

**AGENDA**  
**BLOOMINGTON HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING, 5PM**  
**THURSDAY APRIL 19, 2018**  
**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**

**4. MINUTES:**

Consideration, review and approval of minutes of the March 15, 2018 regular meeting of the Bloomington Historic Preservation Commission.

**5. REGULAR AGENDA:**

**A. BHP-04-18** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Brad Williams to repair the chimney at 702 E Grove St.

**B. BHP-05-18** Consideration, review and approval of a **Funk Grant** submitted by Brad Williams for \$2,500 to repair the chimney at 702 E Grove St.

**C. BHP-06-18** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Elliot Farlow to repair and replace rotted wood siding under the gutter system and front fascia at 504 E Walnut St.

**D. BHP-07-18** Consideration, review and approval of a **Funk Grant** submitted by Elliot Farlow for \$5,000 to repair and replace rotted wood siding under the gutter system and front fascia at 504 E Walnut St.

**E. BHP-08-18** Consideration, review and approval of a **Certificate of Appropriateness** submitted by Tim Maurer to remove and replace rear west porch at 319 E Chestnut St.

**F. BHP-09-18** Consideration, review and approval of a **Funk Grant** submitted by Tim Maurer for \$5,000 to remove and replace rear west porch at 319 E Chestnut St.

**G.** Consideration, review and approval of a resolution recommending City Council approve a budget amendment and authorize a change order to facilitate the allocation of the remaining FY18 Rust Grant funds, approximately \$64,000.00, to be used to repair and restore the temporary gravel utility patches with brick on various City of Bloomington Brick Streets, an amendment to the FY2018 Street, Alley and Sidewalk Maintenance Contract awarded to George Gildner, Inc (BID 2018-06).

**6. OLD BUSINESS:**

A. Awards Ceremony Update

**7. NEW BUSINESS:**

- A. CLG Industrial Survey-Presentation by Jean Guarino, PhD. Discussion on the draft document.
- B. Election of a Chairperson

**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](mailto:ksimpson@cityblm.org)

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, MARCH 15, 2018 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

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

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner

**CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:06 P. M.

**ROLL CALL:** Ms. Rivera called the roll. Seven members were present and quorum was established.

**PUBLIC COMMENT:** None

**MINUTES:** The commission reviewed the minutes of the February 15, 2018 meeting. Chairperson Graehling corrected scrivener's error on page 3 and 4. Ms. Cline corrected scrivener's error on page 1 and 4. Ms. Chissell corrected scrivener's error on page 2 and 3. Mr. Scharnett corrected scrivener's error on page 3.

Ms. Cline motioned to approve the minutes as amended. Mr. Scharnett seconded the motion, which was **approved** by voice vote.

**REGULAR AGENDA:**

**BHP-03-18 Consideration, review and approval of a Certificate of Appropriateness submitted by Ken and Carol Kashian, Brad Williams, Sara Simpson/Darcy Ackley, Carlo Robustelli, and Gary Justis for the placement of a post and metal sign that contains historical information pertaining to each property located at 510 E Grove, 709 E Taylor, 702 E Grove, 401 E Grove, and 612 E Grove.**

Chairperson Graehling introduced the case. Ms. Rivera gave the staff report. She stated all the homes for this case are located in the Historic Dimmit's Grove Neighborhood. The homes were built in the mid-19<sup>th</sup> century to early 20<sup>th</sup> century. The homes range in architectural style. The Dimmit's Grove Neighborhood Association would like to advance one of their goals, to bring awareness of the historic properties and any history pertaining to Bloomington. She stated the

signs would be 18x24 printed on aluminum, the sign height will be approximately 4 feet. The signs will include information about the builder, date of construction, style and any connections to the City of Bloomington. Each sign will also contain QR codes which will link back to the neighborhood association and more information about the property. Ms. Rivera stated according to the Architectural Review Guidelines and Preservation Brief #25, signs should be maintained and repaired as necessary. The signs should be compatible with the principle structure. They should not be located in the right of way and should not block visibility at the driveway. Staff recommends approval of case BHP-03-18.

Mr. Brad Williams, 613 E Grove St., spoke on behalf of the case. He showed the Commission the sign that will be installed at 510 E Grove St. The sign will be connected to a post which will go approximately 3 feet into the ground, with a cap at the end in order to prevent people from pulling it out of the ground. Mr. Williams stated this project is part of a larger plan by the Neighborhood Association. He stated this is an actual project moving forward without funds from the City of Bloomington. Mr. Williams stated since some of the properties have the S-4 Historic District Overlay, they would request Certificate of Appropriateness' for those properties. He stated the Neighborhood Association looked at the zoning and other elements of historical signs which were discussed in the staff report. Mr. Williams stated they do not have all the historical data for all the properties, and they are doing 12 properties in total.

Chairperson Graehling stated the project is great to see as it represents community members coming together and doing something with their own funds that will bring awareness to their neighborhood and Historic Preservation.

Mr. Williams stated the Neighborhood Association has their own bank account. Mr. Williams stated the Association has done several things to raise money. He stated they have done several projects with those funds such as sidewalk grants-city sidewalk replacements. They have also given funds to families in need, such as after a fire. Mr. Williams stated they will be doing a bake sale in downtown in August. They also put on other events such as Day in Dimmit's Grove, Garden Tours, and an annual flea market.

Ms. Chissell asked what the QR code was and how it worked. Ms. Cline stated that using a smart phone, an app is downloaded. The app can take pictures of the QR code and it links directly to a website, or to a web page that will correlate with the property.

Mr. Williams stated he is the president of the Neighborhood Association, and there are 5 different committees. The sign project is one of the committees. He stated these signs will be distributed throughout the neighborhood, there are several that will be going up on Taylor Street and on Washington Street, as well as several on Grove Street. He stated they would like to see them all over the neighborhood, and be able to walk around and read about the history of the properties. Mr. Williams stated that the cost for the homeowner will be \$100.00 which will include the sign and installation by a professional landscaping firm. They are expected to finish the project by June 1<sup>st</sup>.

Ms. Cline motioned to approve case BHP-03-18. Seconded by Mr. Sturgeon.

The motion was approved 7-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Bailen—yes, Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

**Consideration, review and approval of a request submitted by Tim Maurer asking for an extension to the Funk Grant project completion deadline for Case BHP-15-16, approved on 05-19-16 by the Historic Preservation Commission for the installation of front porch railings and balusters at 319 E. Chestnut Street.**

Chairperson Graehling introduced the agenda item. Ms. Rivera stated staff had not written a report, however, did include items pertaining to the request submitted by Mr. Maurer. She stated the agenda item pertains to case BHP-15-16, when the Funk Grant was originally approved by the Commission. The Funk Grant funds were encumbered in March 2017 per Mr. Maurer's request. He provided staff with the documentation to have the funds encumbered, he communicated with staff the expected completion date would be September 2017. Ms. Rivera stated staff sent a letter this year dated January 23, 2018, in order to obtain the necessary documentation for reimbursement of the funds. She stated staff included in the packet, Mr. Maurer's request for the extension of the completion deadline, the budget, the minutes pertaining to the original decision, and the Funk Grant application.

Ms. Simpson stated per Funk Grant Rules and Regulations, projects have to be completed within one year, if that is not possible, the Commission has the option to grant an extension.

Chairperson Graehling noted that the project was going to be done by an entity that was no longer able to complete the work because of scheduling. Mr. Maurer, 317 E. Chestnut St, was present to speak on behalf of his request. He showed the Commission balusters from the porch. One was striped by a restoration furniture store and the other, he stripped himself. Mr. Maurer stated he took a baluster and a PVC pipe, filled it with stripper and soaked the baluster for 24 hours. Mr. Maurer is taking more time in order to strip the baluster's himself.

Mr. Maurer stated he had a conversation with Chairperson Graehling about balusters as Chairperson Graehling had just completed her porch. Chairperson Graehling stated she had an original drawing and copy of the blueprints. She stated Mr. Brad Williams, who was doing the work, traced another Pillsbury property's balusters. She then designed the final template that was sent off to have the balusters made. Mr. Maurer stated he may need to replace some balusters.

He stated he was able to strip the balusters that he has by using soy gel that he purchased from Franmar. Ms. Cline stated soy gel was also sold at Old House Society. He stated in order to make the project feasible, the tow and hand rail need to be put in. Mr. Maurer referred to the renderings that he provided with his application and stated that he purchased cedar in order to make the posts with the same likeness as in the rendering. He has taken the material to Prairie Wood Works, where they are ready to proceed with the project.

Chairperson Graehling stated her porch was made from cedar, and Mr. Brad Williams gave more information about that project. Mr. Brad Williams stated the balusters for Chairperson Graehling were manufactured in Main for \$33 per baluster. He stated they want more money when made

from mahogany versus cedar. Cedar will splinter out and the mahogany will not. However the mahogany will bleed red and stain. Mr. Williams stated the spindles that Mr. Maurer has were salvaged from a Pillsbury house, 25 years ago. He sold them to Mr. Maurer.

Ms. Cline asked if Mr. Maurer brought a replacement quote. Mr. Maurer stated he did not have one to turn over. Ms. Cline asked if the amount of the Funk Grant would change. Mr. Maurer stated the grant amount would not change. He requested that the deadline be extended to May of 2018.

Mr. Sturgeon asked which address was granted the Funk Grant 2 months ago, Mr. Maurer stated that address was 317 E. Chestnut St. He stated that project would be completed at the end of April. He stated that in 2017, the Commission approved a porch remodel for 319 E Chestnut St., which is half complete. Mr. Sturgeon asked staff how the extension affects fiscal years. Ms. Simpson stated the funds for that project was set aside in 2016, and it does not interfere with the grants that were already given. She stated the reason there is a one year deadline is to make accounting for the funds easier. If the funds are not spent the money would go back into the general fund. If Mr. Maurer comes in under budget, the reimbursement would be the \$2500.00 requested or half of the project cost. Mr. Sturgeon asked if Mr. Maurer would have to produce a new budget in order to receive the reimbursement. Ms. Simpson stated if there were no changes in the scope of work, there would be not issues. She stated any contingencies or additional materials the Commission is requesting would have to be turned in 2 weeks prior to the last City Council meeting in April in order for staff to make the deadline.

Mr. Scharnett stated there was no need for an updated budget if the scope of work has not changed nor the amount of the Funk Grant. Ms. Chissell asked Mr. Maurer who would be doing the work for this project. Mr. Maurer stated he has spoken to Larry, who is an excellent craftsman to help him.

Ms. Cline motioned to extend the Funk Grant completion deadline for BHP-15-16 to May 16, 2018. Mr. Elterich seconded the motion.

The motion was approved 7-0, with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Elterich—yes; Mr. Sturgeon—yes; Ms. Bailen—yes, Mr. Scharnett—yes; Ms. Chissell—yes; Chairperson Graehling—yes.

## **OLD BUSINESS:**

### **CLG Survey Update**

Ms. Simpson stated Ms. Guarino was unable to call in to present the draft survey, however she will be coming into the office to speak with staff about mapping the properties. Ms. Simpson gave background information. In January of 2017, staff submitted an application to the Illinois Historic Preservation Agency for a Certified Local Government Grant. It is a matching grant, which means they will pay 70% and the City of Bloomington will match 30%, in-kind or monetary. As part of the in-kind, the hours the Commission members spend on review, editing and adding information, will be counted. She stated the hours are paid based on living wage for a person in Bloomington, unless they are professional surveyors.

Ms. Simpson stated the application was submitted for a Certified Local Government Matching Grant, to carry out a survey for the industrial and commercial sites in Bloomington, located along current and former railroad lines. There were 4 main railroads that connected in Bloomington, along those lines, there are a mix of uses and buildings. This information was not documented in the Historic Preservation Plan, and that is part of the purpose of the survey. The survey is going to inventory and document the information and identify potential neighborhoods that could count as National Register Districts, or individual buildings that could count as National Register Monuments or Landmarks. Jean has noted basic architectural features of the buildings, she will be noting in her professional opinion if these buildings could become part of a larger National Register District. She will deem the buildings as Contributing, and if they are not, they will be Non-Contributing structures. Ms. Simpson stated Ms. Guarino has also identified whether or not a particular building would qualify for Individual Landmark Potential. The final survey needs to be done July 30, 2018. Ms. Simpson stated Ms. Guarino would be back with staff in April to talk more about the survey.

Mr. Scharnett stated he could add information to the Eureka Williams building, as he worked on that site. He stated there are 300,000 square feet. The original building is an ordinary construction, wood roof, and one way slab, narrow stairs. The building is still in use but has not been in consistent use. It is in the process of renovations.

Ms. Simpson stated the Comprehensive Plan that the City of Bloomington adopted in 2015, identified some of the areas for redevelopment, like the warehouse district. There have also been some efforts from the West Bloomington Revitalization Project that were looking into the buildings on West Washington and if they would qualify for the Historic Designation. Historic Preservation may be a tool that is used to be able to redevelop these areas. Ms. Simpson stated the survey looks at the relevance these structures may have with Bloomington and Normal, as well as the history of Illinois. Ms. Simpson stated staff is retrieving Sanborn Maps from 1907-1950. The Commission members may also have responses to the memo that Ms. Guarino has attached to the draft survey.

### **Budget Update**

Ms. Simpson stated the budget handout outlines the money that has been spent on the Funk and Rust Grants. Ms. Cline asked if there was a project downtown that was going to be applying for the Rust Grant as there are still many unused funds. Ms. Simpson stated there could be a vault project. Nicor is placing high pressured gas lines, and there have been a number of vaults that have been damaged as a result. There are also a number of vaults that are vacant and need to be filled. The Rust Grant could be used to match the cost of filling the vaults. Ms. Simpson stated she will reach out to the Finance and Legal Department to see if there could be a motion that would allow funds to be carried over to the next year, to have funds to fill those vaults.

Staff received the direction to look into the matter and find out if a motion could be made to carry funds over to the next fiscal year for the Rust Grant.

### **Awards Ceremony Update**

Chairperson Graehling stated she had an update regarding the Heritage Award. She was in a meeting with Beth Snow, the Old House Society Representative, Taylor Long, Associate Planner for Town of Normal, and Izzy Rivera, Assistant City Planner for the City of Bloomington. The representative from the Historic Preservation Commission from the Town of Normal was not able to attend. She stated the Town of Normal has cut out all of the grants for Historic Properties. This awards ceremony will be relying heavily on the Old House Society, and they are planning on having the ceremony during to first weeks in May to ensure that as many Commission members as possible may attend. She stated the advertising will be done with WGLT and The Pantagraph. Chairperson Graehling would like to highlight projects which have been approved and endorsed by the Historic Preservation Commission.

Ms. Rivera stated she received an update from Mr. Long via email stating the Town of Normal Historic Preservation Commission supported a weeknight ceremony in early May. The Town will be selecting 3 properties to honor during the ceremony. She stated the Heritage Awards from the City of Bloomington will be part of and in partnership with the Gift to the Street Awards that Old House Society hosts. They will have an education portion, give their awards and allow the Town of Normal and the City of Bloomington to give their awards with a short presentation about the Commission, and the work that they have been doing. OHS will also be providing light snacks and water for the event.

Mr. Scharnett asked the location of the event, Ms. Rivera stated the Town of Normal and OHS were favoring McLean County Museum. Chairperson Graehling stated the Davis Mansion was also mentioned however the Museum is a neutral location that does not belong to neither the Town of Normal nor the City of Bloomington. Ms. Cline stated the Museum may book up fast, therefore selecting a date should be done now to check availability. Ms. Chissell asks who would be contacting the Museum. Ms. Rivera stated Ms. Snow from the Old House Society would be making the initial contact.

Ms. Cline suggested doing a portion or all of the even out on the lawn of the Museum. If the weather permits, the event could be marketed toward families. They may feel more comfortable brining their children to an outside event versus inside the Museum.

Chairperson Graehling suggested preparing a slideshow with pictures that will highlight the winners of the various Historic Preservation categories.

Ms. Cline suggested contacting the Historical Society to get involved in the event to further showcase a Historical presence.

Ms. Chissell asked if this was event that the Commission spoke of before, and created committee for. Chairperson Graehling stated the event was not going to be like the Commission discussed before with the Ice Cream Social portion. Ms. Cline stated if the awards ceremony were to be held outside, ice cream could be added to the event. Mr. Scharnett suggested added pastries to tie it back to Arthur Pillsbury.



Chairperson Graehling stated it was important to showcase the individual winners and their projects that they have done in the community, as well as the properties who have won the Heritage Awards this year. Ms. Cline stated long presentations should be avoided. Chairperson Graehling stated it could be a rolling picture presentation that showcases the winner and projects. Ms. Cline stated the event should have a name that adequately describes our partnership.

Ms. Bailen suggested that each Chairperson from each entity meet and discuss and divided the responsibilities for the event.

Chairperson Graehling stated this year's event will be a collaboration from the Town of Normal, Old House Society and City of Bloomington. Ms. Rivera stated this will be a push for awareness for Historical Preservation and another event could be planned later in the year which will necessitate the event committee and bring elements like ice cream.

Staff received the general direction to have the event on May 10 or a Wednesday or Thursday during the week between 5 and 5:30 at McLean County Museum. Ms. Bailen asked if the event would be close to Mother's Day or Graduation. Ms. Cline stated graduation would be held on Saturday or Sunday.

Mr. Scharnett stated the date may be dependent upon the availability of the Museum. Staff would be sending an update to the Town of Normal and Old House Society to proceed with contacting the Museum.

Chairperson Graehling asked if anyone would like to begin the slideshow and find pictures. Ms. Cline stated we could wait until we know time limitations and how many slides we will be able to have to combine with the other's presentation.

#### **NEW BUSINESS:**

Ms. Chissell announced that she was on the ballot for Precinct 13 Bloomington Committee Person. She would like to collaborate with the City of Bloomington and do a Community Clean Up Day. If collaboration with the City of Bloomington is not possible the Precinct will proceed on their own. She does not know when the day will be, but she will keep the Commission updated. She wants to ensure Bloomington continues to hold its reputation for being clean.

#### **ADJOURNMENT:**

Mr. Sturgeon motioned to adjourn; seconded by Ms. Cline. The meeting adjourned at 6:34 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera  
Assistant City Planner

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**APRIL 19, 2018**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-04-05	Certificate of Appropriateness	702 E Grove	Rebuild Chimney	Izzy Rivera
BHP-05-18	Funk Grant	702 E Grove	Rebuild Chimney- \$2,500.00	Izzy Rivera

<b>REQUEST:</b>	A Certificate of Appropriateness and Funk Grant for \$2,500.00 for rebuilding the chimney of the home located at <b>702 E Grove St, c. 1888, Queen Anne, East Grove Historic District, Augustus Elbe House.</b>
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<b>STAFF RECOMMENDATION:</b>	<i>Staff Recommends the Historic Preservation Commission approve the Certificate of Appropriateness (BHP-04-18 and the Funk Grant for \$2,500.00 (BHP-05-18).</i>
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Brad Williams

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residence  
District with S-4 Historic District Overlay  
Existing Land Use: Single-family home  
Property Size: 6,900 square feet  
PIN: 21-04-436-007

Historic District: East Grove  
Year Built: 1888  
Architectural Style: Queen Anne  
Architect: Unknown

SURROUNDING ZONING AND LAND USES

*Zoning*

North: R-2, Mixed Residence  
South: R-2, Mixed Residence  
East: R-2, Mixed Residence  
West: R-2, Mixed Residence

*Land Uses*

North: Single/two family homes  
South: Single/two family homes  
East: Single/two family homes  
West: Single/two family home

Analysis:

*Submittals*

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Brief 2, "Repointing Mortar Joints in Historic Masonry Buildings"



**PROJECT DESCRIPTION:**

The property is located in the East Grove Street Historic District, which includes 400-700 East Grove Street and is bordered on the West by Gridley Street and on the East by Clinton St. The home was built in 1888 and is an Augustus Elbe House. The home is a Queen Anne style which is known for its round towers, decorative gables as well as elaborate Queen Anne Chimneys.

The home has a brick chimney that is in need of repair. The petitioner is proposing to rebuild the chimney. The bricks will need to be taken down and cleaned and then placed back with the appropriate materials.

The estimated project costs are \$5,000.00 and are itemized in the attached budget. The requested Funk Grant amount is \$2,500.00. The entire project will include a scaffolding, tear down and cleaning of brick, laying back the brick and laying back of soldier course. The budget also includes a chimney cap.

The National Parks Service Historic Preservation Brief 2 and the Bloomington Architectural Review Guidelines recommend that brick not be sandblasted, high pressure washing or cleaned with any abrasive materials. In the event replacement materials are needed, they should be same color, material and texture. When repointing, mortar should be cement-lime mortars, comparable to existing. The petitioner is proposing to repair as is directed by the Architectural Review Guidelines unless it is infeasible to do so.

#### 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; great care should be taken when removing existing brick to clean it. Mortar and masonry repairs should be completed in compliance with the Architectural Review Guidelines as well as the Secretary of the Interior Preservation 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; care should be taken to ensure contributing architectural features, siding and trim are not damaged, removed or obscured, materials should be comparable to existing. Power washing or abrasive materials for cleaning brick should be avoided. The petitioner did not outline how the brick would be cleaned.*
- 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. 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; 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; the deteriorating condition of the chimney needs to be addressed. The proposed work will ensure that the chimney is brought back to its original appearance by repairing it.*
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 when disposal of the materials is being collected.*
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 standards is met.*

**STAFF RECOMMENDATION:**

Staff finds the proposed project complies with the Secretary of Interior's Standards for Rehabilitation and the City of Bloomington Architectural Review Guidelines.

Staff recommends the Historic Preservation Commission approve the requested Certificate of Appropriateness (BHP-04-18) and Funk Grant (BHP-05-18) for \$2,500.00 for rebuilding the chimney at 702 E. Grove St.

Respectfully Submitted,

Izzy Rivera,  
Assistant City Planner

**Attachments:**

- Certificate of Appropriateness Application, Funk Application, Proposed budget



CITY OF BLOOMINGTON

# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

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







# Application

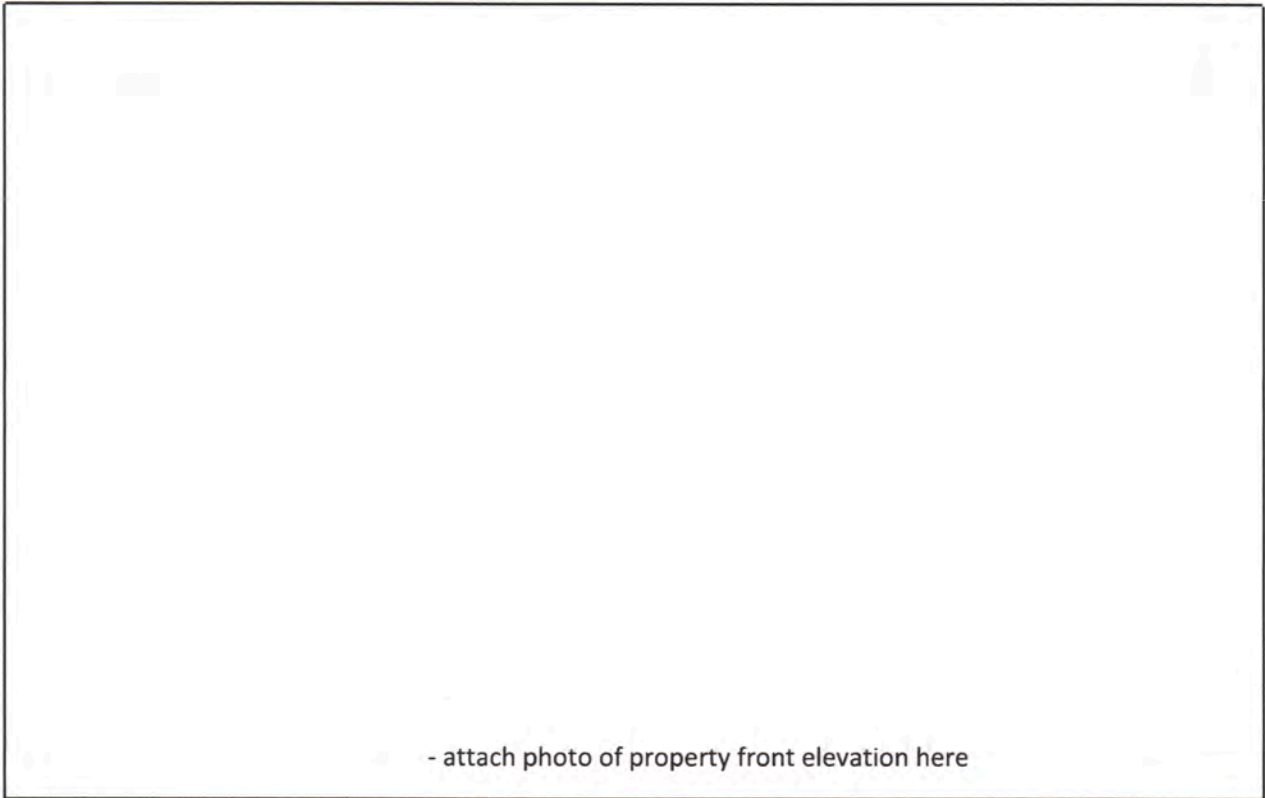
Property Address: 702 EAST GROVE

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: 1882

Architectural Style: QUEEN ANNE



Proposed Restoration Work: REBUILD CHIMNEY



# GRUBB MASONRY

309-824-2054

Brick Block Stone Tuck pointing

Bid on chimney at 702 E. Grove St. Bloomington IL.

Building and tear down of scaffolding-----	\$1600.00
Rental of scaffolding (3 weeks, if needed)-----	\$700.00
Tear down and cleaning of brick -----	\$1100.00
Lay back of brick-----	\$1150.00
Lay back of Soldier band-----	\$200.00
Chimney cap (labor and materials)-----	\$250.00
	<hr/>
Total	\$5000.00

Sincerely,

Tony Grubb

Grubb Masonry

[Bricking1@yahoo.com](mailto:Bricking1@yahoo.com)

309-824-2054

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

SEE GRUBB MASONRY

BID

Project Start Date: SUMMER 2018 Expected Project Completion Date: SUMMER 2018

Please attach the following information to the application.

Historic photos supporting the application (if available)

Applicant Name: BRAD WILLIAMS  
Applicant Address: 613 EAST GROVE  
Phone: 309-830-1706  
Email: BAW613 @ GMAIL.COM

**Applicant Signature\* Date**



Return to:

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



# 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: 702 EAST GROVE

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 1882

Architectural Style: QUEEN ANNE

Cost of Proposed Work: \$5,000.00

Grant Amount Requested: \$2,500.00

- attach photo of property front elevation here

I have applied or am applying for a Certificate of Appropriateness

Proposed Restoration Work: REBUILD CHIMNEY

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents: PLEASE SEE GRUBB MASONRY  
BID

Project Start Date: SUMMER 2018 Expected Project Completion Date: SUMMER 2018

Please attach the following information to the application.

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

- Historic photos supporting the application (if available)

Applicant Name: BRAD WILLIAMS

Applicant Address: 613 EAST GROVE

Phone: 309-830-1706

Email: BAW613 @ GMAIL.COM

**Applicant Signature**

**Date**

[Redacted Signature]

3-3-18

**RETURN TO:**

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



# GRUBB MASONRY

309-824-2054

Brick Block Stone Tuck pointing

Bid on chimney at 702 E. Grove St. Bloomington IL.

Building and tear down of scaffolding-----	\$1600.00
Rental of scaffolding (3 weeks, if needed)-----	\$700.00
Tear down and cleaning of brick -----	\$1100.00
Lay back of brick-----	\$1150.00
Lay back of Soldier band-----	\$200.00
Chimney cap (labor and materials)-----	\$250.00
	<hr/>
Total	\$5000.00

Sincerely,

Tony Grubb

Grubb Masonry

[Bricking1@yahoo.com](mailto:Bricking1@yahoo.com)

309-824-2054

CITY OF BLOOMINGTON  
REPORT FOR THE HISTORIC PRESERVATION COMMISSION  
APRIL 19, 2018

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-06-18	Certificate of Appropriateness	504 E. Walnut St.	Repair and replace rotted wood siding and front fascia	Katie Simpson
BHP-07-18	Funk Grant	504 E. Walnut St.	Repair and replace rotted wood siding and front fascia \$8,107.50	Katie Simpson

<b>REQUEST:</b>	A Certificate of Appropriateness and Funk Grant for \$8,107.50, for repairing and replacing rotted wood siding and front fascia at <b>504 E. Walnut St</b> , c. 1888, <i>modest Queen Anne, Franklin Square Historic District.</i>
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<b>STAFF RECOMMENDATION:</b>	<i>Staff recommends that the Historic Preservation Commission approve the requested Certificate of Appropriateness and Funk Grant for up to \$8,107.50.</i>
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Elliot Farlow

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residential  
with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 75 X 150  
PIN: 21-04-204-012

Historic District: Franklin Square  
Year Built: c. 1888  
Architectural Style: modest Queen Anne  
Architect: Unknown

SURROUNDING ZONING AND LAND USES

*Zoning*

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

*Land Uses*

North: Single/two family homes  
South: Single/two family homes  
East: Single/two family homes  
West: Single/two family home

Analysis:

*Submittals*

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Briefs

**PROJECT DESCRIPTION:**

The subject property is located on the northeast corner of Franklin Square Historic District. Built c. 1888, the home is a two-story home divided into apartment units. While the home is not specifically referenced in the Historic Preservation Plan's discussion on Franklin Square, the subject property is zoned with the S-4, Local Preservation Overlay. The house has notable Queen Anne features, albeit less pronounced than other Queen Anne homes in Bloomington, such as the front gable, modestly protruding turret on the west side, pronounced chimney, and expansive front porch.

504 E. Walnut St. has "box" gutters, wood siding, and fascia constructed with pine. The wood is rotting and the structure is vulnerable to water damage. Pine is a soft wood and inappropriate for many exterior uses. The petitioner is proposing to repair and replace the existing damaged wood siding and fascia with cedar, a material that holds up better against the elements. Brad Williams Construction will perform the work. The repairs are extensive, and encompass all sides of the home (see attached budget).

The petitioner is requesting a Certificate of Appropriateness and Funk Grant of \$8,107.50, half the cost of the project. The Funk Grant maximum is \$5,000.00 per property during the fiscal

year, however for major restoration projects, the Historic Preservation Commission may award up to two grants to assist with greater costs. Staff supports the requested grant amount for this project. Repairing the siding and gutter area is important to protecting the interior structure. Given the scope of the project, staff believes this should be considered by the Commission to be a major preservation project due to the scope of work, craftsmanship involved, and amount of detail required for the restoration.

The National Parks Service Historic Preservation Brief 47, 10 and the Bloomington Architectural Review Guidelines recommend that wood is repaired, if possible, and replaced if necessary.

The purpose of the Eugene D. Funk Grant is to provide home owners of locally zoned historic resources with financial assistance in the preservation, restoration, or rehabilitation of exterior architectural features of buildings and structures. The grant prioritizes preservation over restoration and rehabilitation. To the best of staff's knowledge, 504 E. Walnut St. has not received a Funk Grant within the last five years.

#### 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; no alterations or additions are proposed, the scope of work is to repair existing wood and replace when needed. 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 when removing rotted boards. Decorative features, such as eaves, should be repaired and protected. 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; No alterations are proposed. 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; the standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; the scope of work provided calls for repairing rotted wood and replacing only when needed. 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; high powered washers should be avoided. The standard is met.*
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project; the standard is met.*
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D) The standard is met.*

**STAFF RECOMMENDATION:**

Staff finds the proposed project is a major preservation project and finds the project complies with the Secretary of the Interior's Standards for Rehabilitation.

*Staff recommends that the Historic Preservation Commission approve the requested Certificate of Appropriateness and Funk Grant for up to \$8,107.50.*

Respectfully Submitted,

Katie Simpson  
City Planner  
Attachments:

- Certificate of Appropriateness Application, Funk Application, Proposed budget



## Certificate of Appropriateness Application

*Historic Preservation Commission*

**Property Address:**

504 E Walnut Bloomington Illinois  
61701\_\_\_\_\_

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

Year Built: 1888 \_\_\_\_\_ Architectural Style:  
\_\_\_\_\_

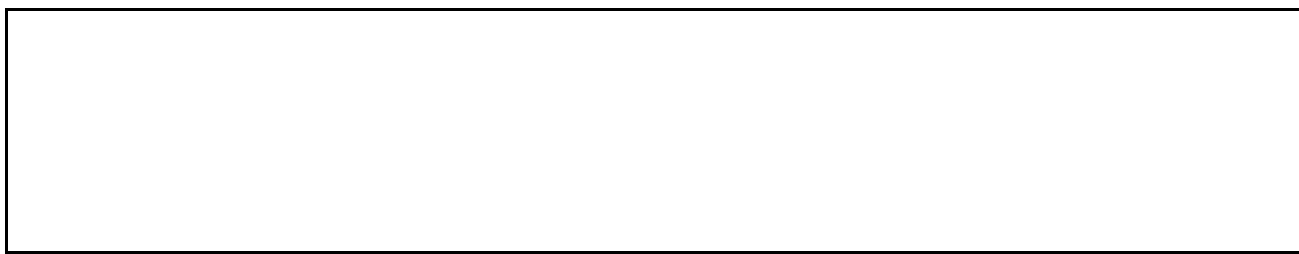
Proposed Restoration Work: \_\_\_\_\_ Repair and replace rotted wood at 504 E  
Walnut \_\_\_\_\_

Detailed description required on following page

Applicant Name: \_\_\_\_\_ Elliot Farlow  
\_\_\_\_\_

Address: \_\_\_\_\_ 504 E Walnut #1 Bloomington Illinois  
61701 \_\_\_\_\_

Phone: \_\_\_\_\_ [REDACTED] \_\_\_\_\_ Fax: \_\_\_\_\_ Email:  
\_\_\_\_\_ [REDACTED] \_\_\_\_\_  
\_\_\_\_\_































- 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)

This major project will repair and replace rotted wood siding, water damaged areas under the boxed gutter system and front fascia. The rotted wood will be removed and pre-treated high quality wood will be installed.

The wood that is rotting is Pine that was inappropriately used by the previous own to repair wood rot, the replacement wood will be high quality cedar which will align with the historic preservation guidelines and will last for decades to come.



This project will ensure the integrity of the building and prevent further deterioration due to a gutter system that has completely failed. It will also protect the interior of the house as rotten wood will be removed and replaced.

The selected contractor, Brad Williams has completed various exterior renovations of historic homes in Bloomington Illinois, is a former member of the historic preservation board. He was recently awarded the Heritage Awards which recognizes individuals and projects committed to preservation.

Attached is the invoice for proposal. As this is a large scale project with work above the \$5,000 threshold I am requesting one larger grant. The total cost of the work is \$16,215. I am petitioning for a 50% match of \$8,107.50, which is above the \$5,000 annual limit. Brad is a highly sought after in demand contractor. If the work is not awarded on one grant Brad maybe unavailable for completion of the outstanding work. Time is of the essence for this project and completing the work in one larger grant allows the project to be completed sooner. Postponing some of the work to a different year would jeopardize the home's exterior integrity.

Thank you for the time and consideration.

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**Project Start Date:** 3/15/18      **Project Completion Date:**  
5/15/18

- 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](http://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.  
 (Check here)

**Applicant Signature** \_\_\_\_\_ **Elliot Farlow** \_\_\_\_\_ **Date:**  
\_\_\_\_\_ **1/31/2018** \_\_\_\_\_

**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:**

**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**

**Architectural Style:**

**Cost of Proposed Work:**

**Grant Amount Requested:**

- attach photo of property front elevation here

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

**Proposed Restoration Work:** \_\_\_\_\_

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

**Project Start Date:**

**Expected Project Completion Date:**

**Please attach the following information to the application.**

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



- Historic photos supporting the application (if available)

**Applicant Name:**

**Applicant Address:**

**Phone:** [REDACTED]

**Email:** [REDACTED]

**Applicant Signature**

**Date**

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**RETURN TO:**

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

<b>Submission Deadline</b>	<b>Hearing Date</b>
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

# PROPOSAL



## BRAD WILLIAMS CONSTRUCTION

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

Elliot Farlow  
504 E. Walnut, Bloomington, IL 61701  
Email address: elliot.farlow@gmail.com

Exterior repairs  
For 504 E. Walnut

Phone: 217-637-3361

Date: 10-31-17

- Southside, 2<sup>nd</sup> floor, eve repair.....\$2,750.00
- Southside, east corner board, 2<sup>nd</sup> floor.....\$ 185.00
- Southside, west corner board, 2<sup>nd</sup> floor.....\$ 185.00
- Southwest bay, corner board, 1<sup>st</sup> floor.....\$ 140.00
- Southwest water table, 1<sup>st</sup> floor.....\$ 90.00
- Eastside, north end, eve repair, 2<sup>nd</sup> floor.....\$3,550.00
- South facing, northeast corner repair.....\$ 850.00
- East side water table repairs.....\$ 720.00
- N. side, siding repair, approx. 30 feet-siding/flashing to sheet metal..\$530.00
- West side, eve repair.....\$3,150.00
- West side water table repair, 1<sup>st</sup> floor.....\$ 410.00
- West side water table repair, 2<sup>nd</sup> floor.....\$ 90.00
- West side, eve repair, south end.....\$2,150.00
- West side, bay corner boards, 4 pieces.....\$ 350.00
- Beaded soffit, 40 feet.....\$ 450.00
- Crown, 40 feet.....\$ 350.00
- West side window casing, south facing, 1<sup>st</sup> & 2<sup>nd</sup> floor, 2 pieces..... \$ 265.00

**All repairs in cedar.**

**Total estimate for labor and materials: \$16,215.00**

This proposal is valid for 365 days.

**Authorized signature:** \_\_\_\_\_

**Acceptance of Proposal:**

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**APRIL 19, 2018**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-08-18	Certificate of Appropriateness	319 E Chestnut	Remove and construct new porch on west rear side	Izzy Rivera
BHP-09-18	Funk Grant	319 E Chestnut	Remove and construct new porch on west rear side	Izzy Rivera

<b>REQUEST:</b>	A Certificate of Appropriateness and Funk Grant for \$5000.00 for removing existing west rear porch and replacing with new porch of the home located at <b>319 E Chestnut.</b> , Franklin Square Historic District, Francis Funk House; Victorian Italianate, originally constructed in 1876, conversion to duplex in 1914.
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<b>STAFF RECOMMENDATION:</b>	<p><i>Case BHP-08-18. Staff recommends in favor of the Certificate of Appropriateness for removal of west rear porch and new porch installation at 319 E Chestnut St</i></p> <p><i>Case BHP-09-18. Staff recommends denial of the Funk Grant request. Staff feels it would be prudent to wait to award grant monies for case BHP-09-18 until the previously approved projects are completed (particularly the front porch railing and balusters, which has been granted an extension) or until the end of the fiscal year if unused funds are available, whichever is first.</i></p>
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Picture of Subject Property

GENERAL INFORMATION

Owner and Applicant: Timothy Maurer

PROPERTY INFORMATION

Existing Zoning: R-2, Mixed Residence  
District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 9,610 square feet (62 X 155)  
PIN: 21-04-209-007

Historic District: Franklin Square  
Year Built: 1876, converted duplex 1914  
Architectural Style: Victorian Italianate  
Architect: Unknown

SURROUNDING ZONING AND LAND USES

*Zoning*

North: S-2, Public Lands  
South: R-2, Mixed Residence  
East: R-2, Mixed Residence  
West: R-2, Mixed Residence

*Land Uses*

North: Franklin Square Park  
South: Single/two family homes  
East: Single/two family homes  
West: Single/two family home

Analysis:

*Submittals*

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

1. Application for Certificate of Appropriateness and Funk Grant
2. Proposed budget
3. Site Photos
4. Architectural Review Guidelines
5. National Parks Service Historic Preservation Brief 14, "New Exterior Additions to Historic Buildings: Preservation Concerns"

**PROJECT DESCRIPTION:**

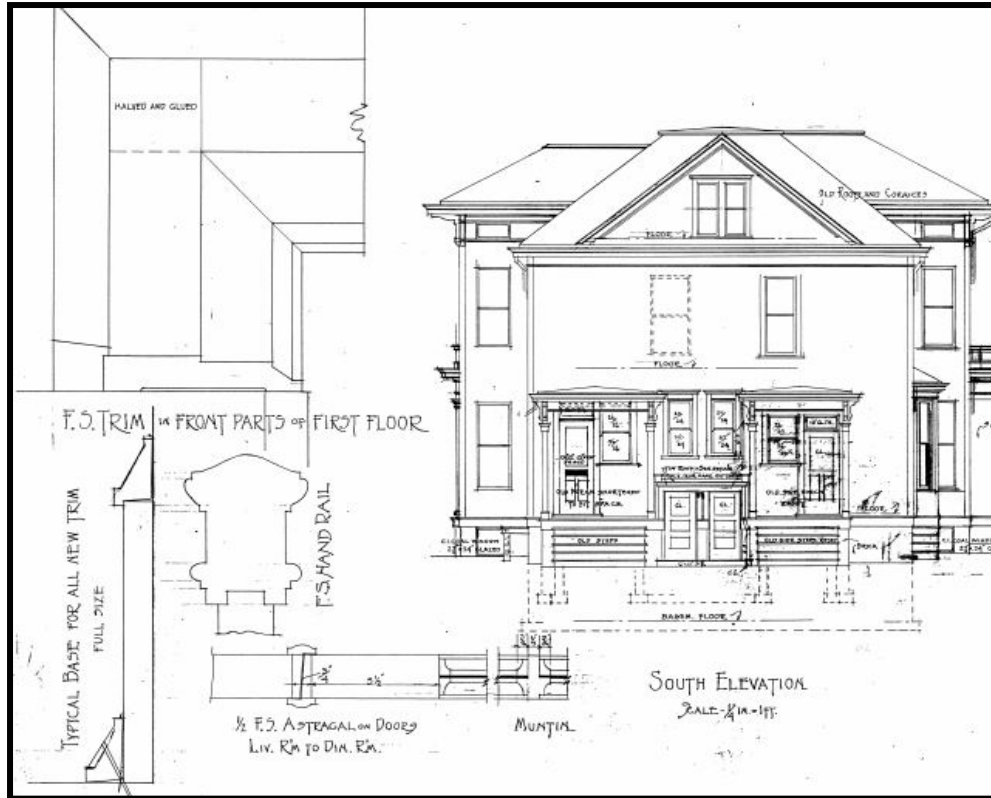


The property was built c. 1876 and is a Francis Funk House. In 1914 the house was converted from a single family residence into a duplex. It is located in the Franklin Square Historic District. The property appears to have cement porch currently with metal railing. The current porch is deteriorating and has problems with water drainage. The petitioner is requesting a Certificate of Appropriateness and Funk Grant to cover the costs to remove the existing east rear porch and replace it with a new porch. The petitioner has



stated that the construction will be in “general conformance with the architectural plans prepared by Arthur L Pillsbury in 1914”.

The estimated project costs is \$11425.00 and the requested grant amount is \$5,000. The scope



and amount of detail involved with this project is extensive. The description of work outlined in the budget details that there will be a demolition, excavation, roofing, painting and electrical work.

### Rendering of porch

The National Parks Service Historic Preservation Brief 14 and the Bloomington Architectural Review Guidelines recommend that additions be compatible in size, shape, material, and character of the building to which it is attached.

Staff would like to ensure that the grant money will be used toward project expenses eligible for grant program funds.

### 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; demolition should be done with great care, as well as the work that is being proposed as an addition.*
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 petitioner states they will keep 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; the standard is met.*
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures; the deteriorating porch is in need of major repair. Petitioner would like to remove completely and construct new porch.*
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 when disposal of the materials is being collected.*
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 petitioner has stated that the design will be in general conformance to architectural plans of Arthur Pillsbury.

The Eugene D. Funk, Jr. Historic Preservation Grant Program is designed to provide the owners of historic properties with financial assistance in the preservation, restoration, or rehabilitation of the exterior architectural features of buildings and structures on such properties. The grant prioritizes preservation over restoration and rehabilitation. The project proposed by the petitioner would be considered a restoration project.

The following grants, awarded to the Petitioner by the Historic Preservation Commission are open and have not been completed:

<b>Case Number</b>	<b>Address</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>	<b>Required Completion Date</b>
BHP-15-16	319 E. Chestnut St	Installation of front porch railings and balusters	17	\$2,500.00	May 30, 2018*
BHP-23-17	319 E. Chestnut St	East rear porch removal and replacement	18	\$5,000.00	April 30, 2019
BHP-27-17	317 E. Chestnut St	Installation of front decorative iron gates	18	\$2,500.00	April 30, 2018

\*The Historic Preservation Commission granted an extension to allow the project to extend past the April 30, 2018 deadline.

The Funk Grant requires that grants are to be completed within one year of receiving the funds. The Funk Grant allows one grant per property per fiscal year, with the exception of major projects. There are approximately 106 properties in the S-4 Zoning District.

**STAFF RECOMMENDATION:**

Staff recommends in favor of the Certificate of Appropriateness for removal of west rear porch and new porch installation at 319 E Chestnut St., under case BHP-08-18.

Due to the number of incomplete grant funded projects on the property, staff recommends the Commission deny the requested award for case BHP-09-18. Staff feels it would be prudent to wait to award grant monies for case BHP-09-18 until the previously approved projects are completed (particularly the front porch railing and balusters, which has been granted an extension) or until the end of the fiscal year if unused funds are available, whichever is first. This would allow other property owners to access funding for their projects.

Respectfully Submitted,

Izzy Rivera,  
Assistant City Planner  
Attachments:

- Certificate of Appropriateness Application, Funk Application, Proposed budget



# Certificate of Appropriateness

City of Bloomington Historic Preservation Commission

## Criteria Checklist

Please be sure the following information is complete before submitting application

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

# Application

**Property Address:**

**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:** 1876 / 1914

**Architectural Style:** Victorian Italianate

- attach photo of property front elevation here

**Proposed Restoration Work:** West Rear Porch



**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

The proposed work consists of the removal of the existing west rear porch and replacing it with a new porch, the construction of which will be in general conformance with the architectural plans prepared by Arthur L. Pillsbury in 1914 for the conversion of this building from a single family residence into a duplex.

Here is a list of the materials proposed for use on this project.

- 6" Round copper gutters and downspouts
- Asphalt shingles
- 1/2" Treated-wood sheathing
- 6x6 Treated-wood posts
- 2x6 Treated-wood platform frame
- 1x6 Treated-wood stair treads and platform surface
- 2x12 treated-wood stair stringers
- 1x8 Treated-wood stair risers
- 1x8 Treated-wood sill plate
- 1x2 Treated-wood sill plate cap

**Project Start Date:** July 2018

**Expected Project Completion Date:** March 2019

**Please attach the following information to the application.**

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

**Applicant Name:** Clayton Jefferson LLC

**Applicant Address:** 317 E. Chestnut St. Bloomington IL 61701

**Phone:**

**Email:** timothy.maurer@att.net

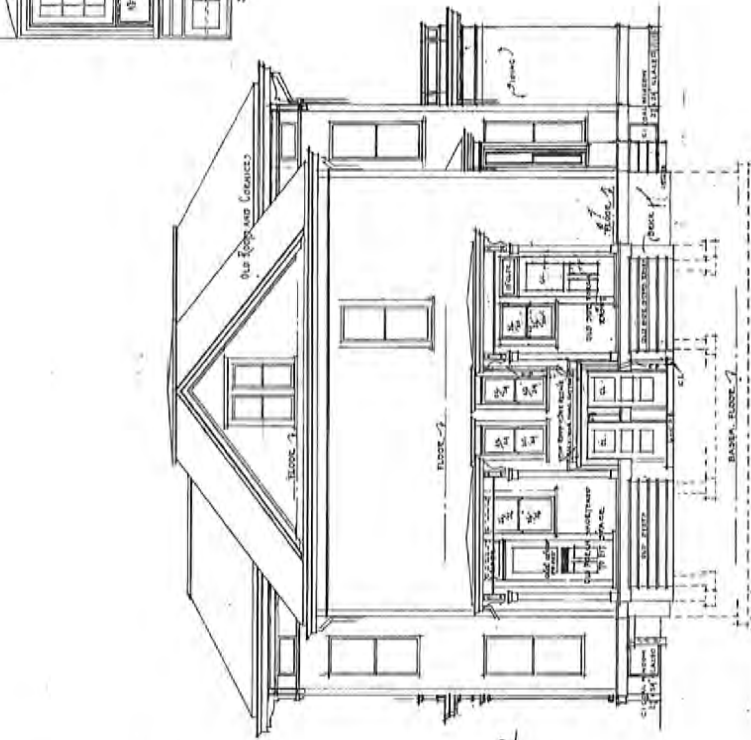
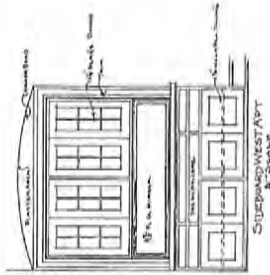
**Applicant Signature\* Date**

 3/26/18

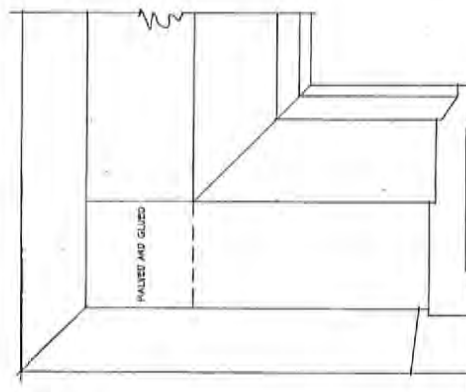
Return to:

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

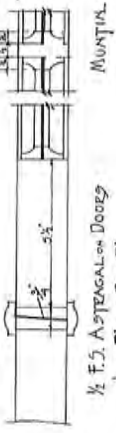
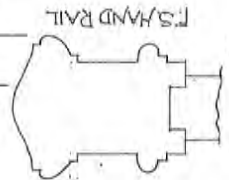
Submission Deadline	Hearing Date
12/27/2016	1/19/2017
1/24/2017	2/16/2017
2/21/2017	3/16/2017
3/28/2017	4/20/2017
4/25/2017	5/18/2017
5/23/2017	6/15/2017
6/27/2017	7/20/2017
7/25/2017	8/17/2017
8/29/2017	9/21/2017
9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



F. J. TRIM IN FRONT PARTS OF FIRST FLOOR



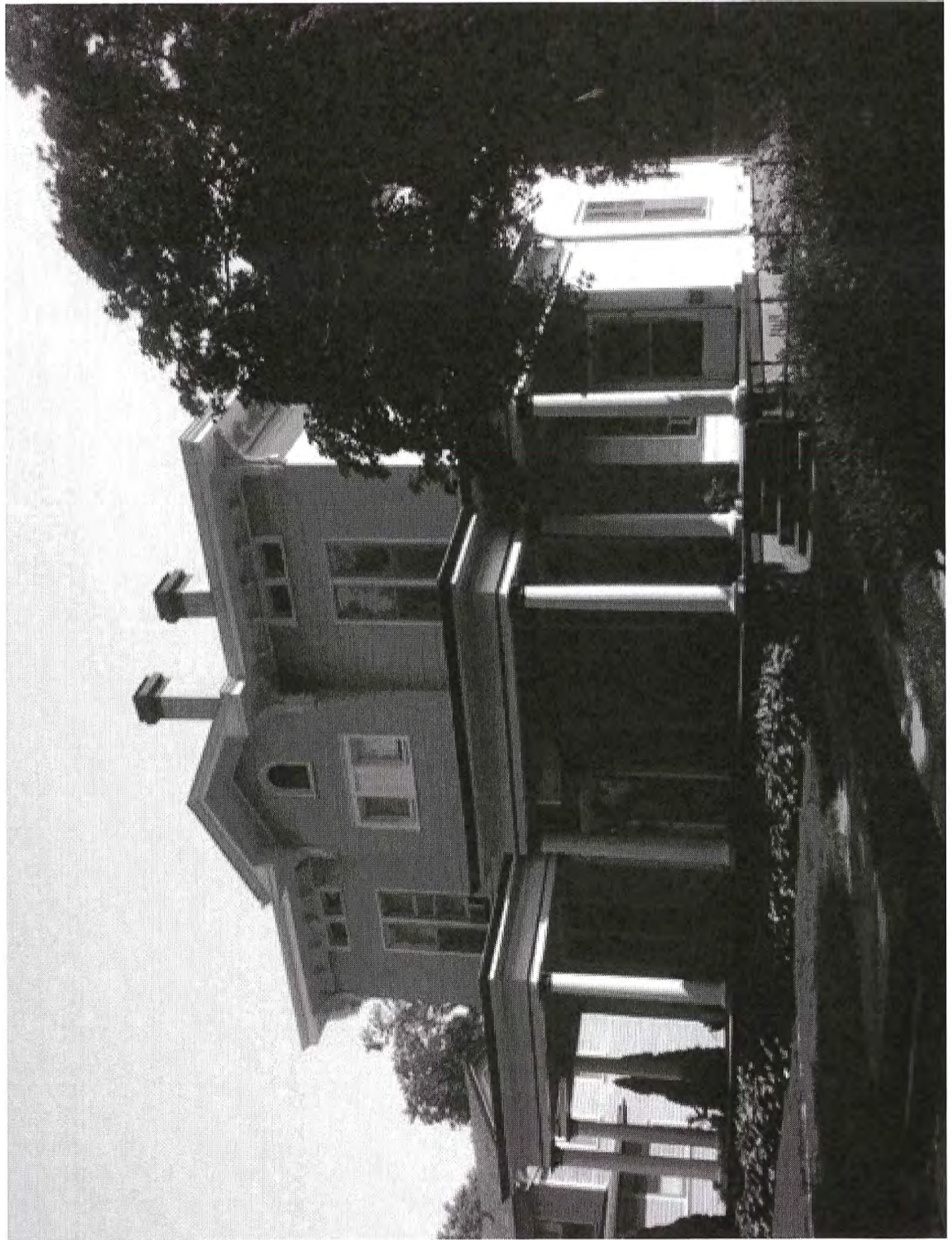
1/2 F. J. ASTERAGAL on Doors  
L.I.V. RM TO DIV. RM.

TYPICAL BASE FOR ALL NEW TRIM  
FULL SIZE

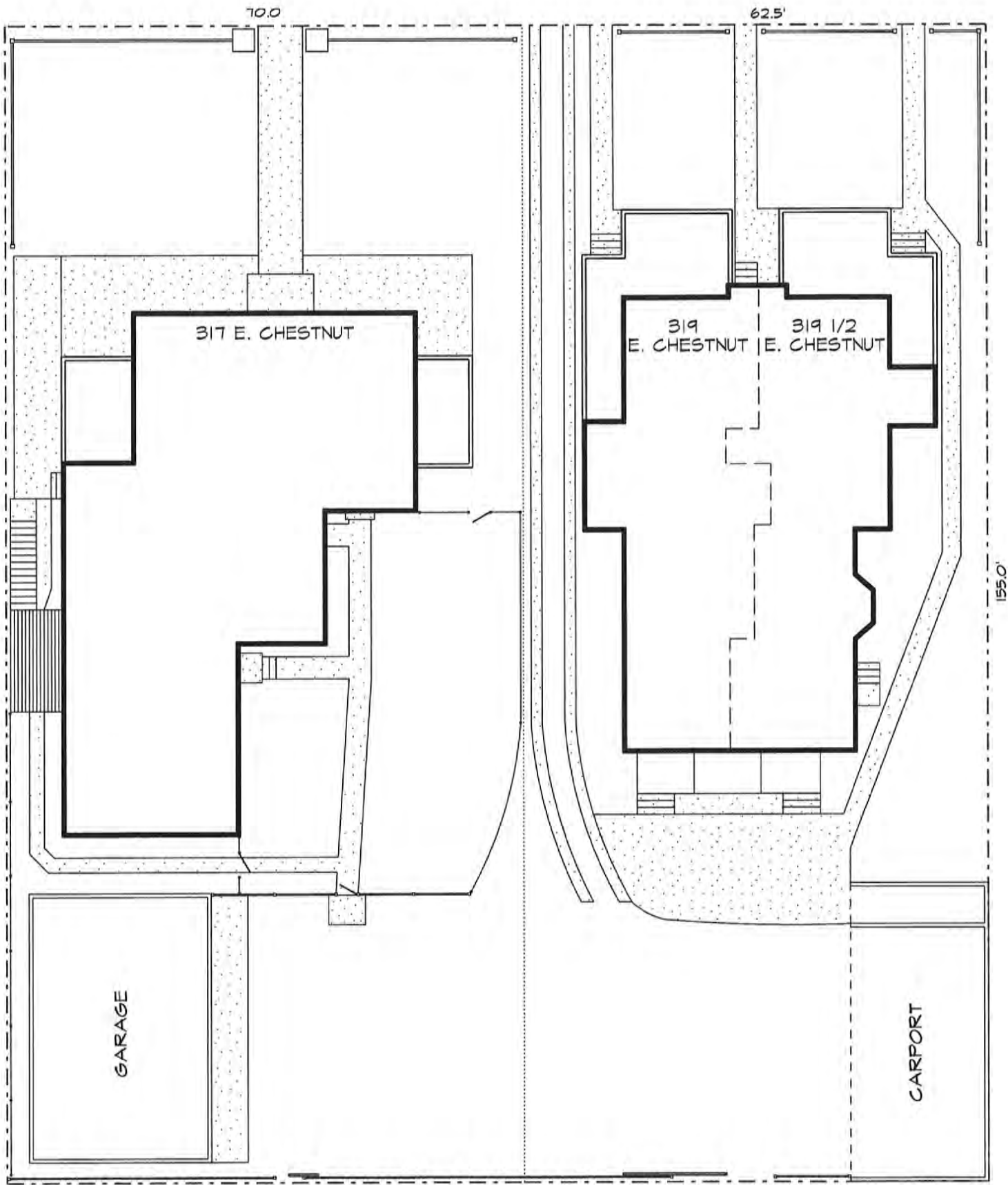
**West**  
~~East~~  
 319 E. Chestnut St. Rear Porch Construction

Item	Category	Amount
Demolition of Existing Porch	Labor & Material	\$1,000.00
Excavation	Labor & Material	\$500.00
Disposal	Labor & Material	\$600.00
Framing	Labor & Material	\$3500.00
Flooring	Labor & Material	\$1500.00
Roofing	Labor & Material	\$1000.00
Gutters & Downspout	Labor & Material	\$650.00
Painting	Labor & Material	\$1000.00
Electrical	Labor & Material	\$500.00
Subtotal		\$10250.00
10% Contingency		\$1025.00
Permit		\$150.00
Total		\$11425.00









317 E. CHESTNUT

319 E. CHESTNUT | 319 1/2 E. CHESTNUT

GARAGE

CARPORT

132.5'

155.0'

PUBLIC ALLEY  
20' R.O.W.





# 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:

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 1879 / 1914

Architectural Style: Victorian Italianate

Cost of Proposed Work: \$10,000

Grant Amount Requested: \$5,000

- attach photo of property front elevation here

I have applied or am applying for a Certificate of Appropriateness

West Rear Porch

Proposed Restoration Work: \_\_\_\_\_

**Detailed Description of Proposed Restoration Work:**

Please provide supporting documents:

The proposed work consists of the removal of the existing east rear porch and replacing it with a new porch, the construction of which will be in general conformance with the architectural plans prepared by Arthur L. Pillsbury in 1914 for the conversion of this building from a single family residence into a duplex.

Here is a list of the materials proposed for use on this project.

- 6" Round copper gutters and downspouts
- Asphalt shingles
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- 2x6 Treated-wood platform frame
- 1x6 Treated-wood stair treads and platform surface
- 2x12 treated-wood stair stringers
- 1x8 Treated-wood stair risers
- 1x8 Treated-wood sill plate
- 1x2 Treated-wood sill plate cap

Project Start Date: July 2018

Expected Project Completion Date: March 2019

Please attach the following information to the application.

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

Historic photos supporting the application (if available)

**Applicant Name:** Clayton Jefferson LLC

**Applicant Address:** 317 E. Chestnut St.

**Phone:**

**Email:** timothy.maurer@att.net

**Applicant Signature**

**Date**



3/26/18

**RETURN TO:**

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

Submission Deadline	Hearing Date
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2/21/2017	3/16/2017
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9/26/2017	10/19/2017
10/24/2017	11/16/2017
11/28/2017	12/21/2017
1/02/2018	1/18/2018



~~East~~  
**West**  
319 E. Chestnut St. ~~East~~ Rear Porch Construction

Item	Category	Amount
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Subtotal		\$10250.00
10% Contingency		\$1025.00
Permit		\$150.00
Total		\$11425.00

City of Bloomington Historic Preservation Commission

Resolution # 2018-01

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF THE CITY OF BLOOMINGTON ADOPT AN ORDINANCE APPROVING A BUDGET AMENDMENT AND PASS A RESOLUTION TO AUTHORIZE A CHANGE ORDER TO FACILITATE THE DEDICATION OF THE REMAINING FY18 HARRIET FULLER RUST GRANT FUNDS, APPROXIMATELY \$64,000.00, TO THE BRICK REPAIR AND RESTORATION OF TEMPORARY GRAVEL UTILITY PATCHES ON VARIOUS CITY OF BLOOMINGTON BRICK STREETS, AN AMENDMENT TO THE FY2018 STREET, ALLEY AND SIDEWALK MAINTENANCE CONTRACT AWARDED TO GEORGE GILDNER, INC (BID 2018-06).

WHEREAS, the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and required in the health, prosperity, safety and welfare of citizens of the City of Bloomington, Illinois; and,

WHEREAS, the Historic Preservation Commission, a public body consisting of seven (7) mayoral appointed Historic Preservation specialists, has the power and duty to administer through the Office of the Director of Finance on behalf of the City such gifts, grants, and money as may be appropriate for achieving the goals of preservation; and,

WHEREAS, the Historic Preservation Commission administers the Harriet Fuller Rust Grant for downtown Bloomington façade repairs, a grant funded annually through the City General Fund, and received fewer applications during the FY2018 application period, with approximately \$64,000.00 of unused monies remaining in the FY18 Rust Grant Fund (#10015420-79985); and,

WHEREAS, the City's brick streets are of special interest and a significant cultural, social and historic resource in need of preservation, and moreover, on November 28, 2017, the City Council approved the City of Bloomington Brick Streets Master Plan on which guides the maintenance and repair of the City's brick streets; and,

WHEREAS, the Historic Preservation Commission recognizes that a number of brick streets are in dire need of emergency repair to restore temporary gravel patches with brick; and,

WHEREAS, the Bloomington Public Works Department has a Street, Alley and Sidewalk Maintenance Contract, awarded to George Gildner, Inc in the amount of \$200,000, approved on City Council of May 8, 2017 (Bid 2018-06; PO 20180056); and,

WHEREAS, the Bloomington Historic Preservation Commission finds it in the best interest of the City to recommend that the City Council adopt an ordinance approving a budget amendment to redirect the remaining FY18 Harriet Fuller Rust Grant Funds and that Council pass a Resolution to authorize a change order for approximately \$64,000.00, to the FY2018 Street, Alley and Sidewalk Maintenance contract awarded to George Gildner, Inc. (Bid 2018-06) to facilitate the brick repair and restoration of temporary gravel utility patches on various City of Bloomington brick streets.

NOW THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION FOR CITY OF BLOOMINGTON, ILLINOIS:

1. The Bloomington Historic Preservation Commission recommends that the City Council adopt an ordinance approving a budget amendment to redirect the remaining FY18 Harriet Fuller Rust Grant Funds, approximately \$64,000.00., into the appropriate fund account.
2. The Bloomington Historic Preservation Commission recommends that the City Council pass a Resolution to authorize a change order for approximately \$64,000.00, to the FY2018 Street, Alley and Sidewalk Maintenance contract awarded to George Gildner, Inc. (Bid 2018-06) to facilitate the brick repair and restoration of temporary gravel utility patches on various City of Bloomington brick streets.

Passed this 19<sup>th</sup> of April 2018.

Approved this 19<sup>th</sup> of April 2018.

Historic Preservation Commission

Attest:

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Sherry Graehling, Chairperson