

AGENDA
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, JULY 20, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER BY CHAIRPERSON

2. ROLL CALL BY RECORDING SECRETARY

3. PUBLIC COMMENT

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

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

4. MINUTES:

Consideration, review and approval of minutes of the May 18, 2017 regular meeting of the Bloomington Historic Preservation Commission

5. REGULAR AGENDA:

- A. BHP-08-17** Consideration, review and approval of a **Rust Grant** submitted by Keith Thompson for \$10,675.00 for masonry and steel lintel repairs at 301 E. Grove Street, the Oaks and Ashael Gridley house, Italianate, c. 1859.
- B. BHP-09-17** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Lea Cline for front door storm/screen door and repointing brick house skirting at 931 W. MacArthur Ave, Cottages style/ modified Queen Anne influence, c. 1906.
- C. BHP-10-17** Consideration, review and approval of a **Funk Grant** for \$1,610.71 submitted by Lea Cline for front door storm/screen door and repointing brick house skirting at 931 W. MacArthur Ave, Cottages style/ modified Queen Anne influence, c. 1906.

- D. BHP-11-17** Consideration, review and approval of a **Rust Grant** submitted by Fred Wollrab for \$14,993.42 for masonry repairs and paint at 107-111 W Front St, Rounds Block, Italianate, c. 1857, Rudolph Richter, Architect (c).
- E. BHP-12-17** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Nancy Sultan to scrape, prime and paint the siding and trim on the north side of the home at 4 White Place, White Place Historic District, 4 square colonial, c. 1909.
- F. BHP-13-17** Consideration, review and approval of a **Funk Grant** for \$517.50 submitted by Nancy Sultan to scrape, prime and paint the siding and trim on the north side of the home at 4 White Place, White Place Historic District, 4 square colonial, c. 1909.
- G. BHP-14-17** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Ron Troyer to repair the window sashes, curved railing above front porch roof, box gutter on SE corner of house and to paint the exterior of the house at 701 E Grove St., Grove Street Historic District, Queen Anne, c.1886.
- H. BHP-15-17** Consideration, review and approval of a **Funk Grant** for \$5,000.00 submitted by Ron Troyer to repair the window sashes, curved railing above front porch roof, box gutter on SE corner of house and to paint the exterior of the house at 701 E Grove St., Grove Street Historic District, Queen Anne, c.1886.
- I. BHP-16-17** Consideration, review and approval of a **Certificate of Appropriateness** submitted by John Wyssman for, repairing the north chimney, replacing existing gutters, and replacing the roof with Certainteed© Class 4 Type Impact Resistant Asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Davis Jefferson Historic District, Charles E Perry House; front-gable type c. 1880's.
- J. BHP-17-17** Consideration, review and approval of a **Funk Grant** for \$2,350.00 submitted by John Wyssman for, repairing the north chimney, replacing existing gutters, and replacing the roof with Certainteed© Class 4 Type Impact Resistant Asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Davis Jefferson Historic District, Charles E Perry House; front-gable type c. 1880's.
- K. BRKPLN-1-17** Public hearing, review and action on the City of Bloomington's Brick Streets Master Plan, 2009.

6. OLD BUSINESS:

- A.** CLG Matching Grant—discussion on next steps

7. NEW BUSINESS:

8. ADJOURNMENT:

For further information contact:

Katie Simpson, City Planner

Community Development Department

115 E. Washington Street, Bloomington, IL 61701

Phone (309) 434 -2226 E- mail: ksimpson@cityblm.org

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, MAY 18, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. Levi Sturgeon, Ms. Lea Cline, Mr. Gabe Goldsmith

MEMBERS ABSENT: Mr. John Elterich, Ms. Ann Bailen

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Mr. Jim Karch, Public Works Director; Mr. Michael Hill, Miscellaneous Technician in Public Works Administration

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:05 P.M.

ROLL CALL: Ms. Simpson called the roll and with four members present there was a quorum.

PUBLIC COMMENT: No public comment.

MINUTES: The Commission reviewed the minutes of the April 20, 2017 meeting. Ms. Cline corrected a scrivener's error on page 3. Mr. Sturgeon made a motion to approve the minutes as corrected; seconded by Ms. Cline. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

REGULAR AGENDA:

BHP-03-17 Consideration, review and approval of a Certificate of Appropriateness for repairing the rotted bases of existing columns and replacing rotten rails and spindles of the front porch at 606 E. Grove Street, Charleston Stevenson House; late Victorian Style, c. 1903, East Grove Historic District (NC).

BHP-04-17 Consideration, review and approval of a Funk Grant for \$2725.00 for repairing the rotted bases of existing columns and replacing rotten rails and spindles of the front porch at 606 E. Grove Street, Charleston Stevenson House; late Victorian Style, c. 1903, East Grove Historic District (NC).

Chairperson Graehling introduced cases BHP-03-17 and BHP-04-17. Ms. Simpson presented the staff report and explained staff is recommending in favor of the Certificate of Appropriateness and the Funk Grant request of \$2725.00. Ms. Simpson described the zoning. She mentioned that at the time of the original East Grove District Survey this home was considered noncontributing however, since then the home has regained historic importance. Ms. Simpson provided a brief

overview of the restoration efforts conducted by the current homeowners. Ms. Simpson described the scope of work presented in the Certificate of Appropriateness and grant applications. She explained staff determined the Secretary of the Interior's Standards to be met. She stated that staff would like to see the final porch primed and painted or finished since it is visible from the street.

Terri Clemons, the petitioner, 606 E. Grove St, stated that when she bought the home the porch was enclosed. She explained that she has since removed the porch and discovered the railings which were constructed of indoor wood. She explained a woman who lived at the home presented pictures of the house from 1950 that show the original porch and they have found spindles that match the original. Mr. Sturgeon asked if Ms. Clemons intends to keep the decorative eye. Ms. Clemons explained that they do not intend to keep that feature. Chairperson Graehling and Mr. Sturgeon agreed the decorative eye was not a necessary feature to keep. Chairperson Graehling applauded Ms. Clemons on her contributions to historic preservation and the restoration of this home.

Ms. Cline motioned to approve case BHP-03-17, a Certificate of Appropriateness for porch repairs at 606 E. Grove St.; seconded by Mr. Goldsmith. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Goldsmith—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

Ms. Cline motioned to approve case BHP-04-17, a Funk Grant in the amount of \$2,725.00 for porch repairs; seconded by Mr. Sturgeon. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

BHP-05-17 Consideration, review and approval of a Certificate of Appropriateness for replacing the roof and tuck-pointing the chimney at 905 N. McLean Street, Frank Baker House, Queen Anne Style with Georgian Revival Influence; c. 1894, Franklin Square Historic District.

Chairperson Graehling introduced case BHP-05-17. Ms. Simpson presented the staff report and explained staff is recommending in favor of the Certificate of Appropriateness. Ms. Simpson described the home and the Franklin Park Historic District. She explained the home has a slate roof but the homeowner stated that they are unable to afford the maintenance required of a slate roof. She stated the homeowner is requesting to remove the slate roof and replace it with asphalt shingles that resemble slate. Ms. Simpson stated that, according to the application, the petitioner intends to keep the slate roofing on the turret. Ms. Simpson stated the City of Bloomington's Architectural review guidelines identify asphalt shingles as an acceptable replacement material for slate. She described the proposed shingles would be gray and the petitioner is trying to maintain a similar appearance to the original roof, in accordance with the Secretary of the Interior's Standards.

Ms. Cline motioned to approve case BHP-05-17 for a Certificate of Appropriateness for a roof at 905 N. McLean Street; seconded by Mr. Sturgeon. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

BHP-06-17 Consideration, review and approval of a Certificate of Appropriateness for replacing the roof with asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Charles E Perry House; front-gable type c. 1880's, Davis Jefferson Historic District.

BHP-07-17 Consideration, review and approval of a Funk Grant for \$5,000.00 for replacing the roof with asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Charles E Perry House; front-gable type c. 1880's, Davis Jefferson Historic District.

Chairperson Graehling introduced case BHP-06-17 and BHP-07-17. John Wyssman, the Petitioner, 1011 E. Jefferson Street described the current state of the roof. He stated the roofer completing the project recently finished a roof on another house in the district. He explained they are hoping to replace the roof on both the home and garage. He stated the home was built in 1885 and 1886.

Ms. Simpson presented the staff report. She stated staff is recommending in favor of the Certificate of Appropriateness and the grant amount of \$5,000 to cover the cost of repairs on the home. Ms. Simpson described the home and stated the Architectural Review Guidelines allow asphalt shingles as an appropriate replacement for a wooden roof but disallow wood shake shingles and heavy asphalt shingles giving that appearance. She stated the petitioner submitted sample materials which were passed around to the board for review.

Ms. Cline stated she has no question of the Certificate of Appropriateness and asked if the Funk Grant could be used for asphalt roofing. Ms. Simpson stated the grant guidelines allow the grant funds to cover modern roofing materials that are mimicking historic materials in appearance and durability and usability of the roof. Ms. Cline asked if the petitioner could use smooth, round gutters and rounded out downspouts which are more architecturally appropriate for the home.

Mr. Sturgeon asked if the commission has historical precedent for approving asphalt shingles. Ms. Simpson stated that this would be the first case she has seen, but that the commission had a grant specifically for asphalt shingles at one point. Mr. Sturgeon asked Mr. Wyssman about the timeline of his project. He stated he hoped to begin sometime this summer. Ms. Cline asked if Mr. Wyssman would be able to provide additional information regarding the durability and price difference of the proposed shingles from regular shingles and if rounded gutters are available. Chairperson Graehling asked if the product he is proposing will extend the longevity of the roof.

Mr. Wyssman stated he would research the additional information requested by the commission. Mr. Sturgeon asked staff to review past cases and determine the last time asphalt shingles were funded through the Funk Grant by the commission.

Mr. Sturgeon motioned to table cases BHP-06-17 and BHP-07-17 until the petitioner is able to return with additional information about the longevity, durability and costs of the roof and the availability of round gutters and downspouts; seconded by Ms. Cline. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

Mr. Wyssman commented that he appreciated having a brick street in his neighborhood and stated it is important to the character of the neighborhood. He stated it has lasted a long time.

OLD BUSINESS:

Presentation, discussion and review on the City of Bloomington's Brick Streets Master Plan, 2009. Presentation by Jim Karch, Director of Public Works.

Chairperson Graehling introduced Jim Karch, Director of Public Works. Mr. Karch stated that the intention of the presentation is to receive feedback from the commission about next steps for the Brick Street Plan. He provided background on his experience as a civil engineer and director with public works. He explained the previous Brick Street Plan process including public hearings held before the Historic Preservation Commission. He stated the goal of the original plan was to prioritize the maintenance and preservation of the 3.5 miles of brick streets in Bloomington. He explained there are many pieces of the plan he would like to revisit. He presented a brief history of brick streets in Bloomington. He stated the city inventoried the bricks that have been removed but the city is having difficulty protecting their stockpile of bricks. Mr. Karch explained additional challenges faced by the city including finding contractors experienced in brick street preservation and updating the methodology and criteria used in the 2009 plan.

Mr. Karch asked the commissioners to drive the brick streets and provide feedback on the conditions and quality of the streets. Mr. Karch stated the three classifications in the original plan: restore, repair and reconstruct, should be updated. He stated he hopes city council will be able to allocate \$500,000 annually for maintenance and repair. He stated he would like the commission to prioritize the streets. Mr. Karch explained the timeline for the plan. He stated Public Works would like feedback from the Commission on the following issues: historic brick vs modern pavers; preservation of all streets vs resurfacing streets in poor condition; guidance regarding historic curbs and ADA compliance; designated no-truck routes on brick streets; other neighborhood components that should be included; tying the brick streets plan with the comprehensive plan and other plans; lifecycle costs of brick streets; and, funding mechanisms.

Mr. Sturgeon thanked Mr. Karch for the presentation. He asked about brick streets which have been covered with asphalt. Mr. Karch stated that the Public Works Department will implement a pilot project removing the asphalt on Grove Street to reveal the brick streets. Ms. Cline asked if Mr. Karch was able to research bulk pricing of brick maintenance. Mr. Karch stated that buying in bulk can reduce costs from \$250/sqyd to \$160/sqyd and a firm in Oswego could provide a maintenance contract. He stated we need to research the success of new pavers. Ms. Cline stated we are in an opportune position because other cities are also restoring their brick streets and can provide a resource for the city. Ms. Cline asked about a hole in Summit Street, a brick street and the level of damage that could happen. Mr. Karch stated the residents living on brick streets will have to be diligent and report these items to staff. Ms. Cline stated there is a lack of brick streets on the Westside and she is concerned about a temporary patch on the brick streets. She stated it is important to see if we can patch this area with bricks instead of gravel. Mr. Karch stated that if there is additional funding available he would be interested in pursuing a maintenance contract to repair the hole. Mr. Karch stated he is also interested in feedback from the commission on new brick streets such as in front of the David Davis Mansion or in the downtown. He would like the Master Plan to address this.

There was discussion on the past experiences trying to preserve the street in front of David Davis Mansion and in the Jefferson District. Ms. Cline asked for clarification about the Commission's role in the development of the plan. There was discussion about gathering input from

stakeholders. Ms. Cline stated she is interested in guidance on rating and prioritizing streets. Mr. Karch suggested the historic neighborhoods should be a priority.

Ms. Terri Vice Williams, 613 E. Grove, stated she thinks a survey distributed door-to-door would be helpful and that she would be willing to help distribute a survey. She stated that even renters are interested in preserving the streets. She explained she feels repairing and preserving the brick streets we have are more important than creating new brick streets. Ms. Cline states she thinks creating brick streets whether in the historic areas or downtown could incentivize people to participate in the preservation of our brick streets. Mr. Dabareiner explained that the Comprehensive Plan established a commitment to brick streets; he stated we have the direction to preserve the streets but we have to be mindful of the staff time analyzing information. He stated this is a great opportunity for the commission to give recommendations. He stated we will publish the meetings and we can mail notices to neighbors. Mr. Karch briefly described the PASER rating system.

Ms. Cline stated she feels the commission should begin by reevaluating the assumptions on page 8. She would like public comment as the commission rewrites them. Mr. Karch proposed returning to the list of assumptions at the next meeting and reevaluating them. Chairperson Graehling requested staff provide best practices regarding assumptions. Mr. Karch stated staff is working on providing an updated draft but this is a work-in-progress. He stated staff intends to send out updates as they go.

NEW BUSINESS:

None.

ADJOURNMENT: Mr. Sturgeon made a motion to adjourn; Ms. Cline seconded the motion, which passed unanimously by voice vote. The meeting was adjourned at 6:25 pm.

Respectfully submitted,

Katie Simpson, City Planner
Secretary

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
JULY 20, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-08-17	Rust Grant	301 E Grove St.	Masonry and steel lintel repairs	Katie Simpson, City Planner

REQUEST:	Rust Grant for \$10,675.00 for masonry and steel lintel repairs at 301 E. Grove Street, the Oaks and Ashael Gridley house, Italianate, c. 1859.
-----------------	---

STAFF RECOMMENDATION:	Approval
------------------------------	----------



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Keith Thompson

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: residential/multifamily

Property Size: 82,327 sqft

PIN: 21-04-417-004

Historic District: Downtown District/

National Register Property

Year Built: 1859

Architectural Style: Italianate

Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3

South: S-2

East: B-3

West: B-3

Land Uses

North: warehouses/parking lot

South: library

East: auto repair

West: funeral home

Analysis:

Submittals

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

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

PROJECT DESCRIPTION:

The site, 301 E. Grove, Ashael Gridley Mansion and the Oaks, are two adaptive reuse, historic restoration projects. The buildings were converted to multifamily apartments. The petitioner states the steel lintels are rusted and giving out resulting in cracking in the structure. The petitioner proposed to repair and replace rusted lintels on the southwest side of the Oaks building and above the doors and windows on the Gridley Mansion. Additionally window sills will be repaired with the missing brick being replaced, and the chimney will be tuck-pointed.

The project total is estimated at \$21,350. The petitioner is requesting \$10,675 to cover half of the project costs.

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the standard is met.*
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible; lintels should be repaired with possible and replaced only when repair is not an option. The replacement materials should mimic the original materials in style, material and color. All tuck-pointing should use a cement-lime mortar comparable in color to the existing mortar. Replacement bricks should also match existing in size, shape, texture and color.*
3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the standard is met.*
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is met.*
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; no sandblasting, high pressure washing or harsh chemicals should be used.*
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; lintels should be repaired rather than replaced when feasible. If new steel lintels are needed they should match the existing in color, texture and size. Tuck-pointing should be done following National Park Service Preservation Brief 2¹.*
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; no sandblasting or high-pressure washing should occur.*

¹ <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) the standard is met.*

STAFF RECOMMENDATION:

Staff recommends approval of the **Rust Grant for \$10,675** for repairing and replacing rusted lintels and tuck-pointing/masonry repairs around the windows, doors and chimney at 301 E. Grove Street, the Oaks and Ashael Gridley house, Italianate, c. 1859.

Respectfully Submitted,

Katie Simpson
City Planner

Attachments:

- Rust Application
- Itemized Budget
- Photos of building



CITY OF BLOOMINGTON

Harriet Fuller Rust Facade Grant Application

Historic Preservation Commission

Case No: _____

Applicant Information

Name _____ Keith Thompson_

Home Address __301 E Grove St., Apt E1, Bloomington, IL 61701

Business Address 301 E Grove St., Bloomington, IL 61701

Business Phone _309 275 1179 Home Phone _____309 275 1179

Email __kthompson@msiloans.biz_ Fax _____

Owner __x__ Tenant _____ If tenant, is term of lease a minimum of five years? _____

Building or Establishment for which reimbursement grant is requested

Historic Name of Building _The Oaks/Ashel Gridley Mansion_ Year Built 1859 and 1930

Street Address __301 E Grove St.,

Proposed Improvements included in this grant request

___ Decorative feature ___ Exterior Lighting ___ Painting

__x__ Masonary repair ___ Signage ___ Other

___ Windows / Doors ___ Roof _____

Project Start Date __July 2017_ Substantial Completion Date __September 2016

Grant Amount Requested: ___\$10,675.00 (50% of \$21,350)_____

- attach photo of property front elevation here -

Detailed Description of Proposed Restoration Work:

Please provide supporting documents: architectural drawings & specifications, description of materials, cost estimates. Construction bids, etc.

Submit as attachments to provide a detailed description of the proposed improvements.

Statement of Understanding

- The applicant (undersigned) agrees to comply with the guidelines and procedures of the Harriet Fuller Rust Façade Program.
- The applicant understands that the Applicant must submit detailed cost documentation, copies of building permits, bids, contracts & invoices, and contractors' final waivers of lien upon completion of the approved improvements.

Applicant Signature* *Kurt Thompson* **Date** *6/5/17*

* If the applicant is other than the owner, the following line must be completed.

I certify that I, the owner of the property at *301 E. Grove Bloomington*
authorize the applicant to apply for a rebate under the Harriet Fuller Rust Façade Program and
make the proposed improvements.

Owner Signature *Kurt Thompson* **Date** *6/5/17*

RETURN TO: City of Bloomington
Planning and Code Enforcement Department
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
P.O. Box 3157
Bloomington, IL 61702-3157

Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857

Garneau Construction Proposal
Keith Thompson – grove street

1/11/17

6/2/2017 revised.

The following proposal outlines the masonry repair to be performed at 301 Grove street.

Steel Repair



The brick above the steel lites will be removed, exposing the steel. The rusted steel will be removed and replaced. Wherever possible, the steel will be cleaned and repainted.

The steel will be painted with Rust-Oleum and covered with flexible flashing. Cotton weeps will be installed in the head joints to direct moisture off the steel.

Labor and Materials: \$5200

The spalled brick in this area will be removed and replaced

Labor and Materials: \$5200

Garneau Construction Proposal
Keith Thompson – grove street



The two lintels over the back door will be removed and replaced. The large lintel will be cleaned and flashed, (outlined in blue). If it can be removed, it will. It depends on the underlying structure. The small lintel on the side will also be replaced. These rusted lintels are causing the cracking in this area

Labor and Materials: **\$2100**

Five rollock window sills will be repaired. The missing brick will be replaced.

Labor and Materials: **\$650**

The chimney will be tuckpointed where necessary.

Labor and Materials: **\$8200**

Items not included

The customer must supply water and electricity for the operations listed above.

After three months, if Garneau Construction has not started work on this project, the material costs are subject to review and revision due to increases or decreases in the price of materials.

This job has been priced using Garneau Construction's highly trained employees at their standard wage. Any prevailing wage requirements are

Garneau Construction Proposal
Keith Thompson – grove street

the customer's responsibility. These requirements will increase the bid amounts.

Garneau Construction is fully insured for Workman's Compensation and Liability. Proof of insurance will gladly be provided. Feel free to call with any questions.

Thank you for the opportunity to bid on these repairs. I look forward to working with you on this exciting project.

Sincerely

E.J. Garneau
Garneau Construction
Office: 309-664-5684
Fax: 309-661-0370
Mobile: 309-275-8720

Acceptance/Contract

All payments are due when invoiced. Garneau Construction began working on site on _____

Customer date

Garneau Construction date

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
July 20, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-09-17	Certificate of Appropriateness	931 W MacArthur Avenue	Front door storm/screen door; various masonry repairs	Tom Dabareiner
BHP-10-17	Funk Grant	931 W MacArthur Ave	Front door storm/screen door; various masonry repairs	Tom Dabareiner

REQUEST:	A Certificate of Appropriateness and Funk Grant for \$1,610.71 for restoration of a screen/storm door, chimney repair and repointing rusticated skirting for the property located at 931 W. MacArthur Avenue , c. 1906, Illinois Workman’s Cottage, Queen Anne influence (variant).
-----------------	--

STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-09-17) In favor of the Funk Grant for \$1,610.71 (BHP-10-17)
------------------------------	--



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Dr. Lea Kimberly Cline

PROPERTY INFORMATION

Existing Zoning: R-1C, High Density
Single-family Residence with S-4 Historic
Overlay
Existing Land Use: Residential
Property Size: 50x110
PIN: 21-08-226-035

Historic District: n/a
Year Built: 1906
Architectural Style: Illinois Workman's
Cottage (variant)
Architect: n/a

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1C, High Density Single-
family Residence
South: R-2 Mixed Residence
East: R-1C, High Density Single-
family Residence
West: R-1C, High Density Single-
family Residence

West: R-1C

Land Uses

North: homes
South: homes
East: homes
West: homes

Analysis:

Submittals

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

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

PROJECT DESCRIPTION:

The property was built c. 1906 but
currently has a contemporary
storm/screen door and has imitation stone
skirting. More than 50% of the current
mortar is either missing or easily
removed.

The petitioner proposes to remove the
storm door and remove the spacer, then
install a custom wooden storm door. The
storm door is being made at a vintage
door workshop in New York and will



mimic the design of the front door, with a 5-inch top rail, 5-inch stiles and an 18-inch kick rail. The hardware will be stylistically typical for the period of the house. Also, the non-period handrail on the front step will be removed. Additional work will include reattaching the porch handrail that has come loose.

The petitioner also proposes to repoint the rusticated skirting. The current style of the mortar is likely from a repair in the 1940s/50s and unable to be replicated. The mortar will be replaced with a standard recessed mortar joint then ground down to closely resemble the replacement mortar. Minor repairs will also be made to the front step bricks.



The chimney repair would consist of the following: cut out and tuck point old mortar joints, check and fix; repair to the flashing and waterproof cap.

The project expenses are attached but summarized below:

Door hardware	\$ 77.42
Masonry	\$1,775.00
Door manufacturing	\$849.00
Storm door and misc	\$520.00
TOTAL	\$3,221.42

Eligible Grant Amount (50%): \$1,610.71

Analysis

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

FINDINGS OF FACT:

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

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* while a significant amount of work is needed, the repointing seems to be a logical approach and a strong attempt at mimicking the period of repair. Staff has not seen the proposed door, but the approach seems historically and stylistically compatible.
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;* care should be taken to ensure contributing architectural features and trim are not damaged, removed or obscured. The storm door will be a vast improvement over the exiting door. The imitation stone will be preserved and mimicked as best as possible.
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 petitioner is making a strong attempt to meet and improve from this standard. Certain non-characteristic features will be removed.
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;* the standard is recognized by the petitioner and met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* tremendous thought and effort is proposed to meet this standard. It 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 petitioner recognizes the value of this standard. It is met.
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken;* the petitioner recognizes the value of this standard. It is met.

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standard is met.*

STAFF RECOMMENDATION:

The storm door's replacement will become an asset to the house and the skirting is in need of repair. **Staff supports the Certificate of Appropriateness** for removing and replacing the storm door and repairing imitation stone skirting for the property located at **931 W. MacArthur Avenue**, c. 1906, Illinois Workman's Cottage (variant).

Staff recommends approval of the **Funk Grant for \$1,610.71** for removing and replacing the storm door, repair of the chimney and repairing imitation stone skirting for the property located at **931 W. MacArthur Avenue**, c. 1906, Illinois Workman's Cottage (variant).

Respectfully Submitted,

Tom Dabareiner AICP
Community Development Director

Attachments:

- Certificate of Appropriateness Application
- Funk Application
- Proposed budget



CITY OF BLOOMINGTON

Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 931 W MacArthur Ave

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

Year Built 1906 Architectural Style: Modified Queen Anne

Proposed Restoration Work: Front door storm/screen door and repointing house skirting
Detailed description required on following page

Applicant Name: Lea Cline

Address: 931 W MacArthur Ave

Phone: 512-203-6552 Fax: _____ Email: lea.cline@gmail.com















Detailed Description of Proposed Restoration Work:

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

Project 1: Restoration of screen/storm door. Remove current storm door, remove spacer, and install custom wooden storm door. The storm door is being made at a vintage door workshop in New York and will mimic the design of the front door – with a 5 inch top rail, 5 inch stiles, and an 18 inch kick rail. This style of screen/storm door and the suggested hardware are stylistically typical of the period of the house. I have also asked Brad Williams to remove the non-period handrail on the front step, and to reattach the porch handrail that has come loose.

Project 2: The imitation stone (hand-formed concrete ‘rusticated’) skirting of the house requires repointing. The current style of the mortar (that which remains) is beveled. This mortar is likely not original to the house but a repair in the 1940/50s when the house was renovated. This style is not possible to replicate. So, the mason will replace all areas of the mortar as necessary (more than 50% of the current mortar is either missing or easily removed with your hand), replace it with a standard recessed mortar joint, and grind down any remaining beveled mortar to closer resemble the replacement mortar. The mason will also make minor repairs to the front step bricks, replacing a few broken pieces and reapplying mortar as needed.

Project Start Date: July/August 2017 **Project Completion Date:** November 2017

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

Applicant Signature Lea K. Quinn **Date** June 25, 2017

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

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

Certificate of Appropriateness Number _____



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

Historic Preservation Commission

Case No: _____

Property Address: 931 W MacArthur Ave

Historic District: Franklin Square _____ East Grove Street _____

North Roosevelt _____ Davis-Jefferson _____

White Place _____ Downtown _____ N/A X

Year Built 1906 Architectural Style: Modified Queen Anne

Grant Amount Requested: \$1610.71

Proposed Restoration Work: Front door storm/screen door and repointing house skirting

Applicant Name: Lea Cline

Address: 931 W MacArthur Ave

Phone: 512-203-6552 Fax: _____ Email: lea.cline@gmail.com



Certificate of Appropriateness Number _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Project 1: Restoration of screen/storm door. Remove current storm door, remove spacer, and install custom wooden storm door. The storm door is being made at a vintage door workshop in New York and will mimic the design of the front door – with a 5 inch top rail, 5 inch stiles, and an 18 inch kick rail. This style of screen/storm door and the suggested hardware are stylistically typical of the period of the house. I have also asked Brad Williams to remove the non-period handrail on the front step, and to reattach the porch handrail that has come loose.

Project 2: The imitation stone (hand-formed concrete ‘rusticated’) skirting of the house requires repointing. The current style of the mortar (that which remains) is beveled. This mortar is likely not original to the house but a repair in the 1940/50s when the house was renovated. This style is not possible to replicate. So, the mason will replace all areas of the mortar as necessary (more than 50% of the current mortar is either missing or easily removed with your hand), replace it with a standard recessed mortar joint, and grind down any remaining beveled mortar to closer resemble the replacement mortar. The mason will also make minor repairs to the front step bricks, replacing a few broken pieces and reapplying mortar as needed.

Project Start Date: __July/August 2017_ **Project Completion Date:** __November 2017__

Applicant Signature* _____  _____ **Date** __June 25, 2107__

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



- Reproduction Hardware
- Shop by Type
 - Door Hardware
 - Window Hardware
 - Cabinet & Furniture Hardware
 - Lighting & Electrical
 - Plumbing
 - House Hardware
- Shop by Style
- New Products
- Special Collections
- Savings
- Hardware Help
- Customer Service
 - About Us
 - Shopping Help
 - FAQ
 - Contact Us
 - Sign Up For Special Offers
 - Site Map
 - View Cart
 - Shipping Policy
 - Privacy Policy
 - Warranty Policy
 - Return Policy

SHOPPING CART

Your Order Ships for \$6.99

Add \$22.58 To Your Order for FREE Ground Shipping!

(Offer excludes Alaska & Hawaii)

Image	Item Name/Code	Item	Description	Options	Quantity	Rate	Amount	Remove
	W-04HH-300-BT	4" Cast Iron Ball Tip Hinge With Decorative Vine Pattern	4" Cast Iron Ball Tip Hinge With Decorative Vine Pattern In Matte Black (W-04HH-300-BT)	Finish: Matte Black	<input type="text" value="3"/>	\$12.49	\$37.47	
	R-01SE-0160023-LVB	Small Cast Iron Rim-Latch Set with Victorian Cast-Iron Levers and Rosette	Small Cast Iron Rim-Latch Set with Victorian Cast-Iron Levers and Rosette. (R-01SE-0160023-LVR)		<input type="text" value="1"/>	\$39.95	\$39.95	

Subtotal \$77.42

Tax \$0.00

Shipping \$0.00

Total \$77.42

Enter Shipping Information

*Country ▾

Zip/Postal Code

Submit

Promotion Code **Apply**

[Proceed to Checkout](#) [Continue Shopping](#) [Update Total](#)

GRUBB MASONRY

Brick Block Stone Tuck Pointing

309-824-2054 (Tony)

Bid on foundation repair and chimney for 931 W. McArthur Bloomington IL.

Repair of brick on front porch steps, foundation block and mortar joints on exterior of home. labor and materials.....\$850.00

Option on chimney:

Lift rental (2 days max.) \$500.00

Cut out and tuck point old mortar joints and check and fix anything wrong with flashing and waterproof cap. \$425.00

Labor and materials- chimney \$925.00

Total for both foundation and chimney together (labor and mat.) \$1775.00

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking
613 East Grove Street
Bloomington, IL 61701
Home ph: 309-828-1506
Cell: 309-830-1706

Lea Cline
lea.cline@gmail.com

931 W. MacArthur, Bloomington, IL 61701
Wood Storm Door

Phone:

Date: 6-18-17

- Labor to remove old storm door and transom cover and hang new storm door.....\$440.00
- Remove iron handrailing on front stairs.....\$40.00
- Repair existing porch railing..... \$40.00

Homeowner to supply all materials and any painting labor.

Total estimate for labor and materials: \$520.00

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____

PROPOSAL



Quote #: 61842-SP-Cline

6/23/2017

66 South Main Street ♦ Hammond, NY 13646

Toll Free: (800) 787 2001

Visit Us Online:

Fax: (315) 324 6531

www.VintageDoors.com

Email: cs@vintagedoors.com

Bill To:
Lea Cline
61701

Ship To:
Home: (512) 203-6552
Work:
Cell:
Fax:
Ship #:
Email: lea.cline@gmail.com

Sales Person: Alysia
Email:
cs@vintagedoors.com
Ext: 22

Home: (512) 203-6552

Home: (512) 203-6552

Work:

Work:

Cell:

Cell:

Fax:

Ship #:

Email: lea.cline@gmail.com

Email: lea.cline@gmail.com



Item #	Description	Price EA	QTY	Total
	Oversized Manhattan / Poplar / Fiberglass Screen Insert / Clear Tempered / Dark Bronze Frame / Exact Door Size: 36 1/2w / 92 1/2h / 1 1/4" Thickness			
1	Required / Out Right	659.00	1	\$659.00
2	5" Top Rail / 5" Stiles / 18" Kick Rail	50.00	1	\$50.00

NO SALES TAX

To Order, Shop Drawing Must Also Be Approved



Crated Weight (lbs): 100



Fully Insured Delivery (FedEx or Yellow): 140.00

Subtotal: \$709.00

Tax Rate: 0.000%

Total Tax: 0.00

TOTAL: \$849.00

Yes, I agree with all terms and conditons of this purchase order Date: _____

Vintage Doors thanks you for the Opportunity to Quote Your Project - All quotes are good for 30 days.

Door Order Policy: Signatures are required on both your proposal & shop drawing, along with payment.

Payment Policy: Your door order is built-to-order. Payment in full is required unless deposit is shown.

We accept checks, certified funds, wire transfers & conveniently accept VISA, MC and DISC for an additional 3%.

Shipment Policy: Deliveries too large for Ground service must be Tractor Trailer Friendly locations.

Deliveries require inspection, assistance and a signature - Drivers deliver to the end of truck only.

Lift Gate options are available at an additional cost if needed. Let us know of any questions.

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
JULY 20, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-11-17	Rust Grant	107-111 W Front Street.	Masonry repairs and painting	Katie Simpson, City Planner

REQUEST:	Rust Grant for \$14,993.42 for masonry repairs and paint at 107-111 W Front St, Rounds Block, Italianate, c. 1857 Rudolph Richter, Architect (c)
-----------------	--

STAFF RECOMMENDATION:	Approval
------------------------------	----------



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Fred Wollrab

PROPERTY INFORMATION

Existing Zoning: B-3

Existing Land Use: Mixed Use/Offices

Property Size: 2,313.45

PIN: 21-04-338-011

Historic District: Downtown District/

National Register Property

Year Built: 1857

Architectural Style: Italianate, Rounds Blk

Architect: Rudolph Richter

SURROUNDING ZONING AND LAND USES

Zoning

North: B-3

South: S-2

East: B-3

West: B-3

Land Uses

North: mixed use,

South: law and justice center/health dept.

East: mixed use, restaurants

West: offices, vacant building

Analysis:

Submittals

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

1. Application for Rust Grant
2. Proposed budget
3. Site Photos
4. Site Visit

PROJECT DESCRIPTION:

The subject property, 107-111 W Front Street, is part of the rounds block built in 1857 by Rudolph Richter. The property is a three story, Italianate, brick, mixed use building. The Historic Preservation Plan recognizes this property as a contributing structure. The façade is in need of repair. The mortar is loose, and the paint is peeling and chipping away. The petitioner proposes to scrape loose paint, remove loose mortar, hand wash and scrub the surfaces and windows, and repaint and stain the building and doors/pillars, respectively. Caulk and spackle will be applied to the window trim and the doors will be sanded to be painted and stained. The facade will be tuckpointed with Type S mortar and the limestone sill will be patched.

The project total is estimated to cost at \$29,986.84. The petitioner is requesting \$14,993.42 to cover half of the project costs.

The National Park's Service Historic Preservation Brief #2¹, "repointing mortar joints in historic masonry buildings" recommends lime mortars, or cement lime mortars for tuckpointing, dependent upon the type of brick. Additionally the Bloomington Architectural Review Guidelines requires a cement-lime mortar appropriate for the type of masonry and discourages "masonry cements" without lime. Type S is a combination of 2 parts Portland cement, 1 part

¹ <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

hydrated lime, and 9 parts sand. Additionally, the Brief recommends carefully removing loose mortar by hand rather than with power tools so as to avoid damaging the brick. The Brief also recommends against modern chemical materials that might be incompatible with historic masonry products. While Staff has read positive recommendations about Urethane Masonry PL Caulk, which is intended to be used by the petitioner to miscellaneously caulk joints close to the top of the building, Staff is unsure of the appropriateness of the material and is concerned that it may be difficult to remove without damaging the historic brick. More information about the use and the material may help clarify the impacts it could have on the building's historic brick and appearance.

Analysis

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

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;* the petitioner intends to repair, rather than replace, the bricks and limestone window sills as well as the wooden posts and doors. Mortar and masonry repairs should be completed in compliance with the Architectural Review Guidelines as well as the Illinois Preservation Brief #10 and National Parks Service Brief #2. The standard is met.
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;* The replacement materials should mimic the original materials in style, material and color. All tuck-pointing should use a cement-lime mortar comparable in color to the existing mortar. Power washing and power tools should be avoided. The petitioner proposes to hand wash all surfaces and windows. 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 petitioner is restoring and repairing the original façade. 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 petitioner recognizes the standard and it is met.

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; no sandblasting, high pressure washing or harsh chemicals should be used. The Urethane masonry caulk should be tested before applied to ensure no unwanted visual or structural impacts may occur. 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; Tuck-pointing should be done following National Park Service Preservation Brief 2. The standard is met.*
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; The petitioner recognizes the standard. It is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) the standard is met.*

STAFF RECOMMENDATION:

Staff recommends approval of the Rust Grant for \$14,993.42 for masonry repairs and paint at 107-111 W Front St, Rounds Block, Italianate, c. 1857 Rudolph Richter, Architect (c)

Respectfully Submitted,

Katie Simpson
City Planner

Attachments:

- Rust Application
- Itemized Budget
- Photos of building



Harriet Fuller Rust
Facade Grant Application

Historic Preservation Commission

Case No: _____

Applicant Information

Name Fred Wollrab

Home Address 107 Hill top Dr Normal IL 61761

Business Address 107-111 W Front

Business Phone _____ Home Phone 317-830-3808

Email Fred @ Fredwollrab.net Fax _____

Owner Tenant _____ If tenant, is term of lease a minimum of five years? _____

Building or Establishment for which reimbursement grant is requested

Historic Name of Building _____ Year Built _____

Street Address _____

Proposed Improvements included in this grant request

- | | | |
|---|--|--|
| <input type="checkbox"/> Decorative feature | <input type="checkbox"/> Exterior Lighting | <input checked="" type="checkbox"/> Painting |
| <input checked="" type="checkbox"/> Masonary repair | <input type="checkbox"/> Signage | <input type="checkbox"/> Other |
| <input type="checkbox"/> Windows / Doors | <input type="checkbox"/> Roof | _____ |

Project Start Date 8-1-17 Substantial Completion Date 9-30-17

Grant Amount Requested: \$14,993.42

- attach photo of property front elevation here -

Detailed Description of Proposed Restoration Work:

Please provide supporting documents: architectural drawings & specifications, description of materials, cost estimates. Construction bids, etc.

Submit as attachments to provide a detailed description of the proposed improvements.

Statement of Understanding

- The applicant (undersigned) agrees to comply with the guidelines and procedures of the Harriet Fuller Rust Façade Program.
- The applicant understands that the Applicant must submit detailed cost documentation, copies of building permits, bids, contracts & invoices, and contractors' final waivers of lien upon completion of the approved improvements.

Applicant Signature* Fred Walker Date 6/30/17

* If the applicant is other than the owner, the following line must be completed.

I certify that I, the owner of the property at 107-109-111 W. Front
authorize the applicant to apply for a rebate under the Harriet Fuller Rust Façade Program and
make the proposed improvements.

Owner Signature Fred Walker Date 6/30/17

RETURN TO: City of Bloomington
Planning and Code Enforcement Department
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
P.O. Box 3157
Bloomington, IL 61702-3157

Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857

R.J.V. Construction Inc.
 3102 Harvest hill Ave
 Bloomington, IL 61705
 (309) 275-4331

Estimate

Prepared for:

Fred Wollrab
 107 Hill Top Dr
 Normal, IL 61761

6/28/2017

Proposal	Total
Exterior work	
Job Address 107,109,111 W. Front st - 3 building facades	
Prep	
Scrape loose paint Remove loose mortar Wash and scrub all surfaces on front elevation by hand Wash windows when completed Sand and prep pillars for paint Sand wood entry doors Cover awnings with clear plastic Caulk and spackle around window trim Misc caulking to be done with Urethane masonry PL caulk- grey	
Brick repair	
Tuck point front were mortar is missing with type S mortar	
Patch damaged limestone sills to get ready for paint	
Paint	
Apply 1 coat of S.W. Loxon masonry primer to bare brick Apply 2 coats of S.W. Super Paint exterior satin Apply 2 coats of S.W. Super Paint exterior satin to accent colors Apply 2 coats of S.W. DTM to metal pillars Apply 1 coat of stain and 2 coats of Spar Urethane to exterior doors Apply 2 coats of S.W. Super paint to window trim	
Lift rental 60' boom Permits Baricades and signage for job Setup job site Safety gear	
Disposal included.	
Materials and Labor @ Prevailing wage rates All work to be done during normal working hours	\$ 29,986.84

By signing this estimate customer agrees to
 work as outlined above. Payment terms:
 Balance due upon completion of job

Subtotal \$ 29,986.84

TOTAL \$ 29,986.84

x _____
 Robert J. Vericella R.J.V. Inc. Member

x _____
 Authorized agent

JUN 30 2017



Misc caulking to be done with Urethane masonry PL caulk-grey

Remove loose mortar

Scrape loose paint

Caulk & spackle window trim

Paint window trim

Patch damaged limestone sills

Tuck point front where mortar is missing with type S mortar

Apply 1 coat masonry primer to bare brick

Apply 2 coats paint to exterior stain

Apply 2 coats paint exterior stain to accent colors

Apply 2 coats DTM to metal pillars

Apply 1 coat of stain & 2 coats spar urethane to exterior doors

Sand/Prep pillars

Sand wood entry doors

Cover awnings w/ plastic

115 W Front



The Rounds Block, seen at right in this circa 1870 photograph, was a center of commerce and Bloomington social life from its inception in 1856-57. Parts of the building have been restored in recent years by Fred Wollrab.

Rounds Block

105-111 W. Front Street

Bricklayer S.G. Rounds was the builder of this group of Italianate style buildings designed by Prussian-born architect



Rudolph Richter, who worked for Rounds and also designed the Benjamin & Schermerhorn building at 210 N. Center. The buildings in this block share a common wall and make up the oldest known commercial block in Illinois designed by a professional architect.

The block was home to numerous businesses since its construction, but for many of those years it served as a social center for the city, as home to numerous restaurants, taverns and entertainment concerns.

The building at 105 W. Front has been home to a restaurant for more than 100 years, at least 70 of those under the name Federal Cafe. The

Federal Cafe was only one of a row of restaurants that lined the two blocks of Front Street on either side of Main during the 1940s and 1950s and included Welch's Chop House in the Rounds Block and Murphy's Buffet and the Grand Cafe across the street.

The block has also housed at least one tavern for the last 100 years and was home to a billiard parlor for about 80 years, beginning in the late 1800s. It was also rumored to be the site of one of the longest-running regular poker games in Bloomington.

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
July 20, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-12-17	Certificate of Appropriateness	4 White Place	Scrape, paint and prime siding and trim on North Side	Katie Simpson
BHP-13-17	Funk Grant	4 White Place	Scrape, paint and prime siding and trim on North Side	Katie Simpson

REQUEST:	A Certificate of Appropriateness and Funk Grant for \$517.50 for scraping, painting and priming siding and trim on North Side of the home located at 4 White Place , White Place Historic District, 4 square colonial, c. 1909.
-----------------	--

STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-12-17) In favor of the Funk Grant for \$1,610.71 (BHP-13-17)
------------------------------	--



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Nancy Sultan

PROPERTY INFORMATION

Existing Zoning: R-1C, Single Family Residential with S-4 Historic Overlay
Existing Land Use: Single-family home
Property Size: 7,500
PIN: 14-33-480-023

Historic District: National Register and White Place Historic District
Year Built: 1909
Architectural Style: Four-square Colonial Revival
Architect: unknown

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1C, Single Family Residential
South: R-1C, Single Family Residential w/ S-4 Overlay
East: R-1C, Single Family Residential
West: R-1C, Single Family Residential
West: R-1C

Land Uses

North: Single family homes
South: Single family homes
East: Single family homes
West: Single family homes

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Brief 10 “Exterior paint problems on historic woodwork”.

PROJECT DESCRIPTION:



The property was built c. 1909 and is located in the White Place Historic District. The property has painted wooden siding. The paint on the North Side of the property is chipping away. The petitioner is requesting a Certificate of Appropriateness and Funk Grant to cover the costs of removing the deteriorating paint and to repaint the north side of the home.



The estimated project costs are \$1,035.00 and the requested grant amount is \$517.50. The description of work outlined in the budget explains the home will be pressure washed, scraped, primed and painted. The National Parks Service Historic Preservation Brief 10 and the Bloomington

Architectural Review Guidelines recommend against high pressure washing or water blasting to remove paint from wooden surfaces. Furthermore the documents recommend that when it is necessary to remove paint, remove the paint to the next sound layer of paint using the gentlest means possible. Staff is concerned about the proposed pressure washing and encourages less impactful means of washing and removing paint. The petitioner is requesting roughly \$500.00 and the maximum grant amount is \$5,000.00. Therefore, if less impactful means of paint removal are possible, the Commission has adequate funds and authority to cover any potential increased costs associated with the alternative methods. Additionally, because paint failure can be caused by interior or exterior moisture, once paint is removed it is recommended that any potential moisture problems which could exist or any unsound wood be addressed and resolved.

Analysis

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

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; paint removal should occur in the gentlest means possible. Complete removal of all paint is not necessary prior to repainting and exposed bare wood should be primed before painted.*
- 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; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured.*
- 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 wood siding appears to have originally been painted. The petitioner is keeping with this tradition. The standard is met.*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*

5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; an appropriate paint removal method should be used.*
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; only when necessary, paint should be removed to the next sound layer. The petitioner intends to prime bare wood and recognizes the value of this standard. It 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; High pressure washing should be avoided if possible.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standard is met.*

STAFF RECOMMENDATION:

Staff recommends approval of a Certificate of Appropriateness for scraping, painting and priming siding and trim on North Side of the home located at **4 White Place**, White Place Historic District, 4 square colonial, c. 1909, conditioned upon the Commission's satisfaction with methods for paint removal.

Staff recommends approval of a Funk Grant for \$517.50 for scraping, painting and priming siding and trim on North Side of the home located at **4 White Place**, White Place Historic District, 4 square colonial, c. 1909, conditioned upon the Commission's satisfaction with methods for paint removal. Staff is also supportive of additional funding if necessary to encourage a removal method/cleaning method less impactful than pressure washing.

Respectfully Submitted,

Katie Simpson,
City Planner

Attachments:

- Certificate of Appropriateness Application
- Funk Application
- Proposed budget

Prepared: 7-12-17
Agenda item E, F
REPORT



Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 4 White Place

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

Year Built 1909 _____ Architectural Style: 4 square colonial _____

Proposed Restoration Work: Scrape, prime, and paint North Side siding and trim.

Detailed description required on following page

Applicant Name: Nancy Sultan

Address: 4 White Place

Phone: 309-287-4626 Fax: _____ Email: nancysultan@gmail.com



- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

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

I plan to hire Dan Collofello to scrape, prime, and paint the siding and trim on the NORTH SIDE of my home at 4 White Place this year. It's the only side that is in immediate need of painting. I plan to use the same color as the rest of the house (white siding/green trim). See photos of the North side. attached to email.

Project Start Date: 8/21/17 **Project Completion Date:** 8/25/17

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

Applicant Signature _____ *N Sultar* _____
Date 7/3/17 _____

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

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

Certificate of Appropriateness Number _____



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

Historic Preservation Commission

Case No: _____

Property Address: 4 White Place

Historic District: Franklin Square _____ East Grove Street _____

North Roosevelt _____ Davis-Jefferson _____

White Place X _____ Downtown _____ N/A _____

Year Built: 1909 Architectural Style: 4-square colonial

Grant Amount Requested: \$517.50 (half of total \$1035) _____

Proposed Restoration Work: Scrape, prime, and paint siding and trim on NORTH SIDE OF HOUSE

Detailed description required on following page

Applicant Name: Nancy Sultan

Address: 4 White Place

Phone: 309-287-4626 Fax: _____ Email: nancysultan@gmail.com



- attach photo of property front elevation here

Certificate of Appropriateness Number _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

I plan to hire Dan Collofello to scrape, prime, and paint the siding and trim on the NORTH SIDE of my home at 4 White Pl. this year. It's the only side that is in immediate need of painting. I plan to use the same color as the rest of the house (white siding/green trim). See photos of north side attached to email.

Project Start Date: 8/21/17 Project Completion Date: 8/25/17

Applicant Signature* _____ *N Sultar* _____

Date 7/3/17 _____

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

Contractor: Dan Collofello
810 S. Allin Street
Bloomington, IL 61701

June 18, 2017

dan.handy@icloud.com
(309) 530-3456

Quote for Exterior Painting

Client:

Nancy Sultan 287-4626
4 White Place
Bloomington, IL 61701

Dates Available: **Aug. 21-25, 2017**
Estimated Duration: 5 days

Job	Cost
Paint north side of house	\$900
Includes: pressure wash, scraping, priming bare wood & painting window trim where needed	
Not included: brick foundation	
Materials Estimate	
2-3 gallons of premium exterior white	\$100
Exterior primer	\$35
Total	\$1,035

Notes:

1. Client is responsible for the cost of material – *above material estimate only*
2. Contractor is responsible for safety at site & protection of property
3. Any work beyond above quote can be done at hourly rate.







CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
July 20, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-14-17	Certificate of Appropriateness	701 E Grove St	Various repairs to wood details and paint house	Katie Simpson
BHP-15-17	Funk Grant	701 E Grove St	Various repairs to wood details and paint house	Katie Simpson

REQUEST:	A Certificate of Appropriateness and a Funk Grant for \$5,000.00 to repair the window sashes, curved railing above front porch roof, box gutter on SE corner of house and to paint the exterior of the house at 701 E Grove St., Grove Street Historic District, Queen Anne, c.1886.
-----------------	--

STAFF RECOMMENDATION:	Staff recommends: In favor of the Certificate of Appropriateness (BHP-14-17) In favor of the Funk Grant for \$3,930.00 for various repair to wooden architectural features such as porch, windows, and eaves (BHP-15-17)
------------------------------	--



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Leigh Troyer, Ron Troyer

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residential
with S-4 Historic Overlay
Existing Land Use: Residential
Property Size: 70 X 179 (12,530)
PIN: 21-04-440-013

Historic District: East Grove
Year Built: 1886
Architectural Style: Queen Anne
Architect: n/a

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2, Mixed Residence w/S-4
South: R-2 Mixed Residential
East: R-2, Mixed Residence w/S-4
West: R-2 Mixed Residential

Land Uses

North: homes
South: homes
East: homes
West: homes

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. City of Bloomington Architectural Review Guidelines

PROJECT DESCRIPTION:

The property was built c. 1886 and currently exists in the East Grove Historic Neighborhood District. A number of repairs are required to the exterior of the home. All repairs are to be completed in cedar wood, an appropriate material. Below is a brief description of the proposed repairs. The project expenses are attached but summarized below:

- Southeast corner 2nd story-rebuild missing entablature and replace any rotted wood shingles at bottom of 2nd floor
- South & east 2nd floor windows-repair meeting rails on upper sashes
- Reinstall southeast windows on roof dormer
- West side 3rd floor rail and column repair
- Northwest railing 2nd floor-repair railing and spindles
- Northwest porch 1st floor-repair 2 spindles and replace cove mold
- 3rd floor west tower eave repair
- North side 2nd floor eave repairs

The total cost of repairs is \$7,860.00, the eligible grant amount is \$3,930.00

The petitioner also included a request for painting the home. However, this portion of the project has been completed and therefore is ineligible for grant funding. Staff recommends the Funk Grant funds be used to cover the remaining costs of the project, approximately \$3,930.00.

Analysis

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

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; while a significant amount of work is needed, the materials are appropriate and attempt to mimic the period of repair. Replacement materials should be, and appear to be, historically and stylistically compatible. 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; care should be used to remove any rotted wood or materials. Other features should be repaired rather than replaced when possible. The standard is met.*
- 3. All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged; the petitioner is making a strong attempt to meet and improve from this standard. The majority of the proposed work involves repairing existing features. Replacement materials should match originals in shape, size, color, and material as close as possible. The standard is met.*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected; the standard is recognized by the petitioner and met.*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity; tremendous thought and effort is proposed to meet this standard. It 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 petitioner recognizes the value of this standard. It is met.

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken; the petitioner recognizes the value of this standard. It is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standard is met.*

STAFF RECOMMENDATION:

Staff recommends approval of a **Certificate of Appropriateness** to repair the window sashes, curved railing above front porch roof, box gutter on SE corner of house and to paint the exterior of the house at 701 E Grove St., Grove Street Historic District, Queen Anne, c.1886.

Staff recommends approval of a **Funk Grant** for **\$3,930.00** to repair the window sashes, curved railing above front porch roof, box gutter on SE corner of house of the house at 701 E Grove St., Grove Street Historic District, Queen Anne, c.1886.

Respectfully Submitted,

Katie Simpson,
City Planner

Attachments:

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



Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 701 E Grove St, Bloomington, IL 61701

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

Year Built 1886 Architectural Style: Queen Anne

Proposed Restoration Work: paint exterior

Detailed description required on following page

Applicant Name: Leigh Troyer, Ron Troyer

Address: 701 E Grove St, Bloomington, IL 61701

Phone: 309-831-9015 Fax: _____ Email: leighannatroy@hotmail.com

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

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

The house will be repainted with the same color scheme. There are a few repairs which need to be made (window sashes, curved railing above front porch roof, box gutter on SE corner of house, etc.), and Brad Williams will do that in late summer. Painting will be performed by Mike Kinney Painting.

Project Start Date: ASAP

Project Completion Date: Approximately 6/15/2017

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

X (Check here)

Applicant Signature: Leigh Troyer, Ron Troyer

Date: 4/20/2017

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

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

Certificate of Appropriateness Number _____



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

Historic Preservation Commission

Case No: _____

Property Address: 701 E Grove St, Bloomington, IL 61701

Historic District: Franklin Square _____ East Grove Street X

North Roosevelt _____ Davis-Jefferson _____

White Place _____ Downtown _____ N/A _____

Year Built 1886 Architectural Style: Queen Anne

Grant Amount Requested: \$5,000

Proposed Restoration Work: exterior painting

Detailed description required on following page

Applicant Name: Leigh Troyer, Ron Troyer

Address: 701 E Grove St, Bloomington, IL 61701

Phone: 309-831-9015 Fax: _____ Email: leighannatroy@hotmail.com

- attach photo of property front elevation here

Certificate of Appropriateness Number _____

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

Repaint the entire house with the same color scheme.

Project Start Date: approximately 5/01/17 Project Completion Date: approximately 6/15/17

Applicant Signature: Leigh Troyer, Ron Troyer Date: 4/20/17

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

PROPOSAL



BRAD WILLIAMS CONSTRUCTION

Carpentry & Woodworking
613 East Grove Street
Bloomington, IL 61701
Home ph: 309-828-1506
Cell: 309-830-1706

Ron and Leigh Troyer
leighannatroy@hotmail.com

Exterior repairs
701 E. Grove St., Bloomington, IL

Phone:

Date: 4-30-17

- Southeast corner 2nd story-rebuild missing entablature and replace any rotted wood shingles at bottom of 2nd floor.....\$1,500.00
- South & east 2nd floor windows-repair meeting rails on upper sashes.... \$600.00
- Reinstall southeast windows on roof dormer..... \$1,250.00
- West side 3rd floor rail and column repair..... \$400.00
- Northwest railing 2nd floor-repair railing and spindles..... \$1,250.00
- Northwest porch 1st floor-repair 2 spindles and replace cove mold..... \$700.00
- 3rd floor west tower eave repair..... \$760.00
- North side 2nd floor eave repairs..... \$1,400.00

All repairs to be in cedar wood.

Total estimate for labor and materials: \$7,860.00

Payment in full required before job is started.

This proposal is valid for 365 days.

Authorized signature: _____

Acceptance of Proposal:

Signature _____ Date: _____

Signature _____ Date: _____





13/04/2006









CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
July 20, 2017

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-16-17	Certificate of Appropriateness	1011 E Jefferson Street	Roof and Gutters	Katie Simpson, City Planner
BHP-17-17	Funk Grant \$2350	1011 E Jefferson Street	Roof and Gutters	

REQUEST:	A Certificate of Appropriateness and Funk Grant \$2,350.00 for, repairing the north chimney, replacing existing gutters, and replacing the roof with Certainteed© Class 4 Type Impact Resistant Asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Davis Jefferson Historic District, Charles E Perry House; front-gable type c. 1880's.
-----------------	--

STAFF RECOMMENDATION:	COA: Approval FUNK: Approval
------------------------------	---------------------------------



Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: John Wyssman

PROPERTY INFORMATION

Existing Zoning: R-1C, Single family Residential with S-4 Historic Overlay
Existing Land Use: residential
Property Size: 91 X 140 (12,740 sq ft)
PIN: 21-03-304-010

Historic District: Davis-Jefferson Historic District
Year Built: c. 1880s
Architectural Style: Front-gable type
Architect:

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1C, Single family residential
South: R-1C, Single family residential
East: R-1C w/ S-4
West: R-1C w/ S-4

Land Uses

North: single family homes
South: single and two family homes
East: single family (historic)
West: single family (historic)

Analysis:

Submittals

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

1. Application for Certificate of Appropriateness
2. Funk Grant application
3. Proposed budget
4. Site Photos
5. Architectural Review Guidelines

PROJECT DESCRIPTION:

The Davis-Jefferson neighborhood was constructed between 1870 and 1913. The City of Bloomington Historic Preservation Plan states that the architecture reflects the prevailing styles of the time and the relative status of the families who resided there. The homes are large and moderately ornate, many identified with large rooms and functional design.

1011 E. Jefferson is a two-story, balloon frame structure. The property was built c. 1880 in the front-gable Victorian style home with a prominent front gable facing the street. Charles E. Perry, the original owner, was Bloomington's City Bill Poster and manager of the New Grant Opera House in Bloomington.

In May 2017, the Petitioner appeared before the Historic Preservation Commission with a request to tear off the entire roof on the house and garage, and install ice and water barriers on all edges and valleys, and reroof with Cambridge Architectural-IKO, color-dual black asphalt shingles. Additionally the petitioner requested to replace the existing gutters 6" gutters and wider downspouts. The Funk Grant



guidelines allow funds to be awarded to roof and gutter projects if the project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase the durability and useful life. The Commission requested the Petitioner to provide information about the durability, useful life and quality of the shingles. Staff was asked to investigate past cases to determine if there was a precedence for funding asphalt roofs. Staff was unable to find any recent cases where asphalt shingles were funded under the grant. The Commission also asked the Petitioner to consider smooth, round, downspouts and gutters, which have been funded recently. The cost of work proposed in May was estimated to be \$15,200.00.

The Petitioner has withdrawn the original petition and submitted a new request. The new proposal includes a request to tuckpoint and repair the chimney as well as replace the roof with Certainteed Class 4 Type Impact Resistant Asphalt Shingles. The Architectural Review Guidelines identify asphalt shingles of similar size, shape and color as appropriate replacement materials for wood shingle roofs, and the proposed materials appear to be of a higher quality than the originally proposed shingle, extending the life of the roof. It appears from the petition the requested grant amount is half of the cost of chimney repairs and half of the cost of upgrading the roof. The requested amount is \$2,350.00. The estimated cost of the project is \$21,700.00

Staff requests the removal of mortar on the chimney be performed with care to not destroy the existing brick. New mortar should be a cement-lime mixture and match the existing mortar in texture and color. Masonry work should be completed in accordance with the National Park Service Historic Preservation Brief #2.

Analysis

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

FINDINGS OF FACT:

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

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; the proposed shingles appear to resemble wood shingles in shape, color, and size and extend the value of the home. Gutters should also be appropriate in size and shape if possible. Staff has not seen any of the proposed materials for the gutters. Mortars used for tuckpointing should match existing mortar in texture and color and should be an appropriate mix.*
- 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; care should be taken to*

ensure contributing architectural features and trim are not damaged, removed or obscured. Masonry work should be hand washed and loose mortar should be removed with care not to damage existing brick.

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 Petitioner recognizes the standard, and is working to find an appropriate replacement material and it 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 Petitioner recognizes the standard and it is met.
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;* care should be taken to protect existing important architectural features and trims, new roofing materials should be the same as existing historic valleys or the original historic valleys.
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 Petitioner has taken great effort to research new shingles and find a shingle that will extend the life of home while still being an appropriate replacement material for the original roof. 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 remove the existing shingles and to preserve historic valleys
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project;* the standard is met.
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* The proposed shingles should be comparable to the historic period in size, color and shape. The gutters should look as authentic as possible. The standard is met.

STAFF RECOMMENDATION: Staff recommends **approval** of the following petitions:

- Certificate of appropriateness at 1011 E. Jefferson St
- Funk Grant for \$2,350.00 repairing the north chimney, replacing existing gutters, and replacing the roof with Certaineed© Class 4 Type Impact Resistant Asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Davis Jefferson Historic District, Charles E Perry House; front-gable type c. 1880's.

Respectfully Submitted,

Katie Simpson
City Planner

Attachments:

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



Certificate of Appropriateness Application

Historic Preservation Commission

Property Address: 1011 E Jefferson St.

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

Year Built 1885-86 Architectural Style: Charles E. Perry House

Proposed Restoration Work: Repair north Chimney / Add class 4 type impact resistant Shingle
Detailed description required on following page

Applicant Name: John Wyssman

Address: 1011 E Jefferson St Bloomington IL 61701

Phone: 309-829-9164 Fax: Email: jwyssman@comcast.net

- attach photo of property front elevation here

Detailed Description of Proposed Restoration Work:

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

1. Repair north Chimney - see proposal for details dated 5-24-17

→ [certanteed Northgate class 4]

2. Add Class 4 impact resistant shingles to earlier request - see details on proposal dated 7-11-17

Project Start Date: est. Sept./Oct. 2017 Project Completion Date: about 1 week - Chimney
" " - Roof

- I have read and am familiar with The Secretary of the Interior's Standards for Rehabilitation info that is available at <http://www.nps.gov/tps/standards/rehabilitation.htm> from the office listed below.
- I have read and am familiar with the relevant portion of the Commission's Architectural Review Guidelines.

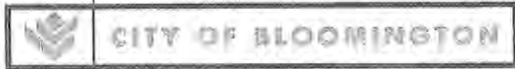
(Check here)

Applicant Signature John Wypswan Date 7-11-17

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

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

Certificate of Appropriateness Number _____



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: 1011 E Jefferson 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 1885-86

Cost of Proposed Work:

Architectural Style: 4 impact resistant shingle (including hail)

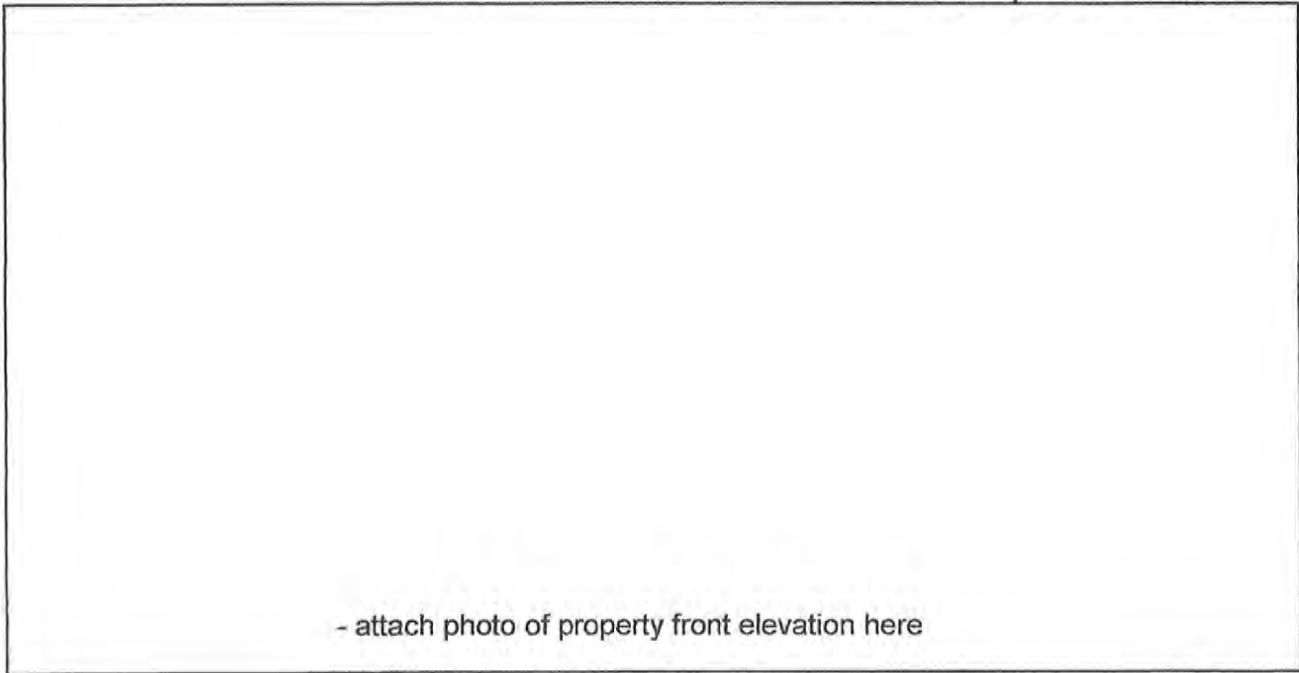
\$17,400 - House include \$2200 - class 4 impact resistant shingle

garage - \$1800

Chimney - \$2500

Grant Amount Requested:

\$1250 - Chimney \$1100 - class 4 impact shingle



- attach photo of property front elevation here

I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work:

~~Repair north chimney~~ / Replace all roofs house + garage
 replace all gutters with 6" type
 Use class 4 impact resistant shingle

Detailed Description of Proposed Restoration Work:

Please provide supporting documents:

1. Repair north Chimney - See proposal of 5-24-17
for other details

(includes hail)
2. Add class 4 impact resistant shingles to
earlier request - see details on proposal of
7-11-17

NOTE: This class 4 impact resistant shingle
qualifies for homeowners discount.

shingle - Certain teed - Northgate
Class 4

Project Start Date: ^{est} Sept/Oct

Expected Project Completion Date:

Please attach the following information to the application. ^{est} 1 week - Chimney
1 week - Roof

- 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: John Wyssman

Applicant Address: 1011 E Jefferson St.

Bloomington IL 61701

Phone: 309-829-9164

Email: jwysman@comcast.net

Applicant Signature* Date

John Wysman 7-11-17

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@citybim.org

Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018

Schaefer Roofing

1110 Beechwood Ave
Bloomington, IL 61701
(309)319-1314
dsconst69@gmail.com

ESTIMATE

ADDRESS

John Wyssman
1011 E Jefferson
Bloomington, Il 61701

ESTIMATE # 1068

DATE 04/19/2017

ACTIVITY

QTY	RATE	AMOUNT
1	17,000.00	17,000.00
	0.00	

Roof Installation

Tear off all roofs on entire house; upper, lower and garage.
Install ice and water barrier on all edges and valleys.
Apply new synthetic paper.
Install new dimensional shingle.
Brand; *Cambridge Architectural - IKO*
Color; *Dust Black*
Install new ridge vent.
Install Lo-Slope material on lower roofs.

All labor, material and disposal included.

Down payment of \$1,000.00, due upon signing of contract.
\$8,000.00, due when roof is torn off and papered and ready for shingles.
\$8,000.00 due upon completion.

***Price includes 6 inch gutters with oversized downspouts.

309.829.9164

TOTAL

\$17,000.00

Accepted By

Accepted Date

John Wyssman

4-21-17

DS Construction & Schaefer Roofing

1110 Beechwood Ave
Bloomington, IL 61701
(309)319-1314
dsconst69@gmail.com

ADDRESS

John Wyssman
1011 E Jefferson
Bloomington, IL 61701

ESTIMATE # 1073

DATE 07/11/2017

Roof Installation

17,400.00

Tear off all roofs on entire house; upper and lower.
Install ice and water barrier on all edges and valleys.
Apply new synthetic paper.
Install new Class 4- impact resistance shingle.
Brand;
Color;
Install new ridge vent.
Install Lo-Slope material on lower roofs.

Roof Installation

1,800.00

Tear off roof on entire garage.
Install ice & water barrier on all edges.
Apply new synthetic paper.
Install new Class four impact resistant shingle.
Brand; *CertainTeed Northgate SBS Modified Asphalt Shingle*
Color; *Black*
Install new ridge vent.

All labor, material and disposal included.

Down payment of \$1,000.00, due upon signing of contract.
\$9,100.00, due when roof is torn off and papered and ready for shingles.
\$9,100.00 due upon completion.

***Price includes 6 inch gutters with oversized downspouts.

TOTAL

\$19,200.00

Accepted By

Accepted Date



CALL MIKE PORZELIUS

JOB LOCATION: 1011 E JEFFERSON ST. BLOOMINGTON

CUSTOMER: JOHN WYSSMAN

DATE: MAY 24, 2017

A-1 Masonry hereby submits a masonry chimney repair estimate for John Wyssman.
1011 E Jefferson St. Bloomington, IL 61701

Complete a solid grind and tuck point on the north chimney. Wash and waterproof.
Labor and Materials \$2,500.00

Sign for Approval

Date

**payment needs to be made upon completion of the chimney repair.

**you can email us stating, you give us your approval to do the work or print and sign the proposal.



CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMITTEE
July 20, 2017

TYPE:	ADDRESS:	SUBJECT:
Commission Recommendation	Brick Streets	Presentation and a request for final recommendations to create a Brick Streets Master Plan to preserve brick streets in the City.

STAFF RECOMMEDATION:	<p>Authorize Public Works to finish the Brick Streets Master Plan based on recommendations from the Historic Preservation Commission, including recommendations on prioritization metrics, ordinances, policies, and future considerations.</p> <p>Authorize Public Works to submit a final copy of the Brick Streets Master Plan to the Historic Preservation Commission at the meeting in August 2017 for final consideration.</p>
-----------------------------	--

BACKGROUND:

City staff and the Historic Preservation Commission have been working together to create an update to the draft 2009 Brick Streets Strategic Plan, now called the Brick Streets Master Plan.

The primary purpose of this new plan is to preserve all of Bloomington’s remaining brick streets. It is not intended to be binding on decisions of funding. However, it should be followed closely in order to achieve the goals of this plan and the goals of the City of Bloomington. Currently, the City has about 3.5 miles (1.1 percent) of brick streets along with 320 miles of concrete and asphalt streets. Brick streets have been a diminishing asset in the community. They provide a look and feel to a neighborhood that can generate a sense of nostalgia and help maintain a part of the City’s rich history. In addition, although brick streets are costly to reconstruct and patch properly when compared to concrete and asphalt, brick streets have the potential to last for generations.

A draft version of the City of Bloomington Brick Streets Master Plan is attached. However, it should be noticed that all pages within this document are subject to change. This document has not been approved by any City of Bloomington board, council, staff, or commission. It has been made available in order to give a preview of the document to the public. Some portions of this document contain information that has not yet been sourced or cited, but these items will be completed when the final document is submitted for approval to the Historic Preservation Commission, Planning Commission, Transportation Commission, and City Council. All text is subject to change and may need further research.

Also attached are several prioritization scenarios for the three categories of streets that have been established by this new Brick Streets Master Plan, which are Patch, Reconstruct, and Serviceable No Patch (a more detailed description of each category is available within the draft plan). Using the provided scenarios, staff is seeking direction on how the Commission wants to proceed with prioritizing brick streets in order to complete the City of Bloomington Brick Streets Master Plan. Staff is also seeking direction on the development of ordinances, policies, and future considerations outlined within the draft plan. A brief presentation and discussion led by Public Works Director Jim Karch will facilitate this process.

Proposed Brick Streets Master Plan Timeline:

- July 2017: Second Historic Preservation Commission public meeting
- August 2017: Historic Preservation Commission final consideration
- August 2017: Transportation Commission consideration (if formed)
- September 2017: Planning Commission consideration and Public Hearing
- October 2017: Council consideration
- April 2018: Brick street spending part of FY 19 Budget
- Summer 2018: First brick street restored under Brick Streets Master Plan

STAFF RECOMMENDATION:

Authorize Public Works to finish the Brick Streets Master Plan based on recommendations from the Historic Preservation Commission, including recommendations on prioritization metrics, ordinances, policies, and future considerations. Authorize Public Works to submit a final copy of the Brick Streets Master Plan to the Historic Preservation Commission at the meeting in August 2017 for final consideration.

Respectfully Submitted,

Michael Hill
Public Works Administration

Attachments:

- Draft Brick Streets Master Plan
- Brick Streets Prioritization Scenarios



**PRIORITIZATION SCENARIOS:
RECONSTRUCT CATEGORY**

Brick Street Section	Priority	PASER	Area of Non-Brick Patch (Sq. Ft.)	Street Area (Sq. Ft.)	Neighborhood / Historic District
Monroe St., Clinton St. to Robinson St.	1	4	653.2	16,330	Near East Side Neighborhood
Jefferson St., Davis Ave. to Colton Ave.	2	5	359	22,438	Davis-Jefferson Historic District
Jefferson St., Robinson St. to Davis Ave.	3	6	11.9	11,900	Davis-Jefferson Historic District
Chestnut St., Linden St. to Eugene St.	4	4	555.6	11,575	
Chestnut St., Eugene St. to Colton Ave.	5	4	587.7	10,883	
East St., Emerson St. to Beecher St.	6	4	612.6	8,628	
Monroe St., McLean St. to Evans St.	7	5	433.9	9,040	Near East Side Neighborhood
Monroe St., Evans St. to Clayton St.	8	5	200.5	7,712	Near East Side Neighborhood
East St., Kelsey St. to Emerson St.	9	5	85.2	6,086	
Summit St., Macarthur Ave. to Wood St.	10	6	223.8	12,433	

Reconstruct Category Scenario 1: Historic Value, Rating, Cost

The overall methodology for the Reconstruct Category is to do the worst streets first. However, different metrics could be used to determine the "worst" streets.

In Scenario 1, streets in Historic Districts take priority over other streets, because the City may want historic streets to be reconstructed first. PASER (least to greatest) is then used, because PASER gives an overall rating of the street. Finally, Street Area (greatest to least) is used as it is the best way to estimate overall cost (more area would be more costly) and to sort streets that have the same PASER. In addition, streets that require further engineering work to determine if they can be patched or reconstructed (highlighted in blue) are prioritized last, but sorted in the same way as other streets.

Brick Street Section	Priority	PASER	Area of Non-Brick Patch (Sq. Ft.)	Street Area (Sq. Ft.)	Neighborhood / Historic District
Monroe St., Clinton St. to Robinson St.	1	4	653.2	16,330	Near East Side Neighborhood
Chestnut St., Linden St. to Eugene St.	2	4	555.6	11,575	
Chestnut St., Eugene St. to Colton Ave.	3	4	587.7	10,883	
East St., Emerson St. to Beecher St.	4	4	612.6	8,628	
Jefferson St., Davis Ave. to Colton Ave.	5	5	359	22,438	Davis-Jefferson Historic District
Jefferson St., Robinson St. to Davis Ave.	6	6	11.9	11,900	Davis-Jefferson Historic District
Monroe St., McLean St. to Evans St.	7	5	433.9	9,040	Near East Side Neighborhood
Monroe St., Evans St. to Clayton St.	8	5	200.5	7,712	Near East Side Neighborhood
East St., Kelsey St. to Emerson St.	9	5	85.2	6,086	
Summit St., Macarthur Ave. to Wood St.	10	6	223.8	12,433	

Reconstruct Category Scenario 2: Rating, Cost

The overall methodology for the Reconstruct Category is to do the worst streets first. However, different metrics could be used to determine the "worst" streets.

In Scenario 2, Historic District location is not considered, because it may be determined that all brick streets should be treated equally, at least as far as historic significance goes. PASER (least to greatest) is used first, because PASER gives an overall rating of the street. Then, Street Area (greatest to least) is used as it is the best way to estimate overall cost (more area would be more costly) and to sort streets that have the same PASER. In addition, streets that require further engineering work to determine if they can be patched or reconstructed (highlighted in blue) are prioritized last, but sorted in the same way as other streets.

Note: Monroe St., Clinton St. to Robinson St. was prioritized by the Council and will be the first brick street reconstructed.

Brick Street Section	Priority	PASER	Area of Non-Brick Patch (Sq. Ft.)	Street Area (Sq. Ft.)	Neighborhood / Historic District
Monroe St., Clinton St. to Robinson St.	1	4	653.2	16,330	Near East Side Neighborhood
Jefferson St., Davis Ave. to Colton Ave.	2	5	359	22,438	Davis-Jefferson Historic District
Jefferson St., Robinson St. to Davis Ave.	3	6	11.9	11,900	Davis-Jefferson Historic District
Chestnut St., Linden St. to Eugene St.	4	4	555.6	11,575	
Chestnut St., Eugene St. to Colton Ave.	5	4	587.7	10,883	
East St., Emerson St. to Beecher St.	6	4	612.6	8,628	
Summit St., Macarthur Ave. to Wood St.	7	6	223.8	12,433	
Monroe St., McLean St. to Evans St.	8	5	433.9	9,040	Near East Side Neighborhood
Monroe St., Evans St. to Clayton St.	9	5	200.5	7,712	Near East Side Neighborhood
East St., Kelsey St. to Emerson St.	10	5	85.2	6,086	

Reconstruct Category Scenario 3: Cost

The overall methodology for the Reconstruct Category is to do the worst streets first. However, different metrics could be used to determine the "worst" streets.

In Scenario 3, Street Area (greatest to least) is used as the only factor, as it is the best way to estimate overall cost (more area would be more costly). Historic District location is not necessary to consider in this scenario, as the two streets located within Historic Districts are already the highest priority. PASER is not considered in this scenario, as it isn't as helpful in determining an overall cost estimate. In addition, streets that require further engineering work to determine if they can be patched or reconstructed (highlighted in blue) are prioritized last, but sorted in the same way as other streets.



**PRIORITIZATION SCENARIOS:
PATCH CATEGORY**

Brick Street Section	Priority	PASER	Area of Non-Brick Patch (Sq. Ft.)	Neighborhood / Historic District
Jefferson St., Colton Ave. to Towanda Ave.	1	6	1449.0	Davis-Jefferson Historic District
Evans St., Chestnut St. to Locust St.	2	5	188.8	Robert Greenlee House (Historic)
East St., Locust St. to Mulberry St.	3	7	506.8	Downtown Bloomington (Non-Historic)
Division St., Main St. to East St.	4	6	43.3	
Allin St., Oakland Ave. to Macarthur Ave.	5	6	112.7	
Evans St., Walnut St. to Chestnut St.	6	6	179.9	
Evans St., University Ave. to Graham St.	7	6	261.3	
East St., Division St. to Kelsey St.	8	6	324.3	
East St., Chestnut St. to Locust St.	9	6	375.9	
Allin St., Macarthur Ave. to Wood St.	10	6	633.1	
Taylor St., Moore St. to Mercer Ave.	11	5	26.3	Founders Grove
Walnut St., Center St. to Main St.	12	5	59.7	Northwest Union Neighborhood
Evans St., Graham St. to Empire St.	13	5	111.8	
Taylor St., Willard Ave. to Kreitzer Ave.	14	5	170.8	Founders Grove
Evans St., Empire St. to Walnut St.	15	5	277.4	
Jefferson St., Clinton St. to Robinson St.	16	5	474.3	Near East Side Neighborhood
Chestnut St., Oak St. to Lee St.	17	5	558.4	Northwest Union Neighborhood
Monroe St., Clayton St. to Clinton St.	18	4	611.9	Near East Side Neighborhood

Patch Category Scenario 1: Historic Value, Rating, Cost

The overall methodology for the Patch Category is to do the best streets first. However, different metrics could be used to determine the "best" streets.

In Scenario 1, Historic District location was prioritized first. Streets in Historic Districts may take priority over other streets, because the City may want historic streets to be reconstructed first. PASER (least to greatest) is then used, because PASER gives an overall rating of the street. Finally, Area of Non-Brick Patch (least to greatest) is used as it is the best way to estimate overall cost

Brick Street Section	Priority	PASER	Area of Non-Brick Patch (Sq. Ft.)	Neighborhood / Historic District
East St., Locust St. to Mulberry St.	1	7	506.8	Downtown Bloomington (Non-Historic)
Division St., Main St. to East St.	2	6	43.3	
Allin St., Oakland Ave. to Macarthur Ave.	3	6	112.7	
Evans St., Walnut St. to Chestnut St.	4	6	179.9	
Evans St., University Ave. to Graham St.	5	6	261.3	
East St., Division St. to Kelsey St.	6	6	324.3	
East St., Chestnut St. to Locust St.	7	6	375.9	
Allin St., Macarthur Ave. to Wood St.	8	6	633.1	
Jefferson St., Colton Ave. to Towanda Ave.	9	6	1449.0	Davis-Jefferson Historic District
Taylor St., Moore St. to Mercer Ave.	10	5	26.3	Founders Grove
Walnut St., Center St. to Main St.	11	5	59.7	Northwest Union Neighborhood
Evans St., Graham St. to Empire St.	12	5	111.8	
Taylor St., Willard Ave. to Kreitzer Ave.	13	5	170.8	Founders Grove
Evans St., Chestnut St. to Locust St.	14	5	188.8	Robert Greenlee House (Historic)
Evans St., Empire St. to Walnut St.	15	5	277.4	
Jefferson St., Clinton St. to Robinson St.	16	5	474.3	Near East Side Neighborhood
Chestnut St., Oak St. to Lee St.	17	5	558.4	Northwest Union Neighborhood
Monroe St., Clayton St. to Clinton St.	18	4	611.9	Near East Side Neighborhood

Patch Category Scenario 2: Rating, Cost

The overall methodology for the Patch Category is to do the best streets first. However, different metrics could be used to determine the "best" streets.

In Scenario 2, Historic District location is not considered, because it may be determined that all brick streets should be treated equally, at least as far as historic significance goes. PASER (greatest to least) is used first, because PASER gives an overall rating of the street. Then, Area of Non-Brick Patch (least to greatest) is used as it is the best way to estimate overall cost (more area would

Brick Street Section	Priority	PASER	Area of Non-Brick Patch (Sq. Ft.)	Neighborhood / Historic District
Evans St., Chestnut St. to Locust St.	8	5	188.8	Robert Greenlee House (Historic)
Jefferson St., Colton Ave. to Towanda Ave.	18	6	1449.0	Davis-Jefferson Historic District
Taylor St., Moore St. to Mercer Ave.	1	5	26.3	Founders Grove
Division St., Main St. to East St.	2	6	43.3	
Walnut St., Center St. to Main St.	3	5	59.7	Northwest Union Neighborhood
Evans St., Graham St. to Empire St.	4	5	111.8	
Allin St., Oakland Ave. to Macarthur Ave.	5	6	112.7	
Taylor St., Willard Ave. to Kreitzer Ave.	6	5	170.8	Founders Grove
Evans St., Walnut St. to Chestnut St.	7	6	179.9	
Evans St., University Ave. to Graham St.	9	6	261.3	
Evans St., Empire St. to Walnut St.	10	5	277.4	
East St., Division St. to Kelsey St.	11	6	324.3	
East St., Chestnut St. to Locust St.	12	6	375.9	
Jefferson St., Clinton St. to Robinson St.	13	5	474.3	Near East Side Neighborhood
East St., Locust St. to Mulberry St.	14	7	506.8	Downtown Bloomington (Non-Historic)
Chestnut St., Oak St. to Lee St.	15	5	558.4	Northwest Union Neighborhood
Monroe St., Clayton St. to Clinton St.	16	4	611.9	Near East Side Neighborhood
Allin St., Macarthur Ave. to Wood St.	17	6	633.1	

Patch Category Scenario 3: Historic Value, Cost

The overall methodology for the Patch Category is to do the best streets first. However, different metrics could be used to determine the "best" streets.

In Scenario 3, Streets in Historic Districts are prioritized first. Streets in Historic Districts may take priority over other streets, because the City may want historic streets to be reconstructed first. Then, Area of Non-Brick Patch (least to greatest) is used, as it is the best way to estimate overall cost (more area would be more costly).PASER is not considered in this scenario, as it isn't as helpful

Brick Street Section	Priority	PASER	Area of Non-Brick Patch (Sq. Ft.)	Neighborhood / Historic District
Taylor St., Moore St. to Mercer Ave.	1	5	26.3	Founders Grove
Division St., Main St. to East St.	2	6	43.3	
Walnut St., Center St. to Main St.	3	5	59.7	Northwest Union Neighborhood
Evans St., Graham St. to Empire St.	4	5	111.8	
Allin St., Oakland Ave. to Macarthur Ave.	5	6	112.7	
Taylor St., Willard Ave. to Kreitzer Ave.	6	5	170.8	Founders Grove
Evans St., Walnut St. to Chestnut St.	7	6	179.9	
Evans St., Chestnut St. to Locust St.	8	5	188.8	Robert Greenlee House (Historic)
Evans St., University Ave. to Graham St.	9	6	261.3	
Evans St., Empire St. to Walnut St.	10	5	277.4	
East St., Division St. to Kelsey St.	11	6	324.3	
East St., Chestnut St. to Locust St.	12	6	375.9	
Jefferson St., Clinton St. to Robinson St.	13	5	474.3	Near East Side Neighborhood
East St., Locust St. to Mulberry St.	14	7	506.8	Downtown Bloomington (Non-Historic)
Chestnut St., Oak St. to Lee St.	15	5	558.4	Northwest Union Neighborhood
Monroe St., Clayton St. to Clinton St.	16	4	611.9	Near East Side Neighborhood
Allin St., Macarthur Ave. to Wood St.	17	6	633.1	
Jefferson St., Colton Ave. to Towanda Ave.	18	6	1449.0	Davis-Jefferson Historic District

Patch Category Scenario 4: Cost

The overall methodology for the Patch Category is to do the best streets first. However, different metrics could be used to determine the "best" streets.

In Scenario 4, Area of Non-Brick Patch (least to greatest) is used as the only factor, as it is the best way to estimate overall cost (more area would be more costly. Historic District location is not considered, because it may be determined that all brick streets should be treated equally, at least as far as historic significance goes. PASER is not considered in this scenario, as it isn't as helpful



**PRIORITIZATION SCENARIOS:
SERVICEABLE NO PATCH
CATEGORY**

Brick Street Section	Priority	PASER	Neighborhood / Historic District
Davis Ave., Jefferson St. to Washington St.	1	10	Davis-Jefferson Historic District
White Pl., Emerson St. to University Ave.	2	7	White Place Historic District
White Pl., University Ave. to Empire St.	3	7	White Place Historic District
Scott St., Center St. to Main St.	4	8	Northwest Union Neighborhood
Chestnut St., Mason St. to Oak St.	5	8	
Scott St., Madison St. to Center St.	6	7	Northwest Union Neighborhood
Thompson Ave., Center St. to Main St.	7	6	Northwest Union Neighborhood
Elm St., Madison St. to Center St.	8	6	

Serviceable No Patch Category Scenario 1:

The overall methodology for the Serviceable No Patch Category is to come up with a method to prioritize streets in cases where multiple streets need temporary patches replaced with brick patches.

In Scenario 1, streets in Historic Districts take priority over other streets, because the City may want historic streets to be reconstructed first. PASER (least to greatest) is then used, because PASER gives an overall rating of

Brick Street Section	Priority	PASER	Neighborhood / Historic District
Davis Ave., Jefferson St. to Washington St.	1	10	Davis-Jefferson Historic District
Scott St., Center St. to Main St.	2	8	Northwest Union Neighborhood
Chestnut St., Mason St. to Oak St.	3	8	
White Pl., Emerson St. to University Ave.	4	7	White Place Historic District
White Pl., University Ave. to Empire St.	5	7	White Place Historic District
Scott St., Madison St. to Center St.	6	7	Northwest Union Neighborhood
Thompson Ave., Center St. to Main St.	7	6	Northwest Union Neighborhood
Elm St., Madison St. to Center St.	8	6	

Serviceable No Patch Category Scenario 2:

The overall methodology for the Serviceable No Patch Category is to come up with a method to prioritize streets in cases where multiple streets need temporary patches replaced with brick patches.

PASER (least to greatest) is used first, because PASER gives an overall rating of the street. Then, Historic District location is considered. The only difference between Scenario 2 and Scenario 1 is whether Historic

published
5.29.17

www.pantagraph.com

Public Notices

20888306
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Historic Preservation
Commission
June 15, 2017

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Thursday, June 15, 2016 at 5:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois to make recommendations pertaining to the creation of a Brick Streets Master Plan for the City of Bloomington.

All interested persons may present their views upon such matters pertaining thereto. Said Petitions and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

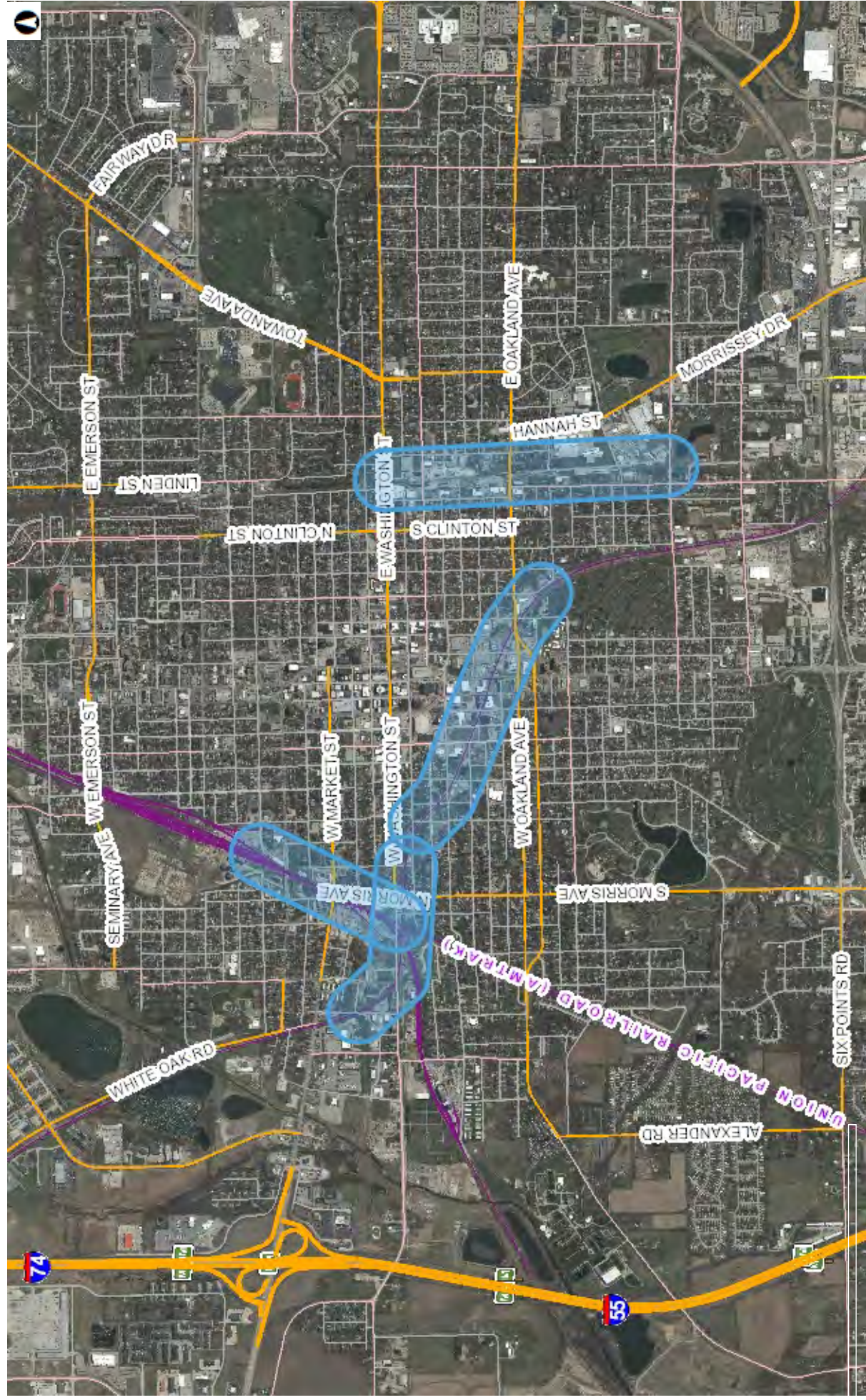
In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Pantagraph.com. Get
breaking news updated
throughout the day.
Log on for the latest!

PANTAGRAPH.COM



Old Business Item: Study areas for Historic Commercial and Industrial Properties Survey



Notes

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

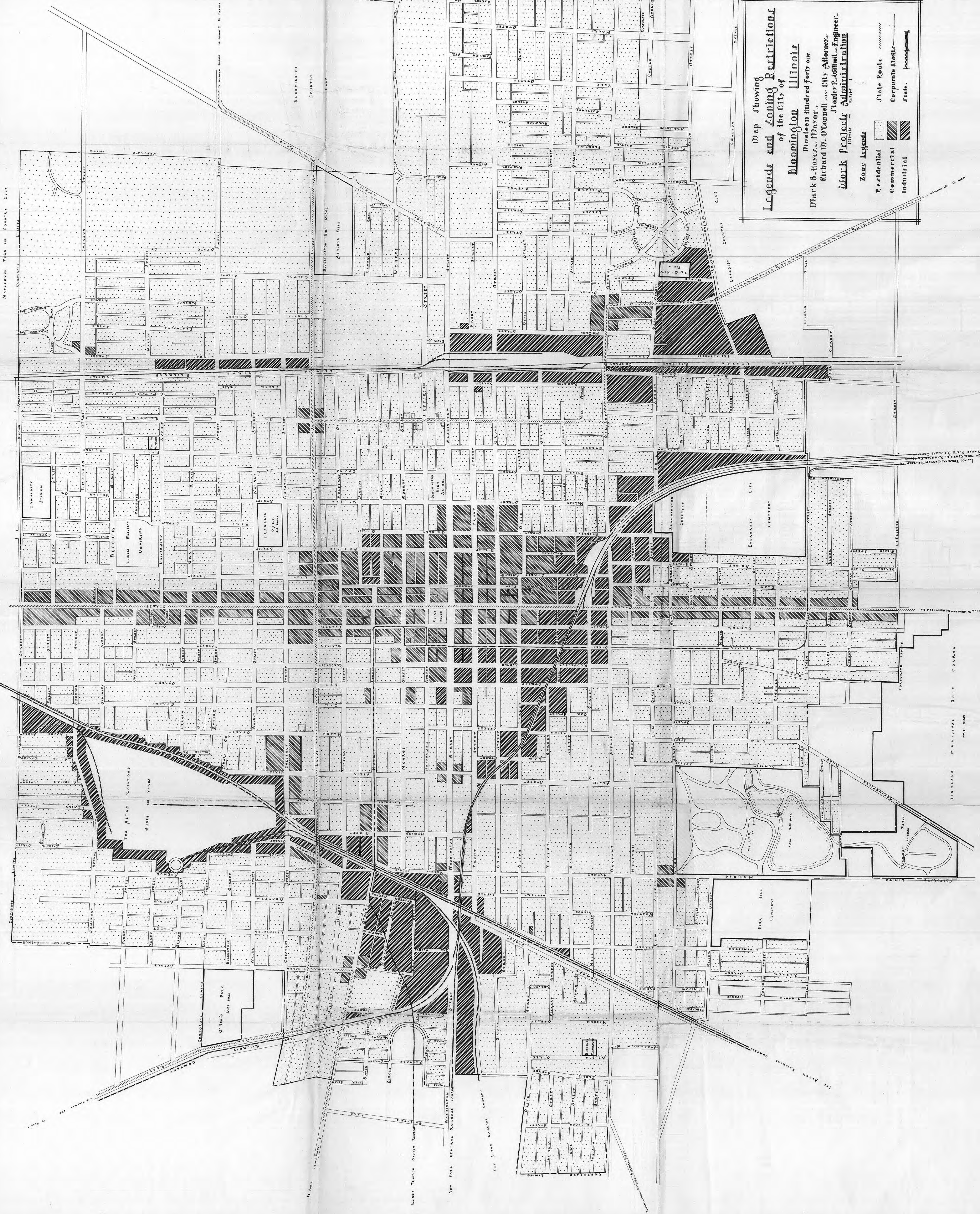
1.1 Miles

0.57

0

1: 36,112

Printed: 1/27/2017 5:20:15 PM



**Map Showing
Legend and Zoning Restrictions
of the City of
Bloomington Illinois**

Mark B. Hayes, Mayor
Richard M. O'Connell, City Attorney
Work Project Administration

Zone Legend

- Residential (stippled pattern)
- Commercial (diagonal lines)
- Industrial (cross-hatched pattern)
- State Route (dashed line)
- Corporate Limit (solid line)
- Scale: 1" = 1000'

ILLINOIS Traction System
NEW YORK CENTRAL RAILROAD COMPANY

THE ALTON RAILROAD GROUPS AND YARDS
MICHIGAN MUNICIPAL GOLF COURSE
1922 PLAN

PARK HILL CEMETERY
MILLERS HILL CEMETERY
MILLERS HILL PARK

THE ALTON RAILROAD COMPANY
NEW YORK CENTRAL RAILROAD COMPANY