



AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
THURSDAY, APRIL 15, 2021 5:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Review the minutes of the March 18, 2021 regular Historic Preservation Commission meeting.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. **BHP-05-21** Consideration, review, and action on a petition submitted by Linda Girard requesting approval of a Certificate of Appropriateness for roof replacement and repairs, for the property located at 404 E Walnut Street (21-04-203-013), Foursquare, Charles A. Hilts House, c. 1914 (Ward 4)
- B. **BHP-06-21** Consideration, review, and action on a petition submitted by Linda Girard requesting a Funk Grant in the amount of \$5,000.000 for roof replacement and repairs, for the property located at 404 E Walnut Street (21-04-203-013), Foursquare, Charles A. Hilts House, c. 1914 (Ward 4)

6. OLD BUSINESS

A. National Preservation Month Activities Update

7. NEW BUSINESS

8. ADJOURNMENT



**DRAFT
MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
THURSDAY, MARCH 18, 2021, 5:00 P.M.**

WWW.CITYBLM.ORG/LIVE

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

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

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, Economic & Community Development Assistant Director, Kimberly Smith, and Chairperson Paul Scharnett in-person in City Hall's Council Chambers at 5:07 p.m. Thursday, March 18, 2021. The meeting was live streamed to the public at www.cityblm.org/live.

Five members were present and quorum was established. The meeting was called to order by Chairperson Scharnett.

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

**Draft
MEETING MINUTES**

**PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, MARCH 18, 2021, 5:00 P.M.**

COVID-19

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

3. PUBLIC COMMENT

No public comment

4. MINUTES

The Commission reviewed the minutes of the January 21, 2020 meeting. Ms. Graehling made a motion to approve the minutes as written. Mr. Castillo seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

5. REGULAR AGENDA

A. BHP-01-21 Consideration, review and action on a petition submitted by Christopher and Carolyn Stucky for a Certificate of Appropriateness for roof replacement and repairs, for the property located at 1212 E Washington St (PIN:21-03-329-014), late Victorian, William Gooding Residence, c. 1892. (Ward 4).

Ms. Kelly provided the staff report and summarized the case, explaining the scope of the work and stating that the existing shingles are in disrepair. She mentioned that staff was supportive of the Certificate of Appropriateness. She provided a photo of the proposed style of shingle.

Christopher Stucky, the applicant, was sworn in for testimony. He stated that in the time he has lived at the house, wind events cause the shingles to blow off. He presented a sample of the shingles he proposes to use in replacing the roofing.

Mr. Koos asked whether the porch roof is part of the project, as it would not historically have a slate roof, and if it would be possible for the applicant to consider a square-end shingle on the lower roof. Other commissioners echoed his statement. Mr. Stucky asked for clarification as to whether the shape of the shingle is what would differentiate it. Mr. Scharnett stated that the rounded edges give it a weightier appearance. Mr. Koos expressed a preference for a shingle that would be of the same color and texture, but that would have a smaller footprint on the roof.

Mr. Koos motioned to approve the Certificate of Appropriateness for the upper roof with the condition that the lower roof be replaced with a material of similar size and color, but with less visual impact to be approved by staff or the Chair. Ms. Graehling seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

B. BHP-02-21 Consideration, review and action on a petition submitted by Brad Williams for a Certificate of Appropriateness for roof replacement and repairs, for

Draft

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, MARCH 18, 2021, 5:00 P.M.

Page | 2

the property located at 702 E Grove St (PIN: 21-04-436-007), Queen Anne Variant, Augustus Elbe House, c. 1882 (NC) (Ward 1).

Ms. Kelly provided the staff report, mentioning that staff recommended approval of the Certificate of Appropriateness. She stated that this is a continuation of reroofing work started in 2018 under a separate Certificate of Appropriateness. She described the proposed material.

Brad Williams, the applicant, was sworn in for testimony. He stated that he is completing the roof in sections, and that the east and south portions have been completed.

Mr. Scharnett clarified if the requested Certificate of Appropriateness is just for the upper roof. Mr. Williams confirmed the cone roof and porch have been completed. He stated that he redid the cone roof with individual shingles and that slate will remain on the turret. He explained the garage is also being completed and described the flat roof on the rear and the widow's walk, which are not visible from the street.

Mr. Koos motioned to approve the Certificate of Appropriateness. Mr. Castillo seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

C. BHP-03-21 Consideration, review and action on a petition submitted by Tim Maurer of Clayton Jefferson LLC for a Certificate of Appropriateness for storm windows at 319 E Chestnut Street (PIN: 21-04-209-007), Italianate Variation, Francis Funk House, c. 1875 (Ward 4).

Ms. Kelly provided the staff report and recommendation of approval. She described the existing storm windows, explaining that many are inoperable or missing. The proposed replacement would be same size and color, but with a white rather than a mill (aluminum) finish.

Tim Maurer, the applicant, was sworn in. He stated the project is a continuation of restoration and rehabilitation projects centering on this property. He clarified that the proposed replacements are to take place on half of the north, half of the south, and all of the east façade of the building. He estimated the storm windows are approximately 50 years old, and mentioned the difficulty involved in operating the windows due to oxidation. He described the proposed windows and attachment methods, commenting that the proposed replacements are blind-stop windows. He stated he feels it will produce a better appearance, furthering the long-term preservation of the building.

Chairperson Scharnett asked about the condition of the window casing trim. Mr. Maurer confirmed the casings are in good condition. He stated that scrapping, painting, caulking and rotten material will be replaced. Chairperson Scharnett asked about the net visible area. Mr. Maurer stated that the net visible area will not be reduced.

Mr. Scharnett clarified that there would not be less visibility looking out from the windows. Mr. Maurer explained the interior windows are operable double hung windows with existing

Draft

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, MARCH 18, 2021, 5:00 P.M.

Page | 3

muntins and mullions that currently obstruct visibility. Mr. Scharnett clarified these are operable double sash with a screen.

Mr. Brad Williams, the contractor, was sworn in. He stated the proposed replacement windows are the Larson premium two-track window series. He explained there is one operating sash on the inside, and that the aluminum is a heavy gauge and will not expand in the center.

Mr. Koos asked if the scope of work proposed involves the removal of the sash or repair of the house. Mr. Williams stated that some stops may need additional fasteners. Chairperson Scharnett explained the storm windows would protect the underlying windows.

Ms. Graehling motioned to approve the Certificate of Appropriateness. Ms. Graehling then withdrew the motion in order to further discuss the net area of the windows. Ms. Peters shared her screen, displaying the type of window proposed. Ms. Graehling motioned to approve the Certificate of Appropriateness. Mr. Castillo seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved. (6-0-0)

- D. BHP-04-21** Consideration, review and action on a petition submitted by Tim Maurer of Clayton Jefferson LLC for a Funk Grant in the amount of \$5,000.00 for storm windows at 319 E Chestnut Street (PIN: 21-04-209-007), Italianate Variation, Francis Funk House, c. 1875 (Ward 4).

Ms. Graehling stated that the storm windows will help support the longevity of the structure. Mr. Koos stated that the reason why this project would be getting grant money is because it protects the original windows and structure. The windows themselves are not original and can be easily removed without detriment. He also suggested that the historic records be updated to indicate that Arthur Pillsbury was the architect.

Mr. Koos moved to approve the Funk Grant. Ms. Graehling seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The motion was approved (6-0-0)

6. OLD BUSINESS

No items.

7. NEW BUSINESS

A. Election of a Vice Chair

Mr. Scharnett nominated Mr. Koos as Vice Chair. Ms. Graehling seconded the nomination. Mr. Koos accepted the nomination. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The nomination was approved (6-0-0).

Draft

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, MARCH 18, 2021, 5:00 P.M.

Page | 4

- B. Adoption of a Resolution recommending City Council pass an Ordinance and Resolution to facilitate the reallocation of unawarded Rust and Funk Grant funding to brick street preservation and restoration.

Mr. Koos stated his desire to underscore that the amount of funding remaining is unusually high due to the slow construction and economic issues caused by the COVID-19 pandemic. He suggested that a Whereas statement be included that mentions this is a unique situation related to COVID-19 and the fact that construction has suffered through all forms within our community.

Ms. Graehling motioned to approve the Resolution as amended. Ms. Peters seconded. Roll call vote: Mr. Castillo - Yes, Mr. Koos - Yes, Ms. Chissell - Yes, Ms. Graehling - Yes, Ms. Peters - Yes, Chairperson Scharnett - Yes. The nomination was approved (6-0-0).

C. Heritage Month

Mr. Scharnett and Mr. Koos discussed yard signs for National Preservation Month to honor last year's Heritage Award winners. The Commission discussed a virtual awards ceremony and determined that a subcommittee should be formed in order to plan any National Preservation Month activities to take place in May. Mr. Scharnett appointed Ms. Chissell, Ms. Peters, and Ms. Graehling as subcommittee members.

8. ADJOURNMENT

The meeting was adjourned at 6:45 PM.

CITY OF BLOOMINGTON

ATTEST

Paul Scharnett, Chairperson

Katie Simpson, City Planner

Draft

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, MARCH 18, 2021, 5:00 P.M.

Page | 5



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: April 15, 2021
CASE NO: BHP-05-21
REQUEST: Consideration, review and action on a petition submitted by Linda Girard requesting approval of a Certificate of Appropriateness for roof replacement and repairs, for the property located at 404 E Walnut Street (21-04-203-013), Foursquare, Charles A. Hilts House, c. 1914 (Ward 4).

STAFF RECOMMENDATION: Staff recommends the Historic Preservation Commission take the following actions:

1. Motion to establish findings of fact.
2. Motion to approve the Certificate of Appropriateness with the following conditions, subject to review by the Chair:
 - a. That the new drip edge and flashing match existing materials.
 - b. That the attic vent is not visible from the street.



The subject property at 404 E Walnut Street.

PROPERTY INFORMATION

Property Size: 3,955 sq ft Architectural Style: Foursquare
PIN: 21-04-203-013 Architect: Unknown
Year Built: c. 1914 Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
Subject Property	R-2 Mixed Residence District with S-4 overlay	Single-family home
North	R-2, B-2 Local Commercial District	Single-family housing
South	P-2 Public Lands and Institutions with S-4 overlay	Franklin Square Park
East	R-2 with S-4 overlay	Single-family housing
West	R-2 with S-4 overlay	Single-family housing

PROJECT DESCRIPTION

History: The Charles A. Hilts House, located at 404 E Walnut Street, was constructed around 1914 in the Foursquare or Corn Belt Cube architectural style. The subject property is designated with the S-4 Historic Preservation Zoning Overlay and contributes to the Franklin Square National Register and Local Historic District. The upper main hipped roof and projecting dormer roofs are composed of Pennsylvania Black slate, much of which is original to the home, with copper valleys and copper flashing. A Certificate of Appropriateness was granted in 2003 to repair parts of the roof. Based on an inspection performed by Renaissance Roofing in December 2020, the slate is severely delaminated and in poor condition due in part to hail damage. According to the same inspection, the existing slate is beyond repair.

Proposal: To address the deteriorated condition of the roof, the applicant is requesting a Certificate of Appropriateness to replace the slate with an asphalt shingle. The applicant has indicated that replacing the roof with slate shingles is cost prohibitive. Initially, the applicant proposed shingles made up of a resin composite as the replacement roofing material. The material is not permitted by the Architectural Review Guidelines, and the contractor indicated that the installation of resin composite shingles would substantially change the height of the roof due to the thickness of the material and the installation of plywood underlayment, potentially impacting the historic character of the structure.

The applicant has since provided a new estimate proposing to replace the slate with asphalt shingles, which are considered by the Architectural Review Guidelines as an acceptable alternative to slate. Asphalt shingles are somewhat less expensive than the originally proposed resin composite shingles and are anticipated to have less of an impact on the roof's height.

Sparks Construction has been contracted to perform the work, estimated at \$34,500 total using IKO Dynasty laminate asphalt shingles. Per the estimate submitted with the application, the contractor will remove and dispose of existing roofing materials. The work also entails installation of new drip edge and pipe boot flashing, chimney counterflashing, step flashing along all walls, an ice and water shield membrane, synthetic underlayment, and the installation of an attic exhaust vent. The proposed exhaust vent should not be visible from Walnut Street. The applicant is also requesting a Funk Grant in the amount of \$5,000.00 to help fund the project (see case BHP-06-21).

ANALYSIS

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

The Architectural Review Guidelines consider asphalt to be an acceptable replacement for slate shingles. Staff makes the advisory suggestion that the applicant coordinate with the Old House Society to salvage slate roofing, as appropriate.

New flashing and valleys should match the existing in color, texture, and size. The drip edge should be white and match existing soffits. The proposed attic vent should be installed in a location not visible from the street. It appears all roofing is limited to the main roof and attic dormers; the slate roof on the east and west first-floor projections should remain in place, if feasible. Staff recommends that these features are included in the final review and approval of the Certificate of Appropriateness by the Chair.

STANDARDS FOR REVIEW

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.* No change is being made to the property's current use. **The standard is met.**
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.* Slate shingles original to the house are being removed due to their state of advanced deterioration; the roof's replacement is necessary to maintain the structural integrity of the historic home. The applicant should coordinate with the Old House Society to salvage slate roofing. Moreover, the applicant should take care to ensure the new roof matches the previous roof in height as closely as possible to avoid future damage to the dormers and siding. **The standard is met.**
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.* The proposed work is intended to mimic the appearance of the structure from its original construction to present as closely as possible. The proposed flashing should match or closely resemble the existing copper flashing in color, size, and texture. The proposed shingle should likewise resemble slate in color, size, shape and texture. **The standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.* The existing slate roof is aged beyond repair. Although an alternative material is proposed, it should mimic the slate roof as closely as possible. **The standard is met.**

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* The proposed work is crucial to maintaining and ensuring the longevity of the structure and its historic features. **The standard is met.**
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.* Because the roof of the subject property is original to the structure, it is simple to ensure replacement materials match the original shingles in design, color, and texture. **The standard is met.**
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.* Care should be taken to ensure the siding removed from the dormers is replaced in a like manner and with like materials. No abrasive cleaning methods should be used on the dormers. **The standard is met.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.* **The standard is not applicable.**
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* The proposed work should not substantially alter the appearance of the structure, particularly from the view of the street. Additionally, as other homes in the neighborhood feature asphalt roofing, the proposed work will in some sense contribute to the subject property's cohesiveness with the character of the neighborhood. **The standard is met.**

STAFF RECOMMENDATION

Staff finds that the scope of work matches the roofing policy as presented in the Bloomington Architectural Review Guidelines. Staff recommends that the Historic Preservation Commission take the following actions:

1. Motion to establish findings of fact.
2. Motion to approve the Certificate of Appropriateness with the following conditions, subject to review by the Chair:
 - a. That the new drip edge and flashing match existing materials.
 - b. That the attic vent is not visible from the street.

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Application for Certificate of Appropriateness
- Supplementary application materials (see attachments for BHP-06-21)



Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

Criteria Checklist

Please be sure the following information is complete before submitting application

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

Application

Property Address: 404 E Walnut St.
Bloomington, IL 61701

Historic District (if applicable):

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

Year Built 1917 (?)

Architectural Style:

(see photo)

- attach photo of property front elevation here

Proposed Restoration Work: Sparks Construction LLC

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

see attached

see attached proposal from Sparks
Construction for details

Since slate is cost prohibitive
DaVinci Roofscapes Single with Slate
(12" W X 18" L) with 8" exposure. Looks
very similar to slate
www.davinciroofscapes.com (slate)

Project Start Date: 5-1-21

Expected Project Completion Date: 5-15-21

Please attach the following information to the application.

- ☐ Historic photos supporting the application (if available)

Applicant Name: Linda & Rick Girard

Applicant Address:



Phone:

Email:

Applicant Signature* Date

Return to:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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



HISTORIC PRESERVATION COMMISSION

TO: City of Bloomington Historic Preservation Commission
FROM: Economic & Community Development Department
DATE: April 15, 2021
CASE NO: BHP-06-21
REQUEST: Approval of a petition for a Funk Grant in the amount of \$5,000.00 for roof replacement and repairs at 404 E Walnut Street (21-04-203-013), Foursquare, Charles A. Hilts House, c. 1914 (Ward 4).

STAFF RECOMMENDATION: Staff recommends the Historic Preservation Commission take the following actions:

1. Motion to establish findings of fact regarding the eligibility criteria.
2. Motion to recommend approval of the Funk Grant in the amount of \$5,000.00 or up to half the cost of the final project, whichever is less, for the replacement and repair of the roof at 404 E Walnut Street with the following conditions, subject to review by the chair:
 - a. That the new drip edge and flashing match existing materials.
 - b. That the attic vent is not visible from the street.



The subject property at 404 E Walnut Street.

PROPERTY INFORMATION

Existing Zoning: R-2 Mixed Residence District with S-4 Historic Overlay	Year Built: c. 1914
Existing Land Use: Single-family home	Architectural Style: Foursquare
Property Size: 3,955 sq ft	Architect: Unknown
PIN: 21-04-203-013	Historic District: Franklin Square

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2, B-2 Local Commercial District	Single-family housing
South	P-2 Public Lands and Institutions with S-4 overlay	Franklin Square Park
East	R-2 with S-4 overlay	Single-family housing
West	R-2 with S-4 overlay	Single-family housing

PROJECT DESCRIPTION

History: The Charles A. Hilts House, located at 404 E Walnut Street, was constructed around 1914 in the Foursquare or Corn Belt Cube architectural style. The subject property is designated with the S-4 Historic Preservation Zoning Overlay and contributes to the Franklin Square National Register and Local Historic District. The upper main hipped roof and projecting dormer roofs are composed of Pennsylvania Black slate, much of which is original to the home, with copper valleys and copper flashing. A Certificate of Appropriateness was granted in 2003 to repair parts of the roof. Based on an inspection performed by Renaissance Roofing in December 2020, the slate is severely delaminated and in poor condition due in part to hail damage. According to the same inspection, the existing slate is beyond repair.

Proposal: The applicant is requesting a Funk Grant in the amount of \$5,000.00 or up to half of the project's total cost to help fund the replacement of the roof. The applicant has indicated that replacing the roof with slate shingles is cost prohibitive. Initially, the applicant proposed shingles made up of a resin composite as the replacement roofing material. The material is not permitted by the Architectural Review Guidelines, and the contractor indicated that the installation of resin composite shingles would substantially change the height of the roof due to the thickness of the material and the installation of plywood underlayment, potentially impacting the historic character of the structure.

The applicant has since provided a new estimate proposing to replace the slate with asphalt shingles, which are considered by the Architectural Review Guidelines as an acceptable alternative to slate. Asphalt shingles are somewhat less expensive than the originally proposed resin composite shingles and are anticipated to have less of an impact on the roof's height.

Sparks Construction has been contracted to perform the work, estimated at \$34,500 total using IKO Dynasty laminate asphalt shingles. Per the estimate submitted with the application, the contractor will remove and dispose of existing roofing materials. The work also entails installation of new drip edge and pipe boot flashing, chimney counterflashing, step flashing along all walls, an ice and water shield membrane, synthetic underlayment, and the installation of an attic exhaust vent. The proposed exhaust vent should not be visible from Walnut Street.

ANALYSIS

The City of Bloomington's Architectural Review Guidelines indicate that re-roofing projects may be approved when the existing roof is so deteriorated or damaged that it cannot be economically repaired.

The guidelines further direct new materials to be the same size, color, texture, and composition as existing materials.

The Architectural Review Guidelines consider asphalt to be an acceptable replacement for slate shingles. Staff makes the advisory suggestion that the applicant coordinate with the Old House Society to salvage slate roofing, as appropriate.

New flashing and valleys should match the existing in color, texture, and size. The drip edge should be white and match existing soffits. The proposed attic vent should be installed in a location not visible from the street. It appears all roofing is limited to the main roof and attic dormers; the slate roof on the east and west first-floor projections should remain in place, if feasible. Staff recommends that these features are included in the final review and approval of the Certificate of Appropriateness by the Chair.

STANDARDS FOR REVIEW

A project's eligibility for Funk Grant funding is determined by the following factors:

1. *Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program. **The standard is met.***
2. *The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project to:*
 - a. *The original structure,*
 - b. *Historically significant features of the property such as original fencing,*
 - c. *Architecturally compatible additions to the original structure, or*
 - d. *A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house. **The standard is met.***
3. *Roofing and Gutter Projects are eligible for consideration if: a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, or b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, or c. The project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase durability and useful life. **The standard is met.***
4. *Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10-year period regardless of how much the structure is to be painted or stained. (Note: painting, staining and related-tasks will be considered as a single project per property.) **The standard is not applicable.***
5. *Project expenses eligible for grant program funds include:*
 - a. *Professional architectural services,*
 - b. *Materials, and*
 - c. *Skilled labor. Grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor except for owner-occupied single-family residences and owner-occupied multi-family residences.*
 - i. *Sweat equity is not eligible for grant reimbursement. **No sweat equity will be funded.***
 - ii. *Labor costs below prevailing wage are not eligible for grant reimbursement. **Prevailing wage is not required.***

Limitations:

6. *No interior work is eligible for the grant. **No interior work is indicated or requested.***
7. *Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. **A Certificate of Appropriateness is being sought concurrently with this application (see BHP-05-21).***
8. *Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year. **The standard is met.***
9. *Funding assistance is not available to exterior projects on:*
 - a. *Significant additions to the original structure which are not architecturally compatible with the original structure.*
 - b. *Non-historically significant auxiliary buildings.*
 - c. *Non-historically significant features of the property such as fences, driveways and sidewalks.*
 - d. *Landscaping. **The standard is met.***
10. *Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards. **The standard is not applicable.***
11. *Project expenses not eligible for grant program funds include:*
 - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. **No sweat equity will be funded.***
 - b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. **Prevailing wage is not required.***

STAFF RECOMMENDATION

Staff finds that the scope of work matches the roofing policy as presented in the Bloomington Architectural Review Guidelines. Staff recommends that the Historic Preservation Commission take the following actions:

1. Motion to establish findings of fact regarding the eligibility criteria.
2. Motion to recommend approval of the Funk Grant in the amount of \$5,000.00 or up to half the cost of the final project, whichever is less, for the replacement and repair of the roof at 404 E Walnut Street with the following conditions, subject to review by the Chair:
 - a. That the new drip edge and flashing match existing materials.
 - b. That the attic vent is not visible from the street.

Respectfully submitted,

Caitlin Kelly
Assistant City Planner

Attachments:

- Application for Funk Grant and supplementary materials



EUGENE D. FUNK JR. GRANT APPLICATION

City of Bloomington Historic Preservation Commission

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

ELIGIBILITY

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

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

Funding assistance is not available to exterior projects on:

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

APPLICATION

Property Address: *404 E Walnut St.*
Bloomington, IL 61201

Historic District (if applicable):

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

Year Built *1917 (?)*

Architectural Style:

Cost of Proposed Work: *47,500⁰⁰*

Grant Amount Requested: *5000⁰⁰*

(see photo)

we have lived here since 6-2-1975

- attach photo of property front elevation here

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



Proposed Restoration Work: Replace entire main roof
with Volcani Profound Single Width slate

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

see attached information from
Sparks for plan and from
Renaissance Roofing for analysis of
existing roof

Project Start Date: 5-1-21

Expected Project Completion Date: 5-15-21

Please attach the following information to the application.

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

☐ Historic photos supporting the application (if available)

Applicant Name: *Linda & Rick Girard*

Applicant Address:

(purchased 6-2-75)

Phone:

Email:

Applicant Signature

Date

3-10-21

RETURN TO:

City Planner

City of Bloomington Community Development Department

115 E. Washington St. Suite 201

Bloomington, IL 61701

Phone: (309) 434-2341

Email: ksimpson@cityblm.org

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

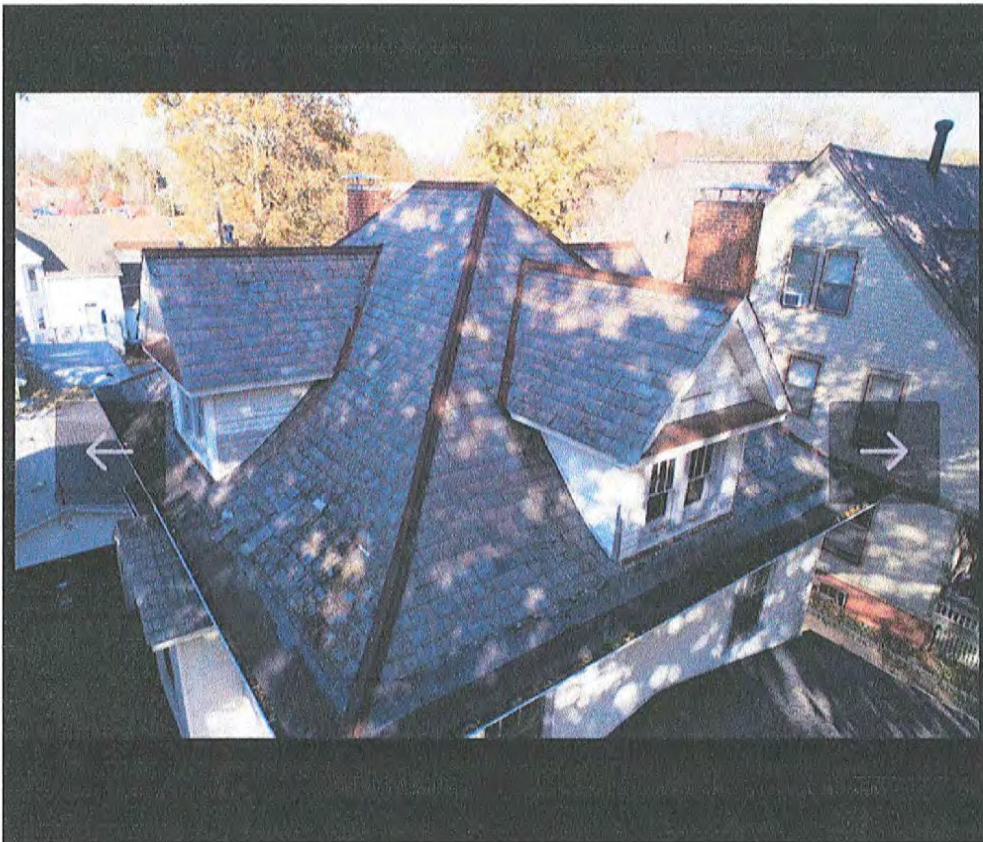


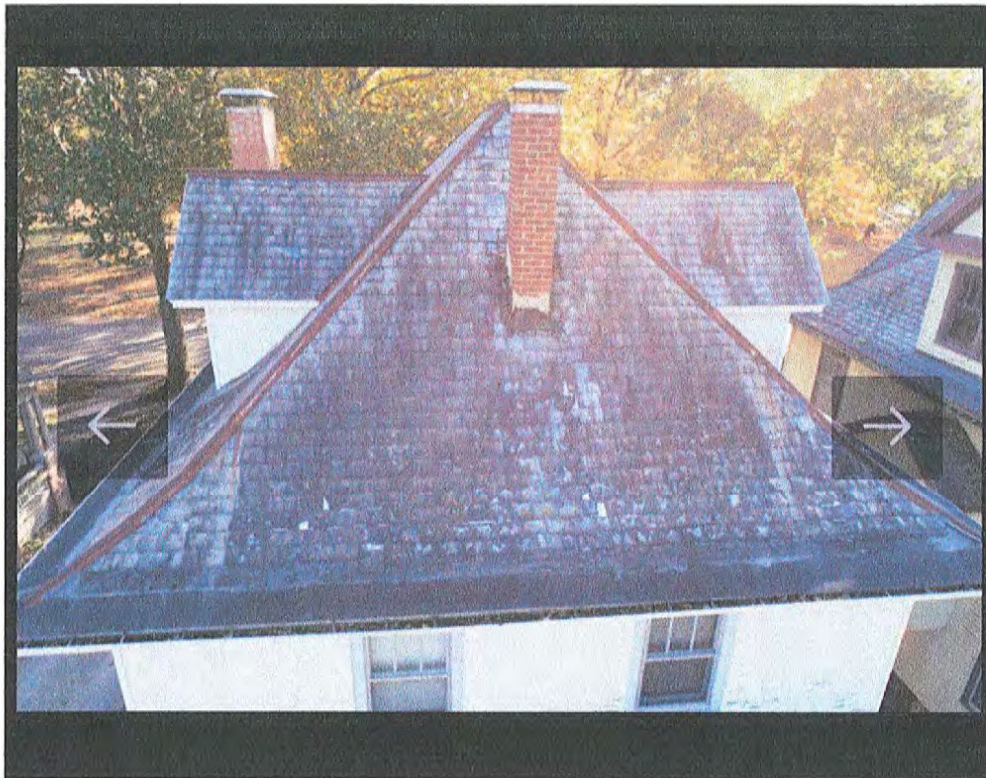
drone pictures
fall 2019

damage from storm 9/19









Expert analysis/opinion + pictures

Renaissance Roofing

Tile & Slate Roof Systems

www.daytilerroof.com

1-800-699-5695

BELVIDERE/CHICAGO OFFICE

P.O. Box 5024 Rockford, IL 61125-0024

2231 Hawkey Dr., Belvidere, IL 61008

815/547-1725 Fax 815/547-1425

ST. LOUIS OFFICE

2306 Lemp Ave.

St. Louis, MO. 63104

314/772-6222 Fax 314/772-6224

December 11, 2020

Roof Inspection Address

404 E. Walnut St.

Bloomington, IL 61701

RE: ROOF INSPECTION

INTRODUCTION:

The following roof inspection was conducted at 404 E. Walnut St., Bloomington, IL. The residence consists of a two story hip roof, with three dormers, a lower one story gable roof at the front of the home, and a one story flat roof located on the back side of the house. The upper main roof consists of a 16 x 9 Pennsylvania Black slate with architectural shingles on the lower front one story porch roof. The back flat roof installed with a 90 lb. Modified Bitumen membrane.

It is evident that the slates installed on the upper main roof are original to the home. I would estimate the age of the slate roof at least 90 years old and likely older.

ROOF SLATES

- There is evidence of hail impacts on a number of the slates on the upper main roof. See attached pictures. It is unknown when the (hail) damage to the slates occurred.
- The existing slates are in very poor condition and are experiencing severe levels of delamination.
- Due to the extreme levels of slate failure/delamination, repairing the existing roof is not a viable option.

CONCLUSION:

Based on the current conditions of the slate and the resulting consequential damage that would result from any attempt to repair the existing slates, it is my opinion that the existing roof system needs to be considered for replacement.

-----Roof Inspection-----

Should you have any questions regarding the above report, please feel free to contact me at 800.699.5695 (office), 815.721.2313 (cell), or my email at gderry@renroof.com .

Respectfully submitted,



Greg Derry
Roof Consultant

PICTURES



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



-----Roof Inspection-----



ESTIMATE

Sparks Construction LLC
1334 E. Empire Street
Bloomington, IL 61701
(309) 826-2742

Sales Representative
Brian Sparks
(309) 826-2742
brian@sparksconstruction.biz



Linda Giard

Estimate #	1737
Date	5/29/2020

Item	Description	Qty	Price	Amount
Re- Roof	**Prior to start of job 50% of payment to be paid as deposit with a provided deposit receipt** Scope of Work - Remove existing slate roof, Fix any and all necessary roof system (trusses,boards,fascia,eaves,walls etc BILLED UNDER UNFORESEEN ITEMS AS A ADDITONAL COST TO ESTIMATE Install OSB Or Plywood over entire roof area. Install necessary underlayment and IKO Dynasty Asphalt shingles Remove and replace siding on 3 dormers. Remove and Reinstall counterflashing on chimneys is desired. Maintain a clean jobsite at end of each working day. Estimated time start to finish - 14 Days PLEASE NOTE THIS DOES NOT INCLUDE ANY LOWER SECTIONS OF ROOF AND IS ESTIMATED FOR THE MAIN ROOF ONLY Estimated start date and Completion Date - May 1st start May 15th End NOTE this is not a set date, as weather, job completions etc can affect start date 1) Meet and with Production Manager and/or Company Rep day of job start Walk around home with homeowner to address any unforeseen concerns or areas/items of interest. 2) Protect ground with tarps and hang tarps from gutter, Lean sheeting over windows or window wells if needed. Move any and all items in landscaping that will be inside the work zone to protect all personal property, replacement will be done upon completion. 3) Tear off all roof system and dispose of in dumpster on site or dump trailer. (WE AVOID DROPPING TEAR OFF STRAIGHT TO GROUND AT ALL COST) utilize our mobile dumpster to majority of tear of issues when able - Equipter RB4000, please ask for details if desired \$1,500 is allocated for disposal fees due to weight of slate and waste of	1.00	\$34,500.00	\$34,500.00

Item	Description	Qty	Price	Amount
	sheathing and new roof replacement ***ADDITIONALLY we will HAVE to remove and replace the siding on all 3 dormers due to the roof replacement will require new step flashing and there will be a large difference in height where the roof meets the siding for 2 reasons 1) we are installing plywood over roof surface to allow for required nail able roof surface and 2) the thicknesses of material. Thus forcing the siding to be removed and then replaced. \$2,200 is allocated for all 3 dormers material and labor 4) Install sheathing over exposed space decking. \$5,000 is allocated for sheathing over full roof decking. 5) "Dry in" roof. Consisting of but NOT limited to Ice and water shield membrane on all eaves/walls/valleys and around any penetrations and chimneys. Synthetic underlayment on all remaining roof deck. Drip edge flashing installed along complete perimeter. ALL Mechanically fastened to meet manufacturer and building codes 6) Stock roofing material from supplier via supplier provided boom crane truck. 7) Install new IKO Dynasty Asphalt shingle roof system consisting BUT not limited to All plumbing pipe boot flashing's Step flashing along all walls horizontal wall flashing if needed COVERED BY A BEAUTY ROW - please ask us to explain if desired Starter shingles on all eaves and along all rakes field shingles and all hip and ridge cap Install attic exhaust vent 8) Remove old chimney counter flashing and replace with counter-flashing 9)Thorough Ground Clean up through out and end of each work day.Run magnet on ground and all walk and driveways for all nails, And a final 100% clean up at end of job. with production manager and or Rep prior to walk around with homeowners 10) Upon approval of job completion/quality/and clean up by production manager and or Rep. Walk around with homeowner will be completed to show work completed if desired. Company Cam (Job pictures) will be forwarded for homeowners record. Final invoice will be provided at completion of walk around, and final payment will be received by Production Manager or Rep with a documented Receipt provided. *If final payment is made by check. check # and amount will be documented on both homeowner and company final invoice's and a Paid In Full Final Invoice will be issued upon clearing of check. **PLEASE NOTE - If there is a "punch out" list desired by homeowners, production manager and or rep will create and have completed with 7 days unless otherwise discussed. ADDITIONALLY - if a "Punch Out" list is required a MAXIMUM of 5% of TOTAL JOB can be withheld by homeowner until items on list are completed all other funds will be completed upon			

Item	Description	Qty	Price	Amount
	completion of walk around as normal breakdown is as followed and includes all material and labor \$22,000 for roofing \$1,500 - Disposal \$6,000 sheathing roof deck \$3,000 siding 3 dormers \$2,000 chimney flashing 2 chimneys TOTAL - \$34,500 PLEASE NOTE AGAIN THIS DOES NOT INCLUDE ANY LOWER SECTIONS OF ROOF AND IS ESTIMATED FOR THE MAIN ROOF ONLY			
Unforeseen Items	Please note that any unforeseen items of work will be billed at a up-charge upon invoice. as there is no exact way to measure how much unforeseen areas of work are needed. wood sheeting will be billed at \$100/sheet includes removal,labor,material,installation and disposal structural repairs will be billed per man hour at \$75 a man hour minimum of half hour. includes material,labor,disposal and installation	1.00	\$0.00	\$0.00
Tarp Fee	This item is to tarp all areas that are actively leaking into house. To make home water tight until roof replacement. Cost is for tarp material, labor to install and manlift rental. As this style of roof (very old brittle slate) will not be able to be walked on without creating more damage and thus resulting in more repairs needed. all tarp work will be preformed from a man lift	1.00	\$3,000.00	\$3,000.00

Sub Total	\$37,500.00
Total	\$37,500.00

SPECIAL INSTRUCTIONS

Thank you for choosing Sparks Construction!