic wood doors.

...

ADDITIONAL CONSIDERATIONS

If evidence can be provided that the repair of the existing storm doors is technically infeasible, or that they should not be treated as historic, then replacement with a painted aluminum-class door in the same profile, size, and lite configuration may be considered appropriate.

STAFF RECOMMENDATION

Staff finds that the scope of work does not meet the Standards for Review and does not comply with the Exterior Door Policies as presented in the Bloomington Architectural Review Guidelines, due to the lack of proof that repair is technically infeasible, and recommends that the Commission take the following actions:

Motion to deny the scope of work and request for a Certificate of Appropriateness, as submitted by Clayton Jefferson, LLC, for storm door replacement before repair has been attempted, at the property located at 317 E. Chestnut Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Petitioner Submission: Project Description and Information

Replace existing wood storm doors with new aluminum storm doors on the four pairs of French Doors on the front side of the building.

Brad Williams Construction will be the contractor on this project.

YOUR **PROFESSIONAL-CLASS** PRODUCT

Spectrum Series Storm Door - Model 291 Full View



SIZING

Custom Opening Size: 52 7/8" x 80 7/8"
Minimum Opening Size: 52 1/4" x 80 1 1/16"
Maximum Opening Size: 53 3/16" x 81 13/16"
Unit Size (Inside Z-Bar): 52 11/32" x 80 5/8"
Tip-to-Tip (Outside Z-Bar): 54 1/2" x 81 3/4"
Leaf Hinge Locations: 7 1/4", 28 11/16", 50 1/8", 71 5/8"
Slab Size: 25 1/2" x 80"

Installation Instructions



ENERGY

ENERGY PERFORMANCE RATINGS	
U-Factor (J, SI-P)	Solar Heat Gain Coefficient
1.04	0.86
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Total UV
0.90	0.73



QUOTE INFORMATION

Job: Tim Maurer
Order #9569314-1

DETAILS

French Spectrum 291 Full View
Custom Opening Size: 52 7/8" x 80 7/8"
Rustic Bronze
Standard Z-Bar
Primary Active: Right (OSL)
Factory Prep Astragal
Color Matched Leaf Hinge
1-1/2" Satin Nickel Bottom Expander
Satin Nickel Sierra Mortise Handleset (DH273) LockB (DH271)
Assign a Random Key Number
Handleset Prep at Standard Location (39")
Color Matched Dual Closers (DH220-44)
Clear Glass
Custom Sash Meeting Rail: 43"
Two Screens with Fiberglass Screen Mesh

Sell Price: \$1,876.46
Tax - 9.0%: \$168.88
Total: \$2,045.34



<u>PROPOSAL</u>	
 BRAD WILLIAMS CONSTRUCTION Carpentry & Woodworking 613 East Grove Street Bloomington, IL 61701 Home ph: 309-828-1506 Cell: 309-830-1706	
Tim Maurer 317 E. Chestnut St. Bloomington, IL	317 E. Chestnut St., storm door project
Phone: 309-287-4116	Date: 2-25-2023
Install 4 double storm doors on north side of building. • Material, including shims..... \$8,200.00 • Labor to install all doors.....\$1,300.00 <u>Total for labor and materials: \$9,500.00</u> This proposal is valid for 120 days. Authorized signature: _____	
Acceptance of Proposal: Signature_____Date:_____ Signature_____Date:_____	

Attachment 3: Documentation of request for additional information

From: Alissa Pemberton
Sent: Monday, April 10, 2023 2:38 PM
To: [REDACTED]
Subject: FW: 317 E. Chestnut Certificate of Appropriateness (BHP-10-23)

Hi Mr. Maurer,

I'm placing this back at the top of your inbox and adding an additional email address, in hopes that you have time to review and provide additional information that will allow us to recommend approval.

Alissa Pemberton
City Planner
City of Bloomington

Office: (309) 434-2448
Mobile: (309) 846-5009
115 E Washington St
Bloomington, IL 61702-3157
apemberton@cityblm.org
<https://www.cityblm.org/>

From: Alissa Pemberton <apemberton@cityblm.org>
Sent: Tuesday, March 28, 2023 4:35 PM
To: [REDACTED]
Subject: 317 E. Chestnut Certificate of Appropriateness (BHP-10-23)

Hi Mr. Maurer,

After reviewing the details of your application for a Certificate of Appropriateness (CoA) for the property at 317 E. Chestnut Street, I need to let you know that **we are unable to recommend approval of the CoA at this time** due to the lack of evidence that repair of the existing storm doors is technically infeasible.

If evidence can be provided that the repair of the existing storm doors is technically infeasible, then replacement with a painted aluminum-class door in the same profile, size, and lite configuration (as you have proposed) **may be considered appropriate.**

The case will still be presented to the Historic Preservation Commission and you may speak on behalf of the request at the public meeting, but I prefer to give people an opportunity to review and address any insufficiencies before case files and recommendations become public. Please let me know if you have additional information to provide by the end of the day on 4/12.

Sincerely,
Alissa Pemberton
City Planner
City of Bloomington



REGULAR AGENDA ITEM NO. 5.H.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: 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), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to establish findings that the project is **not eligible** due to the lack of an associated Certificate of Appropriateness and to **deny** the request as presented..

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-10-23, but has been recommended for denial on the basis that the lack of proof that repair is technically infeasible has not been provided.

The applicant is requesting a Funk Grant in the amount of \$4,750 for storm door 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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N-1.3e (Continue to enhance the City's designated historic districts. City currently provides some funding for improvements in the historic districts through the Eugene D. Funk program...)

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-11-23 - 317 E Chestnut St - FUNK Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: April 20, 2023

CASE NO: BHP-11-23, Funk Grant

REQUEST: 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. Franklin Square Historic District.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 317 E. Chestnut Street

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

Existing Land Use: Multiple-family

Property Size: 70' x 155' (10,850 square feet)

HISTORIC INFORMATION

Year Built: 1923
Architectural Style: Italian Renaissance
Architect: Arthur F. Moratz
Historic District: Franklin Square
Alternate Name: Phi Gamma Delta 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-10-23 but has been recommended for denial** on the basis that the lack of proof that repair is technically infeasible has not been provided. The applicant previously received Funk grants in 2017 and 2001.

Request

The applicant is requesting a **Funk Grant in the amount of \$4,750** for storm door replacement on the property. Costs include labor, equipment, and materials. The applicant has provided a single quote.

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 Nationally and locally-designated (S-4) Franklin Square Historic District.

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

This project is an exterior project to preserve an exterior feature (original French entry doors) of the original structure.

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.**

This is not an exterior painting and/or staining project. 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 (individual proprietor, no sub-contractors). 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.

Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness are not eligible for a grant award. As of the writing of this memo, a CoA had not been acquired for the subject work, and the CoA applied for (as case BHP-10-23) can not be recommended for approval for lack of proof that repair is not feasible.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria and conditions, but not the 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 not eligible due to the lack of an associated Certificate of Appropriateness and to deny the request 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.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Project cost estimate from Brad Williams 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	
Tim Maurer 317 E. Chestnut St. Bloomington, IL	317 E. Chestnut St., storm door project
Phone: 309-287-4116	Date: 2-25-2023
Install 4 double storm doors on north side of building. • Material, including shims..... \$8,200.00 • Labor to install all doors.....\$1,300.00 <u>Total for labor and materials: \$9,500.00</u> This proposal is valid for 120 days. Authorized signature: _____	
Acceptance of Proposal: Signature_____ Date:_____ Signature_____ Date:_____	



REGULAR AGENDA ITEM NO. 5.I.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 4

SUBJECT: 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), 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 build a fence encompassing the east side and rear yard of the property. The proposed fence would be constructed of cedar with Victoria Copper Appearance High Point Post Tops. It would include two gates, located at the front of the property near the east side of the house, and at the driveway connecting to Washington street, south of the garage. The fencing design will mimic the existing picket fence on the rear of the property; a spaced, partial concave picket fencing with posts every 8 feet, standing at 4 feet tall, and finished in a grey, semi-transparent stain.

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N-1.3 (Redevelop the neighborhoods in the Preservation area while carefully protecting their historic nature and character).

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-12-23 - Staff Report - 1007 E Jefferson St](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: April 20, 2023

CASE NO: BHP-12-23, Certificate of Appropriateness (COA)

REQUEST: Consideration, review and action on a request submitted by Jeffrey Deaver for a Certificate of Appropriateness for fence installation for the property located at 1007 E. Jefferson Street. PIN: 21-03-304-008. Davis-Jefferson Historic District.



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).

The current owners purchased the property in February of 2023. In 2000, previous owners of the property proposed, and were approved, to attend to the flat roof of the carriage house, which he intended to raise on the side under the windows 14 inches to give the carriage roof pitch. Also proposed and was approved to fix/replace deteriorated siding, remove the door to the roof and convert it back into a widow, foundation drainage work to lead into a cistern, and the addition of a back porch.

Request

The applicant is requesting a Certificate of Appropriateness to build a fence encompassing the east side and rear yard of the property. The proposed fence would be constructed of cedar with Victoria Copper Appearance High Point Post Tops. It would include two gates, located at the front of the property near the east side of the house, and at the driveway connecting to Washington street, south of the garage. The fencing design will mimic the existing picket fence on the rear of the property; a spaced, partial concave picket fencing with posts every 8 feet, standing at 4 feet tall, and finished in a grey, semi-transparent stain.

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.

The existing fence, while not original, is compatible with the structure and mimics smaller sections of fencing found on the property. The materials proposed (cedar fencing) are appropriate to those that would have been used at the time of the house's construction (c.1886), and the suggested stain color (grey, semi-transparent) matches the exterior siding of the home. The owner has provided evidence of neighboring properties which also have similar fencing along the properties, and the proposed fence would not decrease the compatibility of the property with the rest of the 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 Italianate style and period of significance have been taken into consideration during selection of the profile and color for the proposed fence. Zoning Code for this property permits an up-to 6-foot fence in the side and rear yards; the proposed fence would comply with Zoning requirements. If the suggested cedar picket fencing is used, spacing will be visible from the street, and the partial concave height design will provide visual interest.

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 a Certificate of Appropriateness for fence installation for the property located at 1007 E. Jefferson Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Proposed fence line for 1007 E. Jefferson



Attachment 2: Proposed fence mockup, front of 1007 E. Jefferson

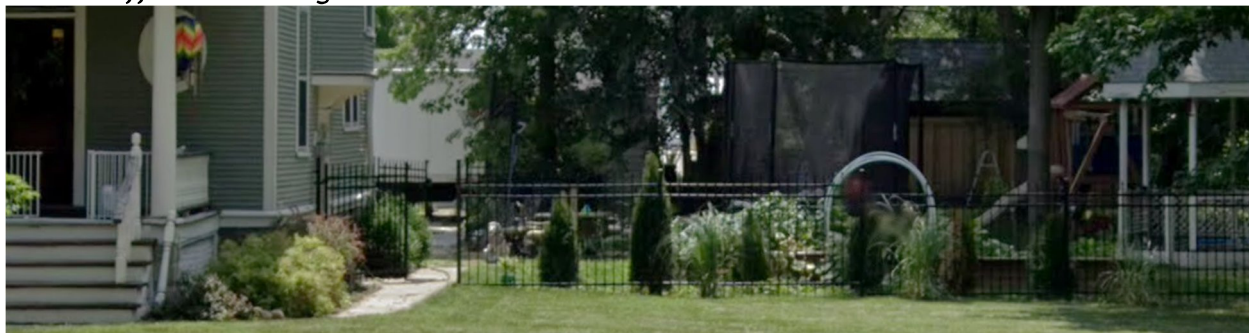


Attachment 3: Existing fence in rear of 1007 E. Jefferson

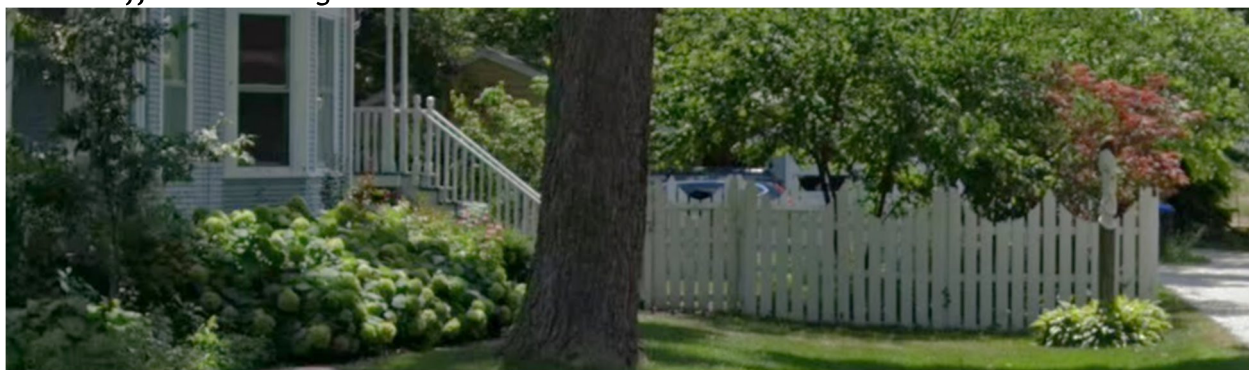


Attachment 4: Example of fencing on neighboring properties

902 E. Jefferson Fencing



903 E. Jefferson Fencing



1009 E. Jefferson Fencing



1103 E. Jefferson Fencing





REGULAR AGENDA ITEM NO. 5.J.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 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 property located at 809 N. McLean Street (PIN: 21-04-210-001), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to continue the request for a Certificate of Appropriateness, as submitted by Zac Alvis for a Certificate of Appropriateness for priming and painting, box gutters, fascia, fascia board, and soffit repair for the property located at 809 N. McLean Street, until the applicant provides additional information on the proposed materials and methods.

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 painting on the east side of the home, as well as repairing broken box gutters, fascia, fascia board, and soffit on the southwest corner of the house. At this time, the applicant has not provided enough information on methods and materials to determine whether the standards of review for a Certificate of Appropriateness have been met.

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N-1.3 (Redevelop the neighborhoods in the Preservation area while carefully protecting their historic nature and character).

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

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

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: 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 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 have been applied for since BH-20-19.

Request

The applicant is requesting a Certificate of Appropriateness for painting on the east side of the home, as well as repairing broken box gutters, fascia, fascia board, and soffit on the southwest corner of the house.

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 applicant has not provided enough information to determine whether this standard is met.

3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

The proposed work 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.

The applicant has not provided enough information to determine whether this 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 has not provided enough information to determine whether this 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.

This standard may not be met.

The proposal for painting includes pressure washing as a cleaning method; while low pressure washing may be appropriate for the removal of surface debris, high pressure washes may damage historic materials and are not appropriate.

The proposal includes prep, priming and painting without discussion of products to be used; the Secretary's Standards recommend "Applying compatible paint coating systems to historically painted wood following proper surface preparation."

The Standards stress repair over replacement; repair of box gutters, fascia, fascia board, and soffit may meet the standard, but materials and methods have not been provided.

Soffit and fascia repair information does not include plans for treatment of damaged brackets.

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 may not comply 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

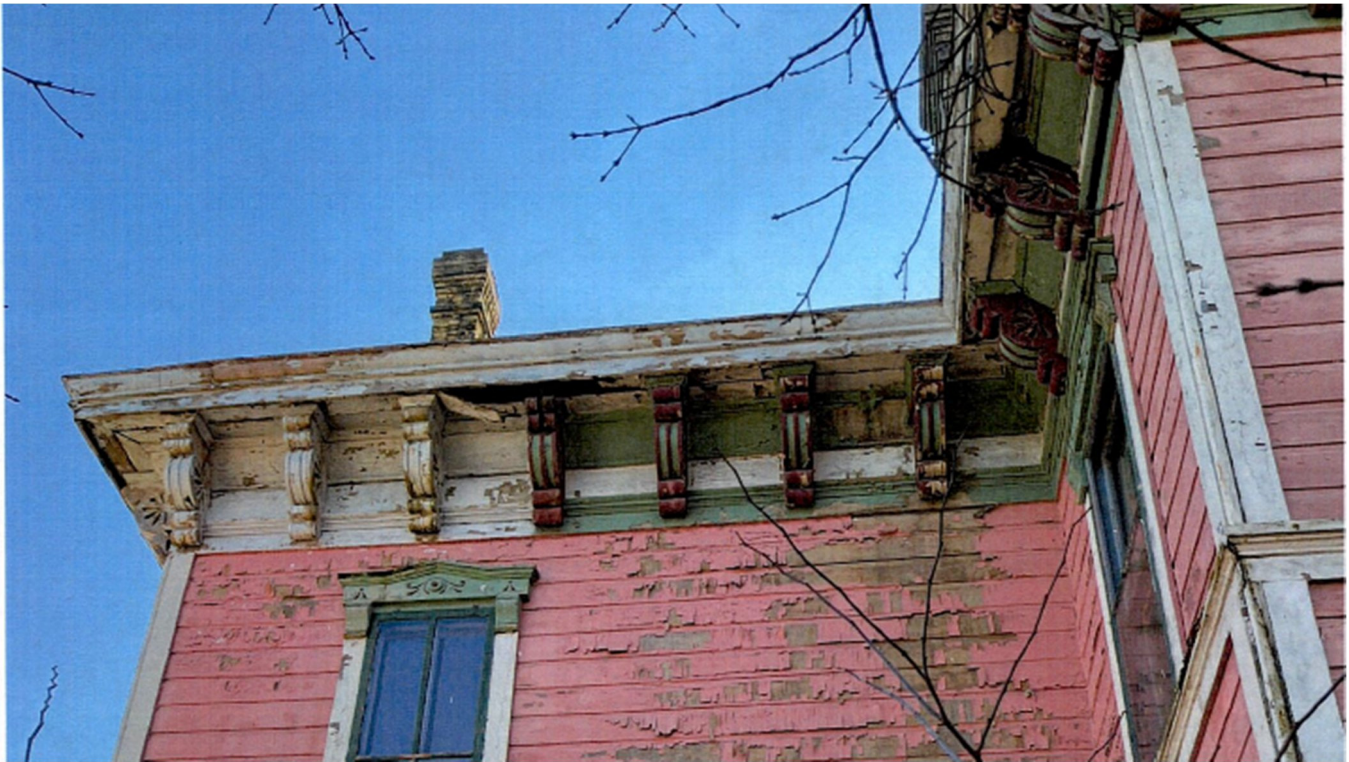
Staff finds that the scope of work may not meet the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends that the Commission take the following actions:

Motion to continue the request for a Certificate of Appropriateness, as submitted by Zac Alvis for a Certificate of Appropriateness for priming and painting, box gutters, fascia, fascia board, and soffit repair for the property located at 809 N. McLean Street, **until the applicant provides additional information on the proposed materials and methods.**

Respectfully submitted,
Alissa Pemberton
City Planner

Attachment 1: Images of Existing Project Area





Attachment 2: Petitioner Submission: Project Description and Information

To: Alissa Pemberton <apemberton@cityblm.org>
From: Zac Alvis <[REDACTED]>
Date: March 31, 2023
Subject: 809 N Mclean St, Bloomington

Hi,

I wanted to submit a proposal for work to be done on this property. The proposal is to paint the east side of the house (currently white and with lots of chipped paint).

Also, we will repair the broken box gutter/ fascia/ fascia board/ soffit on the southwest corner of the house. We are going to do the repairs ourselves. The box gutter is actually completely gone (was ripped off and destroyed by a storm).

Sorry, it took a little while to get this to you. I was on vacation with my family when I received your voicemail.

I know there is a formal application to submit. If you could send that link to me that would be awesome. Let me know if I need to do anything else.

Thank you,

Zac Alvis
[REDACTED]

Attachment 2: Contractor Quote (Precise Painting)

ESTIMATE

Precise Painting
302 S Lee St
Bloomington, IL 61701

info@precisepaintingblm.com
+1 3096652109
www.precisepaintingblm.com



Dan Burkhart

Bill to
Dan Burkhart
809 N McLean St
Bloomington, Illinois 61701

Ship to
Dan Burkhart
809 N McLean St
Bloomington, Illinois 61701

Estimate details
Estimate no.: 1032
Estimate date: 2/21/23

Product or service		Amount
1. Services	1 unit x \$0.00	\$0.00
Power wash and clean Mask and protect all permanent fixtures of the home Scrape loose and peeling paint Caulk and prep as needed Apply one (1) coat of exterior wood primer to all raw wood Apply two (2) coats of exterior finish paint		
2. Services	1 unit x \$0.00	\$0.00
See description above for the following areas:		
3. Services	1 unit x \$0.00	\$0.00
Complete exterior: Work to be completed on the home will be done so on a time and materials basis of \$65.00 per man per hour until completed Paint to be bought and paid for by the homeowner and will be allowed to use Precise Painting discount Labor invoice and payout to be completed on a weekly basis, an update on the progress will be given at the same time the hours are turned in to the homeowner PRICE: \$TBD -Cost of back only would approximately be 144 hours @ \$65 per man per hour (\$9360.00) plus primer, paint and materials -Cost of entire home would approximately be 1300 hours @ \$65 per man per hour (\$84,500) plus primer, paint and materials		
Total		\$0.00

Note to customer

Thanks again for the opportunity and we look forward to working with you.



REGULAR AGENDA ITEM NO. 5.K.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: 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), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request by Jamison Mathy for a Rust Grant in the amount of up to \$12,207.50 for glass restoration and entryway work on the property located at 301 N. Main Street.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: Front door & surround will be removed and replaced with glass & aluminum front. Window on Main Street side will also be removed and replaced. Brickwork around edges of windows & doors will be tuckpointed & generally cleaned up. This is a small part of a much larger project to restore a building that has been neglected since 2009 when prior occupants moved out.

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive

Plan 2035:

N-1.3e (Continue to enhance the City's designated historic districts. City currently provides some funding for improvements in the historic districts through the Eugene D. Funk program...)

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-13-23 - RUST - Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 16, 2023

CASE NO: BHP-13-23, Rust Grant

REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 301 N. Main Street

Existing Zoning: D-1 (Central Business) District

Existing Land Use: Vacant (future retail)

Property Size: 96' x 98' (9,408 square feet - fully built)

HISTORIC INFORMATION

Year Built: 1890/1901/1940, additional façade alterations 1960s/90s
Architectural Style: Art Moderne
Architect: Unknown
Historic District: Bloomington Central Business District
Alternate Name: Durley Building / Woolworth Store Building

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building have not received a Rust Grant in the recent past.

Request

The applicant is requesting a **Rust Grant in the amount of \$12,270.50** to restore glass frontage to the primary entrance to the building as part of renovation to allow occupancy and improve ADA accessibility.

Project Description

Front door & surround will be removed and replaced with glass & aluminum front. Window on Main Street side will also be removed and replaced. Brickwork around edges of windows & doors will be tuckpointed & generally cleaned up. This is a small part of a much larger project to restore a building that has been neglected since 2009 when prior occupants moved out.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

This project addresses both visual and structural improvements of the façade near the south entry of the subject property. Repair of fascia and soffits, replacement of failed sealant, signage and painting are all eligible exterior improvements.

2. **Where the project falls within the list of prioritization criteria.**

This project falls under priority 4, "Preserving a non-historic property," by helping to fund the completion of efforts that will result in occupancy and, ultimately, better long-term care and use of the property.

3. **The ownership and usage of the subject building comply with the Rust Grant program guidelines.**

The subject property is owned by (FORGETFUL FRIENDS LLC, DBA) Red Raccoon Games, a commercial establishment, which will occupy the building once renovation is complete.

4. **The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior’s Standards for Rehabilitation.**

Little, if any, original material remains in the structure that has burned twice (1900, 1939) and been remodeled and subdivided multiple times. The remaining historic architectural features of the building (the shape of the entryway and the curved awning that held the “Woolworth” name) will be retained and structurally repaired. Through the course of the complete project, the current metal panel fascia will be removed and replaced with semi-gloss red metal paneling and additional transparency provided around the entryway, for a look reminiscent of the iconic Woolworth’s of the early 20th century.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

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

Rust Grant applications typically require the submission of at least two quotes. Due to the scope of the overall project—of which this façade improvement is a small piece—the sole source justification can be reasonably applied, and the requirement of an additional quote waived. All other conditions have been met. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Harriett Fuller Rust Façade 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 Jamison Mathy for a Rust Grant in the amount of **up to \$12,207.50** for glass restoration and entryway work on the property located at 301 N. Main Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Pictures of work area
2. Design plan, specifications, and materials
3. Estimate
4. Historic Photos

Attachment 1 - Pictures of work area



Attachment 2 - Design plan, specifications, and materials

[illegible]

Attachment 3 - Estimate



216 E. Grove Street Suite 2100
Bloomington, IL 61701

(p) 309.808.2691
(f) 309.808.2699

Red Raccoon Games
301 N. Main Street
Bloomington, IL 61701

Rust Grant Application Proposal

Proposed Exterior Façade Improvements Scope of Work:

- Project Management, Supervision & Work Coordination
- Project Cleanup & Safety Control Measures
- Convert Main Entrance to Aluminum Storefront and Expand Opening
- Rework Masonry Around New Aluminum Storefront Entrance
- Caulking Around New Entrance
- Architectural Design Fees
- General Contracting Fees

Estimated Base Bid:

Twenty Four Thousand Four Hundred Fifteen Dollars.....\$24,415.00

Associated Catalyst Fees (included in estimated base bid):

- Project Management: \$1,632.00
- Project Supervision: \$1,568.00
- Overhead & Profit: \$1,810.00



216 E. Grove Street Suite 2100
Bloomington, IL 61701

(p) 309.808.2691
(f) 309.808.2699

Red Raccoon Games
301 N. Main Street
Bloomington, IL 61701

Rust Grant Application Breakdown

Exterior Façade Improvements

Division	Category	Cost	Trade Partner	Scope of Work
1	General Requirements	\$ 1,632.00	Catalyst Construction	Project Management
1	General Requirements	\$ 1,568.00	Catalyst Construction	Project Supervision
1	General Requirements	\$ 1,360.00	Workbench Architects	Architectural Design Fees
2	Demo	\$ -		
3	Concrete	\$ -		
4	Masonry	\$ 4,100.00	Arch Masonry	Demo & tooth in brick around new front entrance aluminum storefront
5	Metals	\$ -		
6	Woods	\$ -		
7	Thermal & Moisture	\$ -		
8	Openings	\$ 13,945.00	McLean County Glass & Mirror	Convert main entrance to aluminum storefront and expand opening
9	Finishes	\$ -		
10	Specialties	\$ -		
11	Equipment	\$ -		
12	Furnishings	\$ -		
13	Special Construction	\$ -		
14	Elevator	\$ -		
21	Fire Sprinkler	\$ -		
22	Plumbing	\$ -		
23	HVAC	\$ -		
26	Electrical	\$ -		
31	Earthwork	\$ -		
32	Site Improvements	\$ -		
33	Utilities	\$ -		
	Subtotal	\$ 22,605.00		
	Profit & Overhead	\$ 1,810.00	Catalyst Construction	
		TOTAL COST: \$ 24,415.00		



ARCH MASONRY CONSTRUCTION

114 SHADOW CRK., WASHINGTON, IL. 61571

EMAIL: ARCHMASONRYINC@COMCAST.NET

October 15, 2022

Catalyst Construction
210 S. East Street
Bloomington, IL. 61701
Email: britt@catalystconstructs.com

Red Racoon Games
301 N. Main Street
Bloomington, IL.

ACCEPTED BID

Alternate #2-Front Entrance rework
Demo, Tooth back with existing brick

\$4,100

Submitted for your consideration,

Kurt Hartter
Arch Masonry Inc.
309-303-6583

MCLEAN COUNTY GLASS & MIRROR, INC.
903 W. LOCUST STREET
BLOOMINGTON, IL 61701-2800
PHONE (309) 827-1600 FAX (309) 828-9049

Bid Date: Updated October 20, 2022

Job Name: Red Raccoon Games

ACCEPTED BID

TOTAL MATERIALS & LABOR	\$7,800.00
Pair of Doors with Transom Frame & 11 Interior lites of glass	
ADDENDUM 1: Window D	Add \$980.00
ALTERNATE 2: Add 2 Sidelites	Add \$1,870.00
ALTERNATE 4: Add Transaction Window	Add \$4,325.00

BASE BID – PAIR OF DOORS

Entrance Doors

- One (1) Kawneer 6'0 x 7'0 Pair of Commercial Entry Doors
- One (1) Kawneer 6'0 x 7'0 Transom Door Frame
- #40 Dark Bronze Anodized Finish
- 190 Narrow Stile Door with 10" Bottom Rail
- One and one-half (1 1/2) Pair Butt Hinges with Non-Removable Pins
- Standard Locks (Exterior Key Cylinder & Interior Thumbturn)
- Architect's Classic CP-II/CO-9 Push/Pull Hardware
- Norton 1601 Door Closers
- 1" Insulated Unit with Clear/High-Performance Low-E Tempered Safety Glass
- Standard Threshold, Sweep & Weathering

Sidelites & Door Lites

- Two (2) 18" x 80" – 1/4" Clear Tempered Glass (Door 002 & 016)
- Four (4) 24" x 80" – 1/4" Clear Tempered Glass (Door 003A, 103, 107A & 107B)
- One (1) 24" x 48" – 1/4" Clear Tempered Glass (Window B)
- One (1) 24" x 24" – 1/4" Clear Tempered Glass (Window C)
- One (1) 36" x 48" – 1/4" Clear Tempered Glass (Window D)
- Two (2) 72" x 48" – 1/4" Clear Tempered Glass (Window E)

ADDENDUM 1: WINDOW D

- One (1) 36" x 48" Opening
- Kawneer 451T Thermal, Center-Glazed Storefront Framing System
- #40 Dark Bronze Anodized Finish
- 1" Insulated Unit with Clear/High-Performance Low-E Tempered Safety Glass

ALTERNATE 2 – 2 SIDELITES

Sidelites

- Two (2) 24" x 116" Openings Divided into Two (2) Rows
- Kawneer 451T Thermal, Center-Glazed Storefront Framing System
- #40 Dark Bronze Anodized Finish
- 1" Insulated Units with Clear/High-Performance Low-E Glass

ALTERNATE 4 – TRANSACTION WINDOW

- One (1) 65" x 52" Opening Divided into Two (2) Bays with Transaction Window in Bay 1
- Kawneer 451T Thermal, Center-Glazed Storefront Framing System
- #40 Dark Bronze Anodized Finish
- 1" Insulated Units with Clear/High-Performance Low-E Glass

Transaction Window

- One (1) Ready Access 275 Single Panel Sliding Window
- Manual Open/Self Close
- 35 3/4" x 35 3/4" with 13" x 27" Service Opening
- Bronze Finish
- 1/4" Clear Tempered Glass

LABOR

- Includes installation of the above-described materials per glazing industry standards.

NOTES

- This bid is valid for a period of thirty (30) days from the bid date above.
- This bid is based on McLean County Glass & Mirrors Inc.'s interpretation of written and/or verbal plans and specifications. Any changes to the plans will require a change in the quote bid.
- This bid is based on adequate support of elevations being provided at head, sill, and jambs. Structural support and design are by others.
- Final keying by others.

TERMS

- Net thirty (30) days for date of invoice(s).
- Interest of eighteen percent (18%) will be added to past due balances after the first thirty (30) days.



2400 SW Adams Street
Peoria, IL 61602
Phone: 309-676-3573
www.kellyglass.com

PROPOSAL SUBMITTED TO:

Catalyst Construction Inc

ATTENTION:

Bryan Bornder

JOB NAME:

Red Racoon Games

JOB LOCATION:

301 N Main St, Bloomington, IL

We propose to furnish and install the following per plans dated 9/27/22 and addendum #1 (10/10/22):

Base Bid

- (1) Kawneer #451T thermal aluminum storefront frame type D, approx. 3'0" x 4'0"
- Aluminum finish to be Kawneer #40 dark bronze anodized
- 1" Clear tempered SN68 low-e insulated safety glass with argon at above noted frame
- 1/4" Clear tempered safety glass at hollow metal doors and frames (doors & frames by others):
 - (1) Type B borrowed lite
 - (1) Type C borrowed lite
 - (2) Type E borrowed lites
 - (2) Type 2 sidelites
 - (4) Type FG doors

DECLINED BID

Clarifications and Exclusions

- Perimeter sealants adjacent to our aluminum systems are included
- No demolition, disposal, or final cleaning
- All work to be performed in (1) mobilization
- No delegated design, PE stamp, engineering analysis, testing, or associated fees
- **Due to extreme market fluctuations, Kelly Glass can only guarantee these prices for 30 days without a contract in place. Prices on this proposal are subject to revision after 11/13/22**

We propose to furnish material, labor, and **NO** tax; complete in accordance with the above specifications for the sum of:

\$4,950.00

Alternate #2- For Kelly Glass to furnish and install:

- (1) Pair Kawneer #190T narrow stile thermal aluminum doors, 6'0" x 7'0" with immediate transom frame, overall frame size approx. 6'4" x 11'8". Thermal doors per Door Schedule note # 17/A6
- Aluminum door hardware to be provided as follows:
 - 1-1/2 pair Kawneer ball bearing butt hinges per leaf
 - Adams Rite maximum security deadbolt locks on active leaf and flush bolts on inactive leaf
 - Kawneer keyed cylinder at exterior, thumbturn at interior
 - Precision 416RWPA surface mounted closer
 - Kawneer 1" diameter push/pull handles
 - ADA compliant low-rise aluminum threshold
 - Kawneer Sealair weatherstripping
 - Kawneer standard door sweeps

- NOTE- No panic exit devices included-pricing is available upon request, but we would need to know what type and brand that you want. Narrow stile door may need to change to medium stile.
- (2) Kawneer #451T thermal aluminum storefront frames, approx. 2'0" x 10'8"
- Aluminum finish to be Kawneer #40 dark bronze anodized
- Glazing to be 1" Clear tempered SN68 low-e insulated safety glass with argon

ADD: \$15,950.00

Voluntary Alternate

- For Kelly Glass to furnish and install standard Kawneer aluminum doors at exterior in lieu of specified thermally broken. Kawneer standard aluminum doors meet the latest IECC 2018 energy codes when glazed with our high performance low-e glass (as included in Base Bid). Thermally broken doors are not required to meet code and have much longer lead times

DEDUCT: <\$3,000.00>

Alternate #4- For Kelly Glass to furnish and install:

- (1) Kawneer #451T thermal aluminum storefront frame type A, approx. 5'4" x 4'6"
 - Glazing to be 1" Clear tempered SN68 low-e insulated safety glass with argon
 - Aluminum finish to be Kawneer #40 dark bronze anodized
- (1) Quikserv #3030 manual-open, self-closing transaction window, 3'0" x 3'0"
 - Aluminum finish to be Quikserv dark bronze anodized
 - Glazing to be 1" Clear tempered insulated safety glass
 - No shelf furnished or installed

ADD: \$7,000.00

Any fees associated with third party billing services will be added to the quoted amount

PROPOSAL SUBMITTED BY: *David DeKeyser*

DATE: 10/12/22

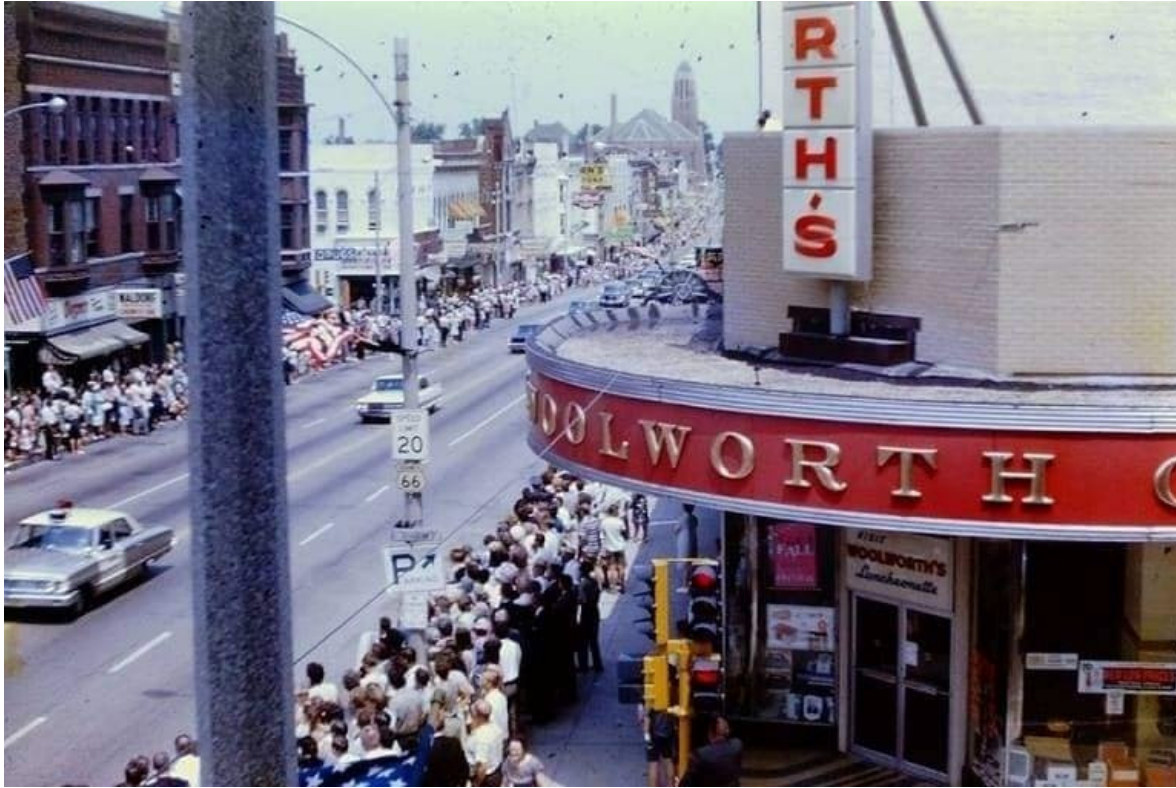
ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED ON PROPOSAL. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. NO WARRANTY FOR GLASS BREAKAGE UNLESS DIRECTLY CAUSED BY KGI. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDER AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE AMOUNT QUOTED. GLASS LABELS AND FABRICATION MARKINGS WILL BE REMOVED BY KGI. FINAL CLEANING OF GLASS AND ALUMINUM ARE NOT INCLUDED. COMPLETION DATES ARE NOT GUARANTEED AND ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR ANY OTHER DELAYS BEYOND OUR CONTROL. KGI IS NOT RESPONSIBLE FOR ANY PERMITS OR BUILDER'S RISK INSURANCE THAT MAY BE REQUIRED. KGI WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

NOTE: WE RESERVE THE RIGHT TO WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN 30 DAYS.

ACCEPTANCE OF PROPOSAL - THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. THE UNDERSIGNED AUTHORIZES KGI TO DO THE WORK AS SPECIFIED ON PROPOSAL. PAYMENT FOR MATERIALS IS REQUIRED UPON DELIVERY TO KGI. PAYMENT FOR SERVICES IS REQUIRED AT TIME OF COMPLETION OF SAID SERVICES, UNLESS OTHERWISE STIPULATED BELOW. THE UNDERSIGNED AGREES TO PAY ALL LEGAL FEES AND EXPENSES NECESSARY TO COLLECT ANY BALANCE DUE ON THIS ACCOUNT AND TO PAY A SERVICE FEE OF 1.5 % PER MONTH ON ALL PAST DUE BALANCES.

SIGNATURE: _____ DATE: _____

Attachment 4 - Historic Photos





REGULAR AGENDA ITEM NO. 5.L.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: 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), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request 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.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: Tuck pointing on elevator shaft of south exterior wall (near 6th floor). Deterioration is visible from Washington Street. Spalled and cracked bricks will be replaced, as necessary, and mortar added. Process: remove cracked or crumbling brick and replace, grind cracked mortar joints and fill. Lift rental will be required due to the height of the project area.

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N-1.3e (Continue to enhance the City's designated historic districts. City currently provides some funding for improvements in the historic districts through the Eugene D. Funk program...)

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-14-23 - RUST - Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 16, 2023

CASE NO: BHP-14-23, Rust Grant

REQUEST: 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.



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 212 N. Center Street

Existing Zoning: D-1 (Central Business) District

Existing Land Use: Multiple-Family (Condo) Residential

Property Size: 46' x 198' (9,108 square feet - fully built)

HISTORIC INFORMATION

Year Built: 1910/1926
Architectural Style: English Gothic
Architect: Pillsbury
Historic District: Bloomington Central Business District - Contributing
Alternate Name: Ensenberger's Store

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building have not received a Rust Grant in the recent past.

Request

The applicant is requesting a **Rust Grant in the amount of \$7,800** for tuckpointing, brick repair, and replacement on the south wall of the elevator shaft.

Project Description

Tuck pointing on elevator shaft of south exterior wall (near 6th floor). Deterioration is visible from Washington Street. Spalled and cracked bricks will be replaced, as necessary, and mortar added. Process: remove cracked or crumbling brick and replace, grind cracked mortar joints and fill. Lift rental will be required due to the height of the project area.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

The request is for funding of a tuckpointing and brick repair/replacement project on a portion of the building that is visible from the street and will have a positive impact on the appearance of the building, as well as help preserve the structural integrity of the building.

2. **Where the project falls within the list of prioritization criteria.**

This project falls under priority 1, "Preserving a historic property."

3. **The ownership and usage of the subject building comply with the Rust Grant program guidelines.**

The subject property is owned by multiple individuals and managed by a Board of Directors who have approved application for this grant. The first floor is primarily occupied by Martinelli's Market, a commercial bakery with an associated storefront.

4. **The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.**

Prospal Restoration Masonry Design, Inc. proposes to use "Type N" mortar, noting the area has been tuckpointed previously. They are willing to use alternate types if required; the mortar has not been tested for existing type. Staff was unable to reach Benson to discuss the project. Neither proposal includes high-pressure or sand cleaning of the area, or other cleaning or sealing treatment that is inappropriate for the preservation and maintenance of brick.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

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

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Harriett Fuller Rust Façade 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 the Ensenberger Board of Directors for a Rust Grant in the amount of **up to \$7,800** for tuckpointing, brick repair, and replacement on the property located at 212 N. Center Street.

Optional Condition:

- Requirement to use an historically-appropriate "pointing" mortar (Type O).

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Pictures of work area
2. Estimate 1
3. Estimate 2

Attachment 1 - Subject Work Area



Attachment 2 - Estimate #1 (Prospal Restoration Masonry Design - Type N Mortar Proposed)

Prospal Restoration Masonry Design Inc.

207 S. West
LeRoy, IL 61752
(309) 261-7142

Estimate

Date	Estimate #
2/27/2023	863

Name / Address
Young America Realty 212 n center Bloomington Illinois

			Project
Description	Qty	Rate	Total
estimate for masonry repair south exterior brick wall above sixth floor		0.00	0.00
Inspection of south wall ground level looking up to area above sixth floor reveals cracked crumbling brick and cracked mortar joints between brick. Estimate of damage hard to determine from viewing from ground. Repairs:	1	10,700.00	10,700.00
1 - remove cracked crumbling brick and replace with new hard brick [quantity undetermined until viewing wall from lift, 200 brick estimate] 2 - grind cracked mortar joints between brick exterior south wall above sixth floor. 3 - fill in mortar joints between brick exterior south wall above sixth floor.			
Materials on the job - mortar 80 pound bag	20	10.00	200.00
Materials on the job - brick	200	1.00	200.00
lift rental one week one hundred twenty foot aerial lift	1	4,500.00	4,500.00
thank you for calling Prospal Restoration			
Total			\$15,600.00

Attachment 2 - Estimate #2 (Benson Masonry - Mortar Type Not Provided)



BENSON
bensonmasonry@gmail.com
www.fixbricks.com

PHONE (217) 671-7216

Attention:

Pat

Estimate

Name: Ensenberger building

Date 02/24/23

Address: 212 N center

Owner:

City/St/Zip: Bloomington il

Contractor: Benson

Project Name: Elevator shaft

Project No: 21494

We hereby propose to furnish the materials and perform the labor necessary for the completion of :

To remove and replace approximately 20 bricks on elevator shaft. To grind and tuckpoint around same area all of the missing, cracked and recessed mortar joints. To clean smears next day.

This estimate includes the cost of a rental of a 100' lift at 1500/wk

Cost: 9655.00

All material is guaranteed to be as specified, and the above work to be completed in accordance with the specifications submitted. Our work will be completed in a professional manner, for the sum of \$ see above.
This price is quoted and considered accurate as of 02/24/23. Material prices change daily, therefore this estimate may be revised or withdrawn if not accepted within 14 (Fourteen) days. Payment terms to be negotiated and agreed upon by all parties prior to contract signing.

Benson Masonry Repair

Date:02/24/23



REGULAR AGENDA ITEM NO. 5.M.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: Ward 6

SUBJECT: 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), as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: Motion to establish findings that the project is eligible and to **approve** the request 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.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 3a. Retention and growth of current local businesses

BACKGROUND: Remove damaged (flat roof) membrane, as needed, flash penetrations, install EPDM roofing, install new caps and metal edge/coping/flashing as necessary. The request is for reroofing prior to tuckpointing and other fascia/soffit repair, to address drainage and leak issues causing damage to the façade and underlying structure.

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N-1.3e (Continue to enhance the City's designated historic districts. City currently provides some funding for improvements in the historic districts through the Eugene D. Funk program...)

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[BHP-16-23 - RUST - Staff Report](#)

TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 16, 2023

CASE NO: BHP-16-23, Rust Grant

REQUEST: 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).



Above: Subject property, current day

PROPERTY INFORMATION

Subject property: 206 N. Gridley Street (former 208 N. Gridley)
Existing Zoning: D-2 (Downtown Transitional) District
Existing Land Use: Multiple-Family Residential
Property Size: 34' x 87' (2,958)

HISTORIC INFORMATION

Year Built: c.1914
Architectural Style: Craftsman
Architect: Unknown
Historic District: N/A
Alternate Name: Corinne Portrait Studio

PROJECT DESCRIPTION

Background

Properties must be within the Rust Grant program's target area and either owned-by or long-term leased by the applicant. Only one grant per fiscal year is allowed per building. The applicant and building have not previously received a Rust Grant.

Request

The applicant is requesting a **Rust Grant in the amount of \$25,000** for roof repair and replacement on a 1910-20s store/residence, now used as a multiple-family dwelling.

Project Description

Remove damaged (flat roof) membrane, as needed, flash penetrations, install EPDM roofing, install new caps and metal edge/coping/flashing as necessary. The request is for reroofing prior to tuckpointing and other fascia/soffit repair, to address drainage and leak issues causing damage to the façade and underlying structure.

STANDARDS FOR REVIEW

For each Harriett Fuller Rust 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. **The project is a façade improvement, ranging from minor repairs and painting to complete façade renovation and structural improvements needed to prevent the façade from safety failures.**

The request is for reroofing, including replacement of flashing, new caps, and new coping to prevent deterioration of the structural roof and avoid accelerated deterioration of historic materials and the façade below. No changes to the shape or visual characteristics of the roof are proposed as part of the project.

2. **Where the project falls within the list of prioritization criteria.**

This project falls under priority 4, "Preserving a non-historic property."

3. **The ownership and usage of the subject building comply with the Rust Grant program guidelines.**

The subject property is owned by "Allied Properties, LLC," for which Donny Bounds (the applicant) is the principal agent.

4. The restoration or historic rehabilitation project planned will be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The City's Architectural Review Guidelines state, "The original form and shape of the roof shall be retained" and "Flat roofs which are not visible from the street may be replaced with any new material." Both of these provisions apply and will be complied with. The Secretary of the Interior's Standards include: "Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration," and "replacing in kind [as necessary]." These standards are met.

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

Costs include labor, equipment, and materials. No sweat equity is being provided.

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

While the focus of the Rust Grant program is on "commercial buildings" with storefronts and conventional "commercial" uses, the appearance and quality of *all* buildings in the target area have an impact the overall attractiveness and property values in Downtown. Therefore, "Properties whose partial or entire use was residential on all of the first floor on the date this program came into existence, [are] eligible for the grants as determined on a case by case basis" (Grant Guidelines).

All conditions have been met. No limitations apply.

STAFF RECOMMENDATION

Staff finds that the scope of work meets the eligibility criteria, conditions, and limitations as presented in the Harriett Fuller Rust Façade 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 Donny Bounds for a Rust Grant in the amount of up to **\$25,000** for roof repair and replacement on the property located at 206 N. Gridley Street.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Pictures of work area
2. Estimate 1
3. Estimate 2

Attachment 1 - Subject Work Area



Attachment 2 - Estimate #1 (Integrity Roofing, LLC)

ESTIMATE



Prepared For

Donnie Bounds
208 N Gridley St
Bloomington, IL 61701
(309) 310-7119

Integrity Roofing LLC

1206 S Adelaide St, Unit #3
Normal, IL 61761
Phone: (309) 386-1423
Email: irlc20@gmail.com
Web: www.integrityroofingllc.net

Estimate # 1864
Date 04/13/2023
Business / Tax # 85-0655758

Description	Quantity	Total
Reroofing of the Upper Roof, Front Porch and Lower garage roof	1	\$0.00
Remove membrane as necessary	1	\$58,678.00
Install one layer of 1 inch thick polyiso insulation. Install a 60 Mil adhered black EPDM roofing system. Put flashings on walls and penetrations. Install metal edge, metal coping and metal as necessary. It is understood that this is prevailing wage.		

Subtotal	\$58,678.00
Total	\$58,678.00
Deposit Due	\$29,339.00

Payment Schedule

Deposit (50%)	\$29,339.00
1st Payment (25%)	\$14,669.50
2nd Payment (25%)	\$14,669.50

Attachment 2 - Estimate #2 (Roofsmith)

RoofSmith
Corporate Headquarters
1605 Commerce Parkway
Bloomington, IL 61704
309-826-2434

Regional Branch
1605 Commerce Parkway
Bloomington, IL 61704
Ph: 309-826-2434
Fax: None

Customer
Bounds, D 208 North Gridley Street Bloomington, IL 61701 3093107119 ddbrrt1@yahoo.com

Company Representative
Jason Smith (309) 826-2434 jasontheroofsmith@gmail.com

Description	Quantity	Price
ROOFING		
Custom RE Roof .060 EPDM Re Roof Upper Roof, Front Porch, and Lower Garage roof. - Remove membrane on Roof covering as applicable - Mechanically fasten 1.5" ISO - Fully Adhere .060 Black EPDM - Flash all penetrations - New Metal Caps and edge flashings. Estimated for Prevailing wage labor for all trades.	1.00 EA	\$54,320.00
Subtotal		\$54,320.00
Total		\$54,320.00

Grand Total: \$54,320.00

PAYMENT SCHEDULE

First Payment (Due upon Start of Job)	14000.00
Second Payment (Due upon Start of Work)	20000.00
Sixth Payment (Due upon Completion of Job)	15000.00
Final Payment (Due upon 10% until final punch list completed)	5320.00

Company Authorized Signature

Date

Customer Signature

Date



REGULAR AGENDA ITEM NO. 6.A.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Updates regarding Bloomington Community Preservation Plan implementation, as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: No action required.

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 National Register of Historic Places listing has been updated on the City website (previous version: 2018).
- Designating Ordinances have been identified for 102 "S-4" zoned historic properties and structures (not including two undesignated properties).
- Ordinances and Case Files are being evaluated for sufficiency.
 - Standards of review for Certificates of Appropriateness (CoA) include consideration of and guidelines established in the designating Ordinance, but also documentation of the "distinguishing original qualities or character of a building, structure, or site and its environment" (§ 44-1710D(2)).
 - Case files containing sufficient documentation may be recorded with the Ordinance to "prescribe the significant exterior architectural features; the types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that should be reviewed for appropriateness" (§ 44-804B(6)(d)). Some insufficient case files have already been identified.
 - Prior to recording designating Ordinances, property owners will be given the option to update the Ordinance to include such items explicitly, to further the protection of their property should the process of review for CoAs change in the future.
- The City's GIS layer for S-4 properties has been updated to reflect all currently designated properties.

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N-1.3e (Continue to enhance the City's designated historic districts. City currently provides some funding for improvements in the historic districts through the Eugene D. Funk program...)

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton



REGULAR AGENDA ITEM NO. 7.A.

FOR HISTORIC PRESERVATION COMMISSION: April 20, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Funk Grant Guidelines update discussion, as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: No action required.

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: Summary of proposed changes:

- Increase maximum award value to \$6,250, to reflect increase in construction costs.*
- Add 25% cost share option for non-S-4 National Register properties.
 - Include requirement for project review, based on CoA criteria.
 - Prioritize NRHP properties lower than projects on S-4 properties.
- Clarify language on “major restoration project” and applicability of “two grant” consideration.
- Clarify language in eligibility criteria and limitations sections.
 - “Maintenance”
- Remove “Landscaping” from limitation of funding (9d) and add to restriction of only designated landscaping.
- Clarify “Note” at bottom of page 3 related to which work requires a CoA.
- Remove deadline chart from guidelines; post separately each year.
- Reorganize for consistency with Rust Grant structure.

Discussion Items:

- Exterior painting and/or staining projects (applicability and scope).
- Add periodic funding for “Preservation Maintenance Plans” to assist property owners in scheduling daily, monthly, and annual activities that will result in improved preservation, as well as identifying and prioritizing preservation and restoration projects to be completed.
 - Property owner selection and hire of professional (grant reimbursement).

- Create qualifications for professionals that may be hired.
- Additional recommended changes?

* Turner Construction Company. <https://www.turnerconstruction.com/cost-index>

- 2018 q 2 (current Funk Grant guidelines adopted 5/18/18) construction cost index = 1089
- 2022 q 4 construction cost index = 1332
- Past dollars in terms of recent dollars = Dollar amount × Ending-period CPI ÷ Beginning-period CPI.
- \$5,000 grant eligibility (2018q2) × 1332 (2022q4) / 1089 (2018q2) = \$6,115 grant eligibility end of 2022

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.

AMERICAN RESCUE PLAN FUNDING IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT:

This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035:

N-1.3e (Continue to enhance the City's designated historic districts. City currently provides some funding for improvements in the historic districts through the Eugene D. Funk program...)

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton